

**Item No 12:-**

**15/00833/LBC (CT.2547/X)**

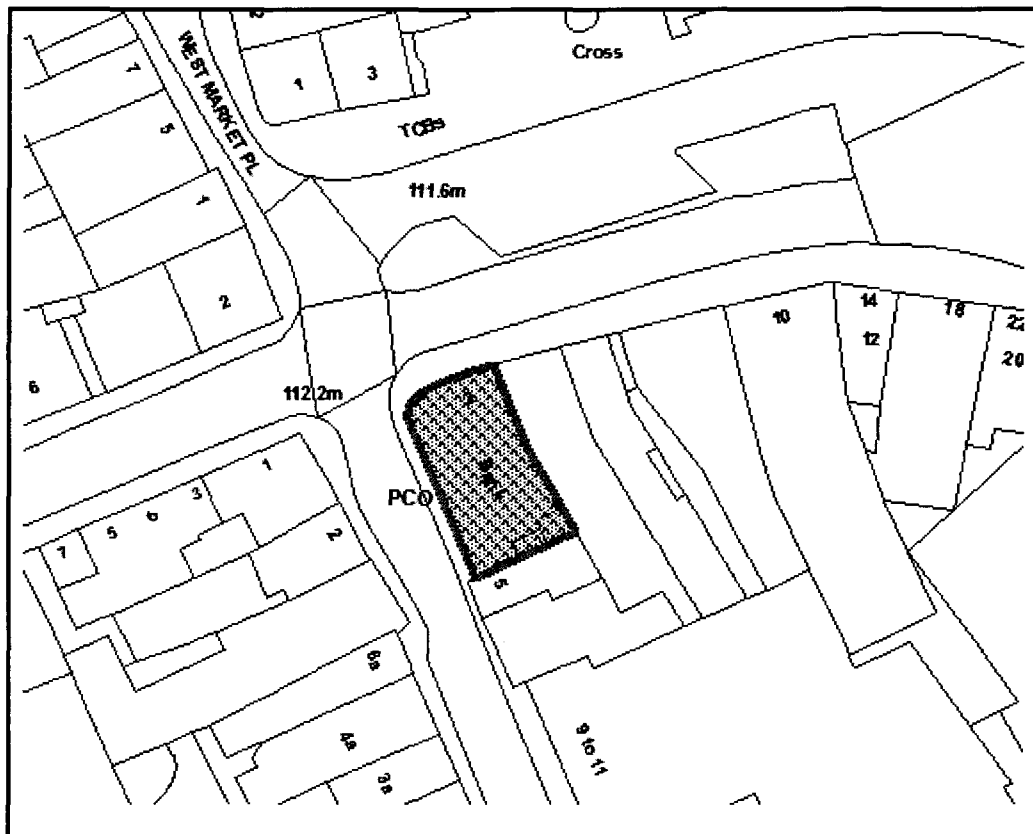
**H S B C  
2 Market Place  
Cirencester  
Gloucestershire  
GL7 2NS**

## Item No 12:-

**Replacement external ATM, removal of railings and stone steps and new internal  
ATM with associative works  
at H S B C  
2 Market Place Cirencester**

<b>Listed Building Consent 15/00833/LBC (CT.2547/X)</b>	
Applicant:	HSBC Banking PLC
Agent:	HLN Architects Ltd
Case Officer:	Joanna Lishman
Ward Member(s):	Councillor Joe Harris
Committee Date:	10th June 2015

**Site Plan**



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**RECOMMENDATION: REFUSE**

**Main Issues:**

(a) Impact on Special Architectural and Historic Interest of a Listed Building

**Reasons for Referral:**

Ward Members Cllr Harris and Cllr Searles requested this be presented to Committee as they consider the proposal does not harm the fabric of the building and that the benefits out way the harm.

**1. Site Description:**

The application site is HSBC bank within Cirencester's Market Place. The application relates to the external ATM machine.

