

Oswick Ltd (Head Office)  
5/7 Head Street, Halstead  
Essex, CO9 2AT



Tel: 01787 477559  
Email: [info@oswicks.co.uk](mailto:info@oswicks.co.uk)  
Web: [www.oswicks.co.uk](http://www.oswicks.co.uk)

**Royal Bank of Scotland Group  
NatWest Retail Branch  
212-214 High Holborn  
London  
WC1V 7BF**

**Refurbishment of Roof Covering &  
Associated Internal Works**

**Design, Access, Heritage & Repairs Statement**

April 2020



Reference: 20-080-AS-DA-HRS



## CONTENTS

1.0	Introduction .....	3
2.0	Heritage Asset Location & Setting Description .....	4
3.0	Significance of The Heritage Asset.....	5
4.0	Development Amount .....	7
5.0	Site Layout.....	10
6.0	Development Scale Relationship .....	10
7.0	Landscaping .....	10
8.0	Heritage Asset Proposed Design Rationale.....	11
9.0	Impact of Proposal on Heritage Asset .....	11
10.0	Professional Involvement.....	11
11.0	Planning Policy Assessment.....	11
12.0	Site Access .....	12
13.0	Conclusion .....	12
14.0	Bibliography .....	12
15.0	Appendix I – Listing Details .....	13
16.0	Appendix II – Photographic Schedule.....	15

The copyright of this document is vested with Oswicks and may not be reproduced in part or whole without express written permission. No beneficial rights to its content or the usage thereof shall accrue to the client until full payment has been received. The report and the contents thereof are subject to Oswicks standard terms and conditions.

The document and the information contained herein are for the exclusive use of the client and Oswicks accepts no responsibility for any consequences arising from unauthorised use by any other person(s).

## 1.0 INTRODUCTION

The following Design, Access and Heritage Statement has been prepared to accompany the application for Listed Building Consent in relation to proposed refurbishment of the Natwest Retail branch at 212-214 High Holborn, Holborn, London, WC1V 7BF. It has also been prepared with reference to the following drawings:

- 20-080-AS-01: Roof plan
- 20-080-AS-02: Roof 1 - Plan & Section
- 20-080-AS-03: Roof 2 & Roof 3 - Plan
- 20-080-AS-04: Roof 4 & Roof 5 - Plan
- 20-080-AS-06: Fourth floor internal works
- 20-080-AS-07: Third floor internal works
- 20-080-AS-08: First & mezzanine internal works
- 20-080-AS-09: Site Location & Block Plans

The building is situated in a prominent location on High Holborn in central London and is arranged over five storeys. Retail bank and ancillary accommodation is offered at ground floor level with office accommodation on the second and third floor. A vacant residential unit is located on the fourth floor.

The property is Grade II Listed building under the Planning (Listed Buildings/Conservation Areas) Act 1990. The building was constructed in 1854 The front façade is constructed from Portland stone with a five-bay symmetrical facade in a Palladian style.

The proposed works comprise the renewal of failed roof coverings and internal refurbishment following water ingress. The works are deemed effective repairs, with any proposed materials to match existing.

The existing building footprint will not be altered as a result of this proposal.

An existing photographic schedule is included in Appendix II of this document.

## 2.0 HERITAGE ASSET LOCATION & SETTING DESCRIPTION

The building is Grade II Listed under the Planning (Listed Buildings/Conservation Areas) Act 1990. It lies within the London Borough of Camden on the border of Bloomsbury and Covent Garden and is located within the Bloomsbury Conservation Area. It benefits from a Central London Frontage and adjoins the boundary of the Holborn Growth Area, as set out in the Camden Policies Map.

The building is situated in a prominent location on the street and acts as an iconic landmark to the local street scene, encompassing the historical value of the area. The area immediately surrounding the building is characterised by formally planned streets laid out in a grid pattern, which are generally aligned running northwest to south-east and south-west to north-east.

