

# **HSBC Oxford Cornmarket Street**

**65 Cornmarket Street  
Oxford  
OX1 3HY**

## **Design & Access, Heritage & Planning Statement**

**Ref: 21035 193/PA**

**FEBRUARY 2024**

# Design & Access Statement

**Site Address** 65 Cornmarket Street, Oxford, OX1 3HY

**Contact Details** : Please contact the agent for any queries relating to this application.

## **Applicant**

HSBC Holdings plc  
30<sup>th</sup> Floor  
8 Canada Square  
London  
E14 5HQ

## **Agent**

A&Q Partnership (London) Ltd  
The Lux Building  
2-4 Hoxton Square  
London  
N1 6NU  
Tel : 0207 613 2244

## **Site Features**

The bank sits on the corner of Cornmarket Street and Queen Street, in the heart of Oxford city centre's Primary shopping area as defined in Local Policy V1. There is a large range of nearby shops and businesses, and the bank provides important financial services in this busy retail setting. The building is listed Grade II, with the listing dating the building to circa 1896 and citing details relating to the building's elevations.

## **Proposal**

The proposed development requires light works to replace some existing self-service machines externally and internally with new more advanced devices that provide the branch and customers with enhanced benefits. On the interior, some of the existing machinery is being replaced with multi-function devices. This has the benefit of improvements for security and maintenance and allowing customers to access multiple services from one simplified device.

Furthermore, the software for the existing ATMs across the HSBC network is scheduled to be turned off in the near future as this will be no longer supported by the current ATM models and as such will no longer be operational which will result in the loss of this service for the public. HSBC are implementing the new machines nationwide throughout their network of branches and remote sites so that this key service for the public is retained.

## **Further Details**

### **1. Floor Area**

The overall floor area of the building will remain unchanged.

### **2. Layout**

The changes to the internal layout are minor and fully illustrated on the plans, which accompany this application.

### **3. Scale**

The scale of the building will not be affected.

### **4. Landscaping**

No landscaping works are being undertaken.

## **5. Appearance**

The building's overall appearance will be virtually unchanged after the work is complete. This change is minor and is not considered to have a detrimental effect on the building or its surroundings.

## **6. Use**

The building's use will not be affected. It will continue as a high street bank with public access during opening hours.

## **7. Access Details.**

The access details will remain unchanged. A Power-assisted door on King Street provides access to the ground floor lower area, where all the self-service machines are located.

# **Heritage Statement**

## **Listing**

65 Cornmarket Street was listed in 1972 under entry number 1186063, with the name Midland Bank. The listing reads as follows;

CORNMARKET STREET 1. 1485 (West Side) No 6i (Midland Bank) SP 5106 SW 8/703 II 2. Circa 1896. By H T Hare. Ashlar. 3 storeys and attic. Semi-circular headed windows with beaded lights. Round headed doorway with Gibbs surround. Above the door, shaped brackets support a 2 storeyed turret with conical roof. Dutch gables, tiled roof.

Listing NGR: SP5131406198

## **Significance of Heritage Asset**

The architectural & historical interest of this building is significant, due to its architectural merit in the features mentioned above. The site is a significant asset to the surrounding area as it holds a prominent presence upon the corner of Cornmarket Street & Queen Street. The grade II listed building is also sited within a conservation area, further emphasising its architectural merit.

## **Contribution of its Setting to the Heritage Asset**

The architectural character and appearance are typical of banks of this and earlier periods, signifying solidity and respectability relating to the building's use. Its location is of great significance to the building's heritage, located within a busy commercial area and within the conservation area.

## **Proposals**

As previously stated, the proposed development relates to light works to replace some existing self-service machines externally and internally with new more advanced devices that provide the branch with enhanced benefits. On the interior, some of the existing machinery is being replaced with multi-function devices. This has the benefit of improvements for security and maintenance and allowing customers to access multiple services from one simplified device.

To accommodate the new devices a new studwork internal wall is to be constructed around the new internal machines and the finishes in the area made good. Where machines are to be removed from ornate walls, these walls will be infilled with timber panels to match the existing joinery.

The internal works are considered to have no negative impact on the heritage asset as the new wall will replace an existing machine wall but in a more forward position. This will also be installed at a height to match the existing thus avoiding the ornate beams and cornice detailing above. The new external ATM will use the existing aperture within the timber paneling adjacent to the automatic entrance door. This will be accompanied by a replacement non-illuminated sign above. Given the size of the ATM is similar to the existing model this is not considered to have a detrimental effect on the building, its fabric, or the surrounding street scene.

### **Impact of the Proposals on the Significance**

The work is to enhance the provision of banking services locally whilst allowing for the services to remain accessible following the switchover of the software. We believe the proposed works will respect the buildings original features and will not have a negative impact on the building or surrounding area.

## **Planning Statement / History**

The applications below have been approved at the address in recent years. Application 14/02724/LBC is of particular relevance as this related to a similar proposal.

- 08/01907/LBC | Status: Approved – for the display of 3 non-illuminated signs
- 08/01908/ADV | Status: Approved - for the display of 3 non-illuminated signs
- 09/01694/FUL | Status: Approved – for the replacement of an existing air conditioning system
- 11/01845/ADV | Status: Approved – for the display of internally illuminated fascia, projecting sign on front elevation, and internally illuminated fascia sign on side elevation
- 11/02306/LBC | Status: Approved – Internal alterations involving the removal of modern partitions and installation of new partitions. External alterations relating to signage per 11/01845/ADV
- 11/02805/LBC | Status: Approved – Fixing scaffolding anchor bolts to principal elevations
- 14/02724/LBC | Status: Approved – Replacement of 1no external ATM, 4no internal ATMs and 2no. internal cash paying in machines.
- 15/02127/LBC | Status: Approved – Alterations to internal ramp, installation of internal handrail and alterations to ATM.
- 15/02811/FUL | Status: Approved – Installation of new entrance doors and relocation of 1no. ATM to front elevation.
- 16/01108/LBC | Status: Approved – Replacement signage
- 16/01109/ADV | Status: Approved – Display of 2no. non-illuminated fascia signs, 1no. hanging sign non-illuminated, and 2no. non-illuminated wall-mounted signs.
- 20/00895/LBC | Status: Approved – Replacement of 1no. external ATM sign to front elevation.
- 20/00896/ADV | Status: Approved – Replacement of 1no. ATM sign.