The site is a Grade II Listed Building located within Cirencester Town Conservation Area. The site is within a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

**2. Relevant Planning History:**

An ATM was first permitted in this location in 1972 (CD2547/A), and it was at this time that the original window sill and the railings were breached, and a step cut into the stereobate (the continuous plinth upon which the columns sit). There have been numerous subsequent applications for minor alterations, but the overall arrangement has changed little since.

**3. Planning Policies:**

NPPF National Planning Policy Framework

**4. Observations of Consultees:**

Conservation Officer - incorporated into the Officer's Assessment.

**5. View of Town/Parish Council:**

Members had no objection to the internal works subject to the materials being appropriate to a Listed Building. However, object to the removal of the railings and stone steps as the proposals would diminish the attractive façade of this building.

Members objected to the external ATM works. Whilst appreciating the need to provide this facility, there are other ATMs in the area and the proposals would diminish the attractive façade of this building.

**6. Other Representations:**

None at the time of writing.

**Applicant's Supporting Information:**

Heritage Statement

**8. Officer's Assessment:****Proposal**

The applications seek listed building consent for a new ATM to be installed in the same location as the existing machine, with adjustments to the aperture of the machine, and works to include

removal of stone up-stand and plinth to allow for the ATM to meet DDA compliance. An internal ATM and associated works also require listed building consent.

### **(a) Impact on Special Architectural and Historic Interest of a Listed Building**

The application site comprises a Grade II Listed Building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm should be weighed against the public benefits of those works.

#### Stereobate:

The current proposal is to lower the ATM, to facilitate wheel-chair access, but includes the cutting out of the remainder of stereobate and its associated railings for the entire width of this intercolumniation (the gap between the two columns).

As well as constituting primary historic fabric, the stereobate (definition: the foundation or base upon which a building or the like is erected) comprises a fundamental part of the elevational design of the building; it is the visual plinth upon which the engaged Doric columns rest, and in classical architecture is as fundamental to the composition of the columns as the entablature that they support.

Whilst this portion of the stereobate has already been compromised by the present step, further and more extensive erosion would only exacerbate the existing level of harm.

Additionally, the removal of the remainder of the stereobate and its associated railings would further visually distinguish this bay of the building from the originally matching bays, both to the left, and on the return façade, thus further harmfully eroding the simplicity of the original composition, which had only two types of bay, the window bay, that was repeated five times, and the curved door bay on the corner.

Consequently the further removal of the stereobate and associated railings would harm the character of the listed building.

#### ATM:

The principle of lowering the ATM is, in itself, uncontentious; however it would entail further disruption to the historic fabric of the wall, it is not proposed to remove any of the large stone insertion that was installed the original ATM, nor to align the ATM in any way to respect the architectural design of the building, to provide some mitigating conservation benefit. Inserting the ATM very slightly (around 100 mm) lower than is currently proposed would allow both for the removal of the late-20th-century stone box, and the reinstatement of the window sill to its historic form.

#### Internal works:

The internal works proposed are not contentious and are considered acceptable.

**9. Conclusion:**

In conclusion, with the exception of the internal works and the lowering of the ATM, the proposed alterations, by reason of their design and physical impact, would further erode the classical architectural composition of the historic façade, harming the character and special interest of the listed building, and unsuccessfully preserving or enhancing the character and appearance of the surrounding conservation area, thus failing to sustain the significance of either designated heritage asset. The proposal therefore conflicts with Section 12 of the NPPF and Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

**10. Reasons for Refusal:**

The proposed alterations, by reason of their design and physical impact, would further erode the classical architectural composition of the historic façade, harming the character and special interest of the listed building, and unsuccessfully preserving or enhancing the character and appearance of the surrounding conservation area, thus failing to sustain the significance of either designated heritage asset. The proposal therefore conflicts with Section 12 of the N.P.P.F., and Policies 15 and 42 of the Cotswold Local Plan.

for ATM to meet DDA compliance.