The broad streets are enclosed by mainly three and four-storey development, with formal squares providing landscape-dominated focal points. The site itself is framed by two substantially taller buildings; 210 High Holborn, arranged over 7 storeys to the west and 215-222 High Holborn, arranged 9 storeys, to the south and east.

There are a number of Listed buildings in the immediate vicinity. These include the Grade II listed 127-129 High Holborn to the northwest, the Grade II listed 207 and Grade II\* listed Princess Louise Public House to the west and the Grade II listed Church of The Holy Trinity to the southeast.

The proposal does not involve an application for change of use, the existing use is to be retained; A2 Financial and professional services.



Figure 1 – Site location



### 3.0 SIGNIFICANCE OF THE HERITAGE ASSET

The property was designated a building of special architectural and historic interest in 1955. The list description states:

Name: NATIONAL WESTMINSTER BANK

Location: NATIONAL WESTMINSTER BANK, 212, HIGH HOLBORN

List entry Number: 1378886

Date first listed: 14-May-1974

The property is Grade II Listed building under the Planning (Listed Buildings/Conservation Areas) Act 1990. The building was constructed in 1854. The front façade is constructed from Portland stone with a five-bay symmetrical facade in a Palladian style including projecting entrance bays at each end with rusticated quoins. Three segmental-arched ground floor windows are provided with round arched doorways complete with vermiculated rusticated surrounds, keystones, columns and brackets with blind balustraded balconies at first floor level. Architrave sash windows are provided at first floor with bracketed pediments, cornices and bracketry.

The building has architectural and historic interest and significance. The property is not of archaeological or artistic interest and significance.



Figure 2 – Ariel view of the property, from the north

The architectural interest stems primarily from the grand Palladian front elevation which derives interest due to its formal composition, classical detailing, materiality and clear hierarchy. The frontage of Nos. 212 - 214 High Holborn is relatively well preserved. The frontage and roof line of the property are important elements in the townscape, particularly when viewed from the north in Southampton Place and both make a positive contribution to the character and appearance of the conservation area.

The rear elevation of the building is stylistically and architecturally subservient with a functional but traditional appearance. At first and second floor levels the plain finish of the original rear elevation illustrates the importance of the frontage as part of a formal townscape. There is much less consistency in terms of building lines and the continual addition of rear extensions and alterations at both ground and basement levels and at third floor and roof levels during the 20<sup>th</sup> century has introduced visual inconsistencies that detract from the significance of the listed building. Large modern developments on all sides at the rear have enclosed the rear courtyard.

Internally, despite previous alterations and refurbishments, a number of original features remain including the original spiral staircase which transitions into curved half landings above ground floor level and extends up to the third floor. The staircase is a key part of the special interest to the property and comprises cantilevered stone treads with decorative wrought iron balusters and timber handrail.

Further original features are visible at first floor level, with each room retaining decorative joinery and plasterwork. This decorative fabric comprises of two-part skirting boards, richly detailed dado rails and cornicing, architraves with corbelling and pediments above doors, stone fireplace surrounds. Emblems and crests have been painted on to some sections of cornicing - St. George's cross and the London and Westminster Bank emblem. The decorative elements of the first floor and its relative completeness adds considerably to the architectural interest of the building.

At second floor level, decorative fabric does remain but it is more modest in scale and embellishment than that of the first floor. The rooms on the second-floor display simple joinery items and plasterwork, and comprise skirting board, picture rail, cornice, architraves to doors and windows and simple fireplace surrounds.

The reinstatement works include for retaining the building fabric offering continuity in design. Any proposed materials are to match existing.

## 4.0 DEVELOPMENT AMOUNT

The vacant areas of the property were found to be in a poor state of repair, dilapidated and in need of refurbishment. Coverings to a number of roof portions have failed resulting in damage to the internal fabric. A planned & preventative repairs and maintenance programme will need to be completed to prevent further deterioration to fabric items.

