

Job Name: Bank of Scotland - Girvan  
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Job number: 50963407  
Reference: BoS – 17 Dalrymple Street  
Date: January 2024  
Revision: A

## 1.0 Introduction

- 1.1 The following Heritage Design and Access Statement accompanies the listed building application for the decommissioning works at Bank of Scotland, 17 Dalrymple Street, Girvan, KA26 9EU.
- 1.2 The building is a category B rated listed building which is occupied by Lloyds Banking Group at ground floor only. The ground floor consists of a banking hall, meeting rooms, offices, staff facilities and storage rooms. The remaining floor levels are occupied by residential units.
- 1.3 Minor works to the external façades to remove external signage, branding, and ATM machines, no heritage will be affected by the works. All external decommissioning works will be made good and returned to original state.
- 1.4 The purpose of this Heritage Design and Access Statement is to set out how the applicant has considered all the relevant national and local design information, policies and guidance in preparing the external alterations and proposed decommissioning works.

## 2.0 Description

- 2.1 Decommission Ground Floor - All existing furniture and fittings related to the branch at ground floor level floor to be removed from site and returned to waste match for reuse within the branch network in preparation to hand back to landlord.
- 2.2 Removal of external ATM machine, collar and night light from side elevation, to be replaced with secure partition and white rendered cement board finish to match external existing appearance.
- 2.3 All ground floor glazing and windows to be obscured with temporary white vinyl (applied internally).
- 2.4 Remove existing night safe on front elevation, window to be reglazed and apply white vinyl manifestation (applied internally)
- 2.5 Remove all external branch branding including bank of Scotland fascia letters and projecting signs. All removed items to be made good with materials to match existing.

## 3.0 Use

- 3.1 The existing building is currently used as a Bank of Scotland branch as part of the Lloyds Banking Group which occupies the ground floor only at No.17 Dalrymple Street. It is proposed to decommission the bank of Scotland branch at Ground floor level and hand back to the landlord. This application is regarding the ground floor only, access provided to the residential units above will remain through the existing side entrance door and staircase.

## 4.0 Appearance

- 4.1 The existing appearance will change due to the removal of all external signage and branding including projected signs and branch name plates. The works to the exterior of the building are to return the building back to its natural state ready for new occupancy and will keep all original features intact and remain untouched. No alterations to the internal finishes in decommissioning works, therefore will remain as is with only loose furniture being removed.



Dalrymple Street (Front Elevation)

## Historical & Architectural Significance

The proposal will not affect the architectural or historical importance of the building. Works are kept to a minimum to keep the buildings heritage intact and avoid detracting from the building's external appearance.

## **5.0 Layout**

5.1 The building is category B Listed and is a valued building in the centre of Girvan. The bank branch itself is located within the ground floor of No.17 Dalrymple Street and contributes to several adjacent buildings many of which are listed, which forms a busy and popular retail area in the centre of Girvan. The proposed works will not affect the external appearance of the building or those adjacent to it as removal works are limited to the bank branding and ATM both of which works will be returned the building to its original state.

## **6.0 Scale**

6.1 Work to the external façades have been limited to the removal of existing ATM and night light along with Bank of Scotland branding. The heritage aspects to the external façades will not be changed, therefore the existing street scene and scale of the building within the townscape are maintained.

## **7.0 Landscaping**

7.1 Not Applicable.

## **8.0 Environmental Sustainability**

8.1 The nature of this proposal will not affect the Environmental Sustainability of the building.

## **9.0 Access**

9.1 The proposed works does not require any new access, existing level access will be maintained into branch.

9.2 Access within buildings is currently dealt with under the building regulations therefore does not have to be specifically covered in this Design and Access Statement, but in support of the above planning application Lloyds Banking Group does, and shall continue to make 'reasonable provision' for disabled access, and in doing so shall comply with Approved Document part. M of the building regulations, along with the Disability Discrimination Act 1995 and BS8300:2001 Design of buildings and their approaches to meet the needs of disabled people.

## **10.0 Structural Survey**

10.1 The proposed works will not require a structural survey due to the nature of the works.

## **11.0 Consultation**

11.1 The applicant has consulted with the Lloyds Banking Group design standards during the design process for the proposed scheme, in doing so it aims to seamlessly segregate the retail units ready for new occupancy on the upper floors.

## **12.0 Summary**

12.1 This Design and Access Statement seeks to clarify how the applicant has considered all the relevant design information, policies and guidance in preparing the scheme.

## 13.0 Appendix

Historic Environment Scotland description: Mid-19th century. 2 storeys, 6 bays. Ashlar. Central pilastered doorpiece with boldly bracketted segmental hood, flanked by round-arched tripartites with bracketted cills, set within pilasters, which support cornice above ground floor. Outer rusticated pilasters with capping obelisk finials. 6 architraved windows in 1st floor with apron panels. Cornice, balustraded parapet with outer finials and central broken segmental pediment over decorative carved panel. End stacks, slate roof.

### 17 Dalrymple Stree Bank of Scotland (LB32122)

**Category**

B

**Date Added**

08/05/1980

**Local Authority**

South Ayrshire

**Planning Authority**

South Ayrshire

**Burgh**

Girvan

**NGR**

NX 18576 98010

**Coordinates**

218576, 598010