

DESIGN, ACCESS & HERITAGE STATEMENT



Project: NatWest Eltham – Closure

Address: Eltham, 65 Eltham High St, London, SE9 1YS

Date: 04/04/24

Applicant:

NatWest Group Plc
RBS Gogarburn
1st Business House C
PO Box 1000
Edinburgh EH12 1HQ

Agent:

Lewis & Hickey Ltd
1 St Bernard's Row
Edinburgh
EH4 1HW
T. 0131 343 6222

Description of Works:

Closure of retail bank.

External:

Removal of existing signage, external ATM & Nightsafe Bezel and making good where removals affect the building.

Internal:

Removal of non-original internal signage, fixtures, fittings, furniture, and equipment relating to the operation of this retail bank.

Use:

Existing: Retail Bank

Proposed: Retail Bank

Tenure:

Freehold

Listed:

Not Listed

Amount:

The scope of removal work to the building will be minimal and will not affect the condition of the building. Removals will cause no harm or loss to the original building. Apertures in external wall from where 1x ATM and 1x Nightsafe Bezel are removed will be the materials stated on the relevant documents, with the appearance of the façade reinstated to the original form. Material used for the infills will match the original detail.

Scale:

Works to Ground Floor and external elevations. Works affecting the fabric of the building are restricted to removal of external ATM's & Nightsafe Bezel solely. Wall will be reinstated to match original condition.

Landscaping / Philosophy:

Not applicable.

Appearance:

No original items will be affected. Reinstatement only.

Access:

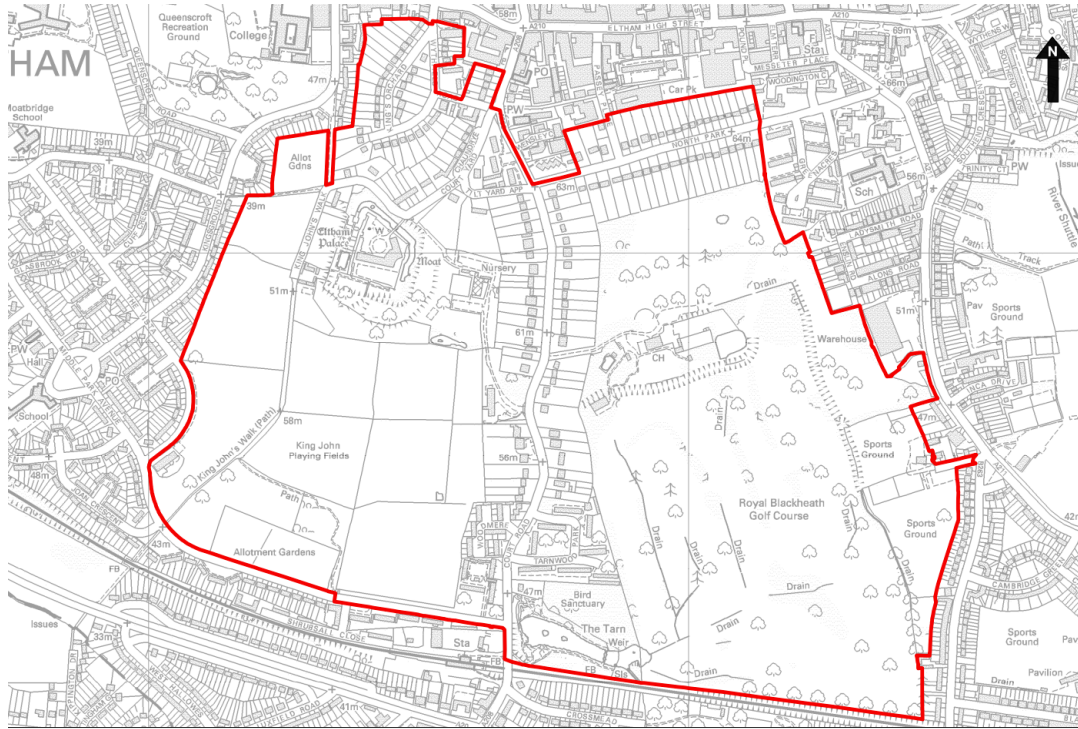
Vehicular and Transport Links: No works proposed.

Inclusive Access: No works proposed.

Heritage Asset Statement:

- **Conservation Area: Eltham Palace**
- "Eltham Palace Conservation Area is a large area of green open space totalling almost 115 hectares (284 acres) and situated to the south of Eltham town centre. It is located in the southern tip of the Borough, within the historic hundred of Blackheath, between Shooters Hill and Mottingham further south. It lies within the parish of Eltham, 3.5km to the southeast of Greenwich and 8m from central London. It spans the zone between Eltham High Street (the A210) to the north and Sidcup Road (the A20) to the south, with Footscray Road (the A211) and the Avery Hill sports grounds to the east, and Eltham Middle Park Estate to the west. Court Road (the A208) bisects the Conservation Area from north to south and the London to Dartford railway line runs along the south of the Conservation Area.
- Although situated within the large conurbation of south east London, and surrounded by dense 20th century residential development, the character of the Conservation Area is distinctly rural and open, since it is primarily a landscape of open spaces and mature trees and has retained most of its historic field boundaries.
- The essential form of the landscape has changed very little since the 17th and 18th centuries.
- The Conservation Area comprises two large green spaces which are bisected by the linear residential development along Court Road. To the east lies the Blackheath Golf Course which includes Eltham Lodge (the Clubhouse) as well as sports grounds, and a small area of public open space with a lake, and a bird sanctuary, known as The Tarn. To the west lie Eltham Palace and its gardens, a number of open fields, a public footpath, public open space including former playing fields (now a nature conservation area) and allotments.
- In geological terms, the western half of the Conservation Area lies solely on the Woolwich sand bed, whilst the eastern portion lies on the Woolwich, Blackheath and Thanet sand beds.
- The highest point within the Borough is Shooters Hill to the north, which at 130m above sea level is also the second highest hill within Greater London. From Shooters Hill the next highest point in the borough is at Eltham Park South (70m above sea level), which is just to the northeast of Eltham High Street/Town Centre. From this ridge the land slopes gently downwards across the Conservation Area to the south and to the west, with the Palace and Eltham Lodge both lying on a natural prominence overlooking the southern slopes. From Eltham Palace and the western facing slopes splendid panoramas of central London can be observed.
- Due to this particular topography and the built up nature of the environs to the north, views of the Conservation Area are not discernible on the northern approach from Well Hall or indeed from Eltham town centre itself. Only from elevated points to the north, such as Castlewood, is the landscape revealed. The open character of the area can be better appreciated from the south, with fine vistas of Eltham Lodge and its encircling belt of trees and distant views of the palace ruins across open meadows."
(Greenwich, n.d.)
- The conservation area has been understood and one of the most recurring points made in the document is that the Local pride and historical significance of the buildings and environment and how truly important they are to the area, and as such it is worth noting that these proposals do not damage the character and appearance of the Bank within the Conservation Area.

Location of Conservation Area



Scale: 1:6999

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(Greenwich, n.d.)

Referencing

- Greenwich, R.B. of (n.d.). Eltham Palace conservation area map and appraisal | Royal Borough of Greenwich. [online] www.royalgreenwich.gov.uk. Available at: https://www.royalgreenwich.gov.uk/downloads/download/10/eltham_palace_conservation_area_map_and_appraisal [Accessed 4 Apr. 2024].