The application relates to essential effective repair works on a, "like for like," basis only. There is no proposal for any extension, re-modelling, or adaptation of the building. Repair works can be summarised as follows:

- Isolated slate repairs to pitched roof portions,
- Reconstruction and waterproofing of rear dormer roof complete,
- Renewal of mineral felt covering to flat roof portion at third floor level,
- Application of cold liquid applied coating to asphalt roof at third floor level,
- Application of cold liquid applied coating roof at first floor level,
- Application of cold liquid applied coating roof at mezzanine floor level,
- Installation of replacement rooflights,
- Isolated brickwork and pointing repairs to chimneystack to right hand party wall,
- Application of liquid applied coating to parapet gutter to front elevation,
- Installation of lightening protection system to all roof portions,
- Internal reinstatement repairs and redecorations following water ingress.

## 4.1 REPAIRS

### EXTERNAL WORKS

#### Scaffold

- Erection of scaffold to facilitate safe access in order to complete works. Scaffold to be designed in accordance current legislation and guidance including scaffolding and temporary works for historic buildings (English Heritage).
- Existing scaffold tie bolts to be utilised where possible. Ties to be removed upon dismantling and infilled with a lime-based mortar.

#### Pitched Roof Portions

- Isolated repairs to all pitched roof portions, including relaying of the natural slate covering and clay ridge tiles.

#### Dormer Roof

- Re-construction of dormers to main roof in preparation to receive new roof coverings and leadwork detailing. Allowance for the replacement of all defective timberwork and roof deck. Installation of new joinery items and rainwater goods.

---

### Flat Roof Portions

- Application of mineral felt covering to roof at third storey level.
- Application of cold liquid applied coating to roofs at first, mezzanine and third floor level.
- All waterproofing works to be undertaken in strict accordance with manufacturer instructions and recommendations.
- Installation of retrospective GRP dome roof lights

### Parapet Gutter

- Renew waterproofing to parapet gutter. Replacement Code 6 leadwork to be installed.

### Chimneystack

- Repairs to chimney stacks to main roof portions, including; repointing, brickwork repairs, render repairs and repairs to flaunching and pots. All works to be carried out with a lime-based mortar – colour, texture and mix to match existing as agreed with Conservation Officer.
- All damaged bricks are to be replaced with reclaimed bricks to match existing stock as agreed with the Conservation Officer. New brickwork to be toothed in using a hydraulic lime-based mortar. Mortar to be 1-part lime to 3 parts aggregate. Ensure an aggregate is used to best match existing mortar in colour and texture.
- Repointing, flaunching and fillet repairs to all facing elevations complete including chimneystacks, reveals, upstands, plinths and the like.

### Leadwork

- Re-dress all leadwork, including all detailing, cover flashings, soakers and aprons to ensure a suitable waterproof seal is maintained. Allow for the application of lead-based sealant to the perimeter of leadwork at junction with adjoining masonry. Leadwork to be Coded to suit proposed location and installed in accordance with Leadwork Association guidance.
- All leadwork to be treated with patination oil fully in accordance with manufacturers recommendations including cover flashings, soakers, aprons, bell housings, rolls, guttering, dormer roofs and cheeks and the like.



---

### Rainwater goods

- Stripping out of the existing boxing to expose all internal downpipes to address leakage.
- Damaged sections – assumed to be lead, to be cut back to sound sections with repairs undertaken to match existing as agreed with the appointed Conservation Officer.

## **INTERNAL WORKS**

### Plaster & Cornice Repairs

- Internal plaster repairs to walls and ceilings to all affected areas to the upper floors of the building. Allowance for reinstatement with lath & plaster unless agreed with the appointed Conservation Officer.
- Laths to be woven to match existing allowing for the application of horse hair as required.
- Lime plaster to be formed with NHL 2 mixed 1-part sand to 1-part hydraulic lime. Sand to be fine silica 0.8mm down to 0.075mm clean and free from silt or clays.
- Gypsum plaster repairs to be undertaken to areas identified on plans.

### Floors

- Replacement of defective floor board deck to affected areas.