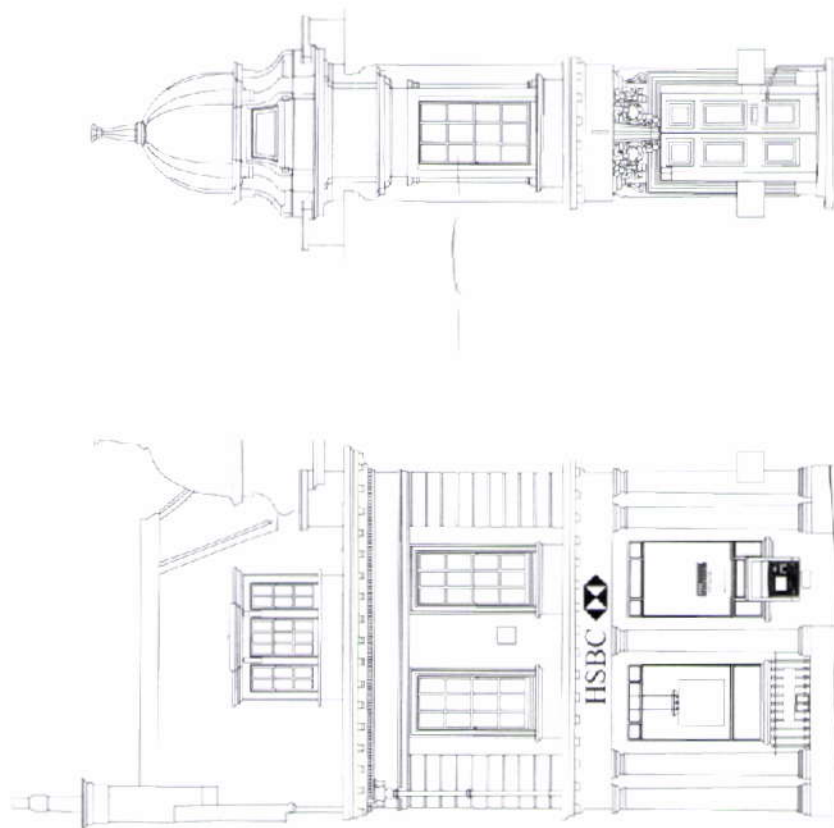
*Elevation of HSBC Bank, Cirencester.*



**Additional Photographs**



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PROPOSED ELEVATIONS

Planning Issue



<p>four ARCHITECTS</p>	<p>© This drawing is the copyright of four architects and is not to be reproduced or used in any way without prior written permission.      All drawings, plans and sections are to be used in accordance with the terms and conditions of the contract.      Do not scale drawings, unless so agreed otherwise.</p>		<p>CIRENCESTER - (GB6478)          Self Service Evergreen Programme</p>	<p>2 Market Place,          Cirencester, Gloucestershire, GL7 2NS          At Name: 2/07/2015          At No: 130314          Proposed Branch Elevations          130314          PR04</p>
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**EASTING SELF SERVICE MACHINES**

- 01. NCR 5877 (RL)
- 02. NCR 5684

**2015**

- REPLACEMENT SELF SERVICE MACHINES
- 01. INTERNAL CASH MACHINE 522
- 02. EXTERNAL CASH MACHINE 562

**RESPARY MACHINE**

Colour BLACK RAL 9005

**SECURITY NOTE**

- ALL NEW MACHINES SHALL BE BOLTED DOWN WITH 4NO FIXINGS AS PER HSBC SECURITY STANDARDS
- HSBC SECURITY APPOINTED ALARM SPECIALIST SHALL DISCONNECT & RECONNECT ALARMS AS REQUIRED WHERE THE SECURE LINE PARTITIONS ARE ADJUSTED TO SUIT NEW APERTURES
- PARTITION SHALL BE REINSTATED TO THE APPROPRIATE SECURE STANDARD TO MATCH EXISTING
- ANY NEW OR REPLACEMENT GLAZING TO BE 11.5MM 3 PLY IN ACCORDANCE WITH SECURITY STANDARDS
- DEBOLD TRIMS TO BE INSTALLED TO MACHINES TO APPROVED SPECIFICATION

