

Heritage Statement for proposed alterations to the listed building at Lloyds Bank, 40 Rosslyn Hill, Hampstead, London NW3 1NL, to remove external signage and an external ATM, for Lloyds Banking Group.



The description from the Historic England Listed Building Register is:

Overview

Heritage Category: Listed Building
Grade II*

List Entry Number: 1130392

Date first listed: 14-May-1974

Statutory Address: LLOYDS BANK, 40 AND 40A, ROSSLYN HILL

Statutory Address: NUMBERS 1 AND 3 WITH RAILINGS AND GATES TO SOUTH, 1 AND 3, PILGRIMS LANE

Location

Statutory Address: LLOYDS BANK. 40 and 40A, ROSSLYN HILL

Statutory Address: NUMBERS 1 AND 3 WITH RAILINGS AND GATES TO SOUTH, 1 AND 3, PILGRIMS LANE

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 26790 85599

Details

CAMDEN

TQ2685NE PILGRIMS LANE 798-1/27/1393 Nos.1 AND 3 14/05/74 with railings and gates to south

GVII*

See under: Nos.40 AND 40A Lloyds Bank ROSSLYN HILL

CAMDEN

TQ2685NE ROSSLYN HILL 798-1/27/1393 (North East side) 14/05/74 Nos.40 AND 40A Lloyds Bank

GVII*

Includes: Nos.1 AND 3 with railings and gates to south PILGRIMS LANE. Bank incorporating 2 terraced houses of the same development. c.1895-6. By Horace Field. Edwardian Baroque style. EXTERIOR: Bank: red brick with stone dressings and quoins. Slated roof dormers, slab chimney-stacks and modillion eaves cornice with carved enriched frieze. 3 storeys, attic and basement. 8 windows to Rosslyn Hill. Entrance to bank on splayed corner. Stone doorcase with pilasters supporting an open pediment with cartouche; architraved doorway with keystone and double panelled doors. Ground floor to main frontage with 3 large round-arched windows having rusticated voussoirs; central window with cartouche. Upper floors have gauged red brick flat arches with stone keystones to flush framed sashes with exposed boxing and louvred shutters; floors above central ground floor round-arched windows have flanking narrow sashes, the 1st floor a French window with a cast-iron balcony. Above entrance, a transom and mullion window and cast-iron balcony to 2nd floor. Nos.1 & 3 Pilgrims Lane: in similar style. 3 storeys, attics and semi-basements. Entrances with pilasters carrying entablature with fanlights and panelled doors. Each with 3-window segmental bays rising from basement through 1st floor. INTERIORS: a sumptuous and complete surviving banking hall. Reverse of entrance door has round-headed pediment, richly carved with cartouche, set over fluted Corinthian columns. Panelled walls, window surrounds and radiator covers, these last with decorated grilles and topped with timber ledges. Original central counter, with later security screens mounted on top. A door to side (south-east) with pediment inscribed 'waiting room'. Other interiors not inspected.

Listing NGR: TQ2679085599

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 477871

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The proposals are limited to the removal of modern external signage and an external ATM. The hanging suspended sign and bracket are to be removed. Redundant fixing holes will be filled with lime mortar to match the brickwork and stonework as closely as possible. A security camera over the ATM area will be removed and the redundant fixing and cabling holes will be filled with lime mortar to match the stonework as closely as possible. The over-ATM light will be removed and the redundant fixing holes in the window frame will be made good using wood filler. An over-ATM tablet sign and a small notice at the side of the ATM will be removed. The external ATM will be removed, along with the plywood panel through which it is fitted. The panel will be replaced with a new imperforate plywood panel, stained to match the original panel. Replacing the panel will allow a future ATM to be installed, if necessary, subject to the unknown future use of the property and subject to a further planning and listed building application. The branch address plaque will be removed, and any redundant fixing holes will be filled with lime mortar to match the stonework as closely as possible. A small sign on the letter box will be removed and any residual adhesive will be cleaned off. The individual-letters signage above the ground-floor windows cill level and the modern metal back panels to which they are affixed will be carefully removed. There are two signs on the Rosslyn Hill elevation and one on the Pilgrims Lane elevation

The lime mortar will be hydraulic lime (3.5) with a fine-sieved, light-coloured, natural crushed stone aggregate, mixed in the ratio of 1 part lime : 3 parts aggregate, tinted on site to match the colour of the stonework as closely as possible.

Two through-glass ventilation fans through the former ATM window will be removed and the window re-glazed.

The vertical and horizontal timber glazing bars will be re-introduced to the former ATM window, to return the window to its original appearance, to match the adjacent windows, and the window will be re-glazed.

Decorative railings will be re-introduced to the former ATM window, to return the window to its original appearance, and to match the adjacent windows.

These proposed alterations are not considered to detract from the listed building appearance and quality.