### Decorations

- Redecoration of affected internal areas. All cracks gouges and dents included those made as result of installation of temporary hoarding are to be in-filled to ensure a smooth and even finish to walls before redecoration. Allow for the application of all decorators caulking where necessary.
- Walls to be decorated in 2no. coats of emulsion paint. Colour to be confirmed with Employers Representative.
- Clean down all previously decorated timberwork with appropriate detergent, fill all cracks and indentations and sand to a smooth finish and prepare for decoration. Apply 1no. coat of undercoat and 2no. coats of oil-based gloss paint. All paint products to be applied in accordance with manufacturer's instructions.

### External Doors

- Replacement of external door-set to residential accommodation including for removal and replacement of leaves, frame, ironmongery and the like.

- New door to be solid timber to provide 30-minute fire construction installed with positive action self-closers conforming to BS EN 1154 and hung on 1½ pair 100mm stainless steel hinges. Doors to have an intumescent strip and cold smoke seal installed in the frame.

#### Windows

- Installation of powder coated thermally broken aluminium casement substitutes to rear dormer at forth floor level.

#### Joinery

- Replacement of defective skirtings, architraves and windows boards where required. Size and profile to match existing. Finish to match remainder.
- Ease and adjust internal doors to ensure operation.

#### Floor Coverings

- Replacement of damaged floor coverings to office accommodation at third floor level.

### **MECHANICAL**

#### Boiler

- Removal of existing boiler and flue. Safe disposal of existing flue manufactured from an asbestos containing material in accordance with Control of Asbestos Regulations 2012.
- Lining of existing chimney stack. Installation of new boiler and associated plant. New flue to utilise existing roof penetrations.

## **5.0 SITE LAYOUT**

The proposal does not include for any alterations to the existing site layout. The existing layout of the site is to be retained, with continuity in terms of use, location and access.

## **6.0 DEVELOPMENT SCALE RELATIONSHIP**

There is no proposed development to the property; the scale, massing, bulk and footprint will remain as existing.

## **7.0 LANDSCAPING**

The proposal does not include any alteration to the landscaping of the site, with the retention of existing pedestrian and vehicular access routes.

## 8.0 HERITAGE ASSET PROPOSED DESIGN RATIONALE

The proposal comprises urgent refurbishment and reinstatement works to maintain and safeguard the building fabric and occupants. Internal water ingress has damaged a number of fabric items.

Effective repairs will be undertaken on a, “like for like,” basis so as not to deter from the visual appearance of the Grade II Listed building and enhance the overall appearance within its setting. Any replacement materials will match the existing fabric, utilising sympathetic repair techniques.

Consideration has been given to the architecture of the building and the requirement for repairs to be undertaken by skilled tradesmen. Accordingly, accredited specialist contractors will be appointed to undertake the works.

## 9.0 IMPACT OF PROPOSAL ON HERITAGE ASSET

The proposed works seek to maintain and safeguard this heritage asset, restoring the integrity of the property. Impact will be positive, with works comprising effective repairs only. Repairs are to be undertaken on a, “like for like,” basis in a sympathetic manner, with minimal removal of existing fabric items.

## 10.0 PROFESSIONAL INVOLVEMENT

This report has been produced following the prescribed structure as set out in “Design and Access Statements: how to read, write and use them” produced by CABI in 2006 for the Commission for Architecture and the Built Environment (reprinted 2007).

Due to the simplistic nature of the application, no external community members or professionals have been consulted prior to the application.

## 11.0 PLANNING POLICY ASSESSMENT

The following local and national government policies have been reviewed in relation to this application:

- National:
  - National Planning Policy Framework (NPPF), 2019
  - Planning Practice Guidance (PPG), 2019
- Local:
  - The London Local Plan (2011)
  - Camden Core Strategy
  - Camden Development Policy (2010-2025)
  - The Bloomsbury Conservation Area Statement

## **12.0 SITE ACCESS**

The existing access to the property will not be altered, or adapted.

## **13.0 CONCLUSION**

The vacant areas of the building are generally in poor condition with evidence of sustained water ingress predominantly emanating from failed roof coverings. The application relates to effective repair and reinstatement works on a, “like for like,” basis only. No significant structural alterations are to be undertaken and there is no proposal for any extension, or adaptation.