**SCOPE OF WORKS**

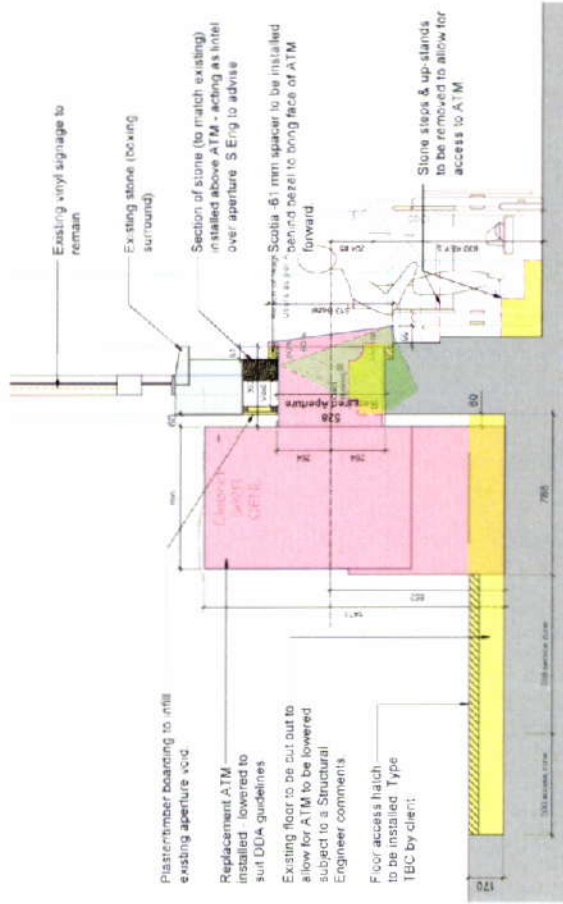
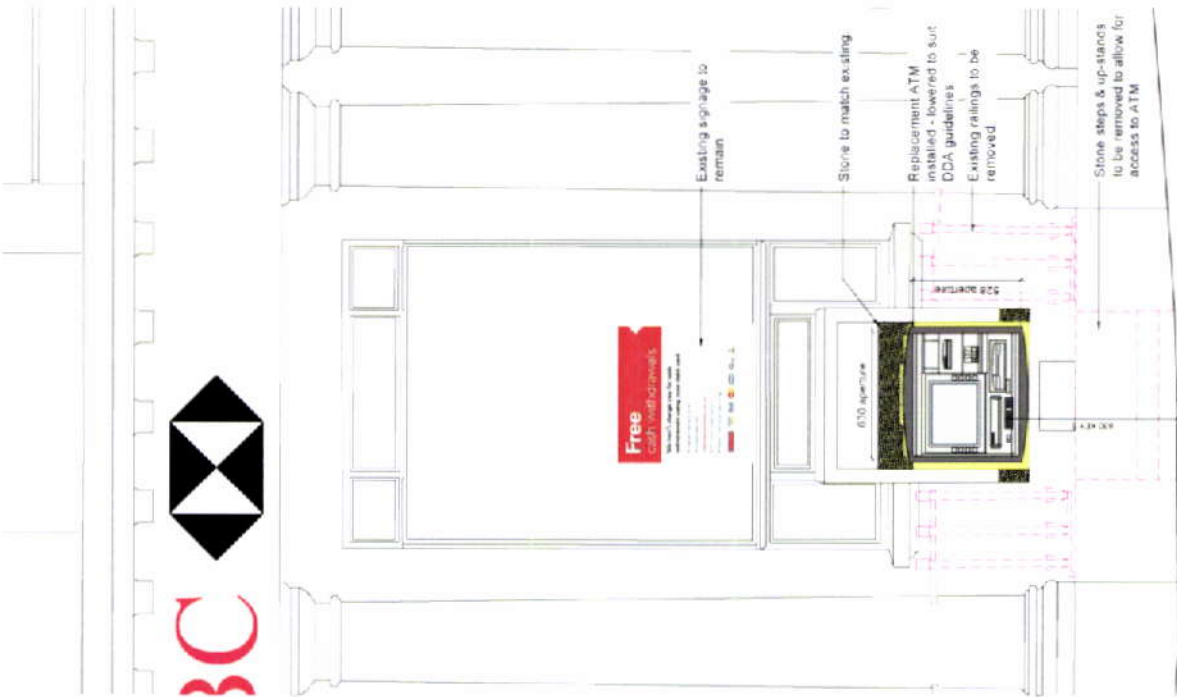
- ENLARGE EXISTING APERTURES IN SECURE SERVICE LINE
- NEW APERTURE TO HAVE REQUIRED CLEARANCE FOR MACHINE BEING FITTED
- NEW MACHINE INSTALLED TO THE SAME CENTRE LINE AS EXISTING
- RETAIN 3 NO MACHINE SIGNS - GRS V3
- RETAIN 0 NO EXISTING MACHINE SIGNS GRS V1
- MAKE GOOD EXISTING FLOOR FINISH
- MAKE GOOD DECORATIONS COMPLETE MACHINE WALL STOPPING AT A CLEARLY DEFINED POINT
- POWER & DATA RETAINED, MODIFIED TO SUIT NEW MACHINE TO BE INSTALLED
- EXISTING SELF SERVICE MACHINES HAVE VINYL APPLIED WRAP REMOVE AND RE SPRAY ALL BLACK

