Edinburgh
Glasgow
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[redacted]

NATWEST RETAIL CLOSURES – NEATH SA11 1DB

NRC24/LET0002 - DESIGN & ACCESS STATEMENT _rev b

1. Introduction

This Design and Access Statement accompanies a planning and listed building consent application for minor external alterations to the former NatWest Bank, a Grade II listed building in Neath. The proposals relate specifically to the removal of obsolete banking infrastructure—namely, the external ATM, nightsafe, and signage—and associated remedial works.

The works are necessary following the closure of the bank and are intended to enhance the building's appearance by removing redundant modern additions and carefully restoring the façade.

The following statement explains the design principles and concepts along within the required aspects of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012. This statement also reflects the amendments introduced through the Planning (Wales) Act 2015 and subsequent regulations, ensuring compliance with Welsh Government planning policy and statutory consultation procedures.

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2. Design Considerations

Use

The building was previously in use as a bank (Class A2). The proposal does not involve a change of use. The application relates only to minor external works resulting from the cessation of banking operations**.**

Amount

The works are minimal and relate solely to the removal of:

External

- 1 No. ATM
- 2 No. Nightsafe
- Existing fascia signage & projecting signage
- Plaque entrance signage
- Window manifestations

Internal

- Internal counters
- All internal furniture
- Required stud partitions which formed banking counters / houses equipment

Layout

There is no change to the layout of the building or its surrounding area.

[redacted]

Scale

Strip out works will be within the footprint of the building. The removals will reduce visual clutter on the elevation and will not have an adverse effect on any neighbouring properties.

Appearance

The removal of the ATM, nightsafe, and signage will enhance the historic appearance of the building. The openings left by these features will be infilled using reclaimed or matching materials and finishes to ensure consistency with the original fabric. Signage fixings will be removed, and the stone/ brickwork made good using traditional methods.

Care will be taken to ensure all works are visually and materially sympathetic to the building's heritage value.

Existing original features will not be affected by the proposed works.

Materials

The existing counters and adjacent stud partitions will be dismantled and removed. External signage will also be taken down, including the removal of fascia signage , which will be made good. The night safe will be removed, and the resulting opening will be infilled with stone/brickwork to match the existing façade. Similarly, ATMs will be removed, with their apertures infilled using matching stone/brickwork. The existing letterbox will be sealed from the interior.

Heritage Impact

The proposal enhances the special architectural and historic interest of this Grade II listed building by removing modern and unsympathetic elements. No historic fabric is proposed to be lost. The infill and repairs will be carried out using like-for-like materials, in line with conservation best practices and the Historic Wales Act 2023.

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3. Access

There are no changes to access as part of this proposal. Access to and within the building remains as existing.

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4. Conclusion

The proposed works are a result of the bank's closure and form part of essential decommissioning. The removal of redundant, modern features will improve the building's appearance and better reflect its historic character. The proposals:

- Are minimal in scale,
- Use appropriate materials,
- Enhance the listed building's setting,
- Do not affect accessibility.