The existing layout of the site is to be retained, with continuity in terms of use, location and access. The proposals include for the external and part internal refurbishment, with effective repairs undertaken in a sympathetic manner by specialist contractors.

## **14.0 BIBLIOGRAPHY**

- Design and access statements guide, CABE, 2007
- National Planning Policy Framework (NPPF), 2019
- Planning Practice Guidance (PPG), 2019
- The London Local Plan (2011)
- Camden Core Strategy
- Camden Development Policy (2010-2025)
- The Bloomsbury Conservation Area Statement
- <http://www.heritagegateway.org.uk>
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

## 15.0 APPENDIX I – LISTING DETAILS

### NATIONAL WESTMINSTER BANK

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378886

Date first listed: 14-May-1974

Statutory Address: NATIONAL WESTMINSTER BANK, 212, HIGH HOLBORN

#### Map



#### Location

Statutory Address: NATIONAL WESTMINSTER BANK, 212, HIGH HOLBORN

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 30458 81500

#### Details

TQ3081SW HIGH HOLBORN798-1/105/834 (South side)14/05/74

No.212National Westminster Bank

II



Bank. 1854. By Henry Baker. Portland stone. 4 storeys and basements. 5 bay symmetrical facade in Palladian style. Slightly projecting entrance bays at ends with rusticated quoins. 3 segmental-arched ground floor windows. Round arched doorways with vermiculated rusticated surrounds and coat of arms in cartouches on keystones; engaged columns (to left) and brackets (to east) with blind balustraded balconies at 1st floor level; doorways with fanlights and double panelled doors. Sill strings at floor levels. Architraved sash windows, 1st floor with bracketed pediments, 2nd with cornices. Console-bracketed cornice with Greek fret frieze below with paired lion-head stops. INTERIOR: not inspected.

Listing NGR: TQ3046281488

## 16.0 APPENDIX II – PHOTOGRAPHIC SCHEDULE



1. Front elevation



2. Rear elevation



3. Roof to rear dormer



4. Roof to rear dormer



5. Rear pitch to main roof



6. Flat roof at third storey level





7. Lead box gutter



8. Asphalt roof at third storey level



9. Brickwork to chimneystack



10. Internal accommodation at fourth floor



11. Failed roof covering to first floor



12. Failed roof covering to first floor



13. Visible water ingress to internal accommodation at third floor



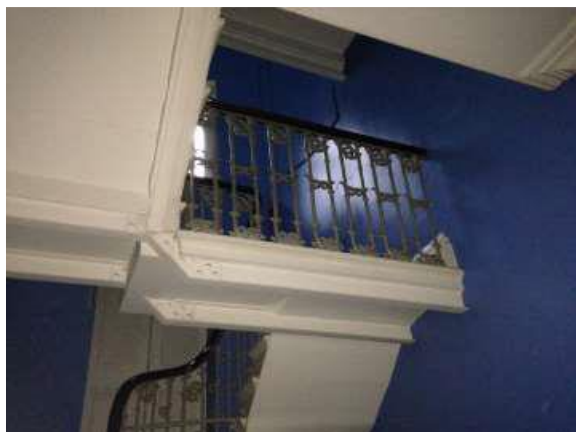
14. Visible water ingress to internal accommodation at third floor



15. Visible water ingress to internal accommodation at ground floor



16. Internal architectural interest features



17. Internal architectural interest features



18. Internal architectural interest features

**Client:** Overbury PLC  
**Address:** 212-214 High Holborn, Holborn, London, WC1V 7BF  
**Date:** April 2020



VERIFICATION

Approved for issue

A handwritten signature in blue ink, appearing to read 'A. Poolston', is written over a horizontal dotted line.

Thursday 30<sup>th</sup> April 2020

Date .....

Oswicks Building Surveyors

5/7 Head Street

Halstead

Essex

CO9 2AT

Telephone: 01787 477559

Email: [info@oswick.co.uk](mailto:info@oswick.co.uk)