**SCOPE OF WORKS - EXTERNAL ATM**

- EXISTING APERTURE TO HAVE REQUIRED CLEARANCE FOR NEW MACHINE BEING FITTED
- ALTERATIONS TO THE OPENING
- SCOTIA - 61mm SPACER TO BE INSTALLED BEHIND BEZEL TO BRING FACE OF ATM FORWARD BESPOKE UNIT BY SCOTIA SECURITY GROUP TO MATCH BEZEL SHAPE, DIMENSIONS & FINISHED COLOUR
- CONTRACTOR TO MAKE SURE COMPLETED WORK IS WEATHER TIGHT
- EXISTING FLOOR TO BE CUT OUT TO ALLOW FOR ATM TO BE LOWERED SUBJECT TO A STRUCTURAL ENGINEER COMMENT'S
- FLOOR ACCESS HATCH TO BE INSTALLED
- TYPE OF FLOOR HATCH TO BE CONFIRMED BY CLIENT
- STONE STEPS & UP STANDS TO BE REMOVED TO GIVE ACCESS TO ATM
- FACED STONE TO BE CLEANED AND MADE GOOD
- PLASTER/TIMBER BOARDING TO INFILL EXISTING APERTURE VOID MAKE GOOD AS SECTION OF STONE TO MATCH EXISTING
- INSTALLED ABOVE ATM, ACTING AS Lintel OVER APERTURE S ENG TO ADVISE

**LEGEND**

- SELF SERVICE MACHINE BEING REMOVED
- SELF SERVICE MACHINE BEING RELOCATED
- 2014 SELF SERVICE MACHINE NEW EQUIPMENT
- 2015 SELF SERVICE MACHINE EQUIPMENT
- AREA OF REQUIRED ADJUSTMENT TO EXISTING STRUCTURE
- INDICATIVE REMOVAL & DELIVERY ROUTE ACTUAL ROUTE TO BE PROVIDED BY GENCOX LTD
- SERVICE AREA (FRINGEMENT)
- NEW SECURE PARTITION
- EXISTING STRUCTURE
- DEMOLITION REMOVAL



PROPOSED ELEVATION

PROPOSED SECTION

4/20/2015

4/20/2015

four  
4/20/2015

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HSBC

Planning Issue  
CIRENCESTER - (G86-478)  
Self Service Evergreen Programme

2 Mynet Place, Cirencester, Gloucestershire, GL7 2NS	Proposed Branch Elevation & Section
As noted	130314
11/02/2015	PRO3
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