

# DESIGN, ACCESS & HERITAGE STATEMENT, Rev C



**Project:** NatWest Bloomsbury Parr  
**Address:** 214 High Holborn, London, WC1V 7BF  
**Date:** 19 October 2022

## **Applicant**

NatWest Group Plc  
RBS Gogarburn  
1<sup>st</sup> Business House C  
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## **Agent**

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## **Description of works**

External: Removal of existing signage, external ATMs 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. **Where fixed elements are removed internally, the area(s) will be made good using like-for-like materials and techniques.**

## **Use:**

Existing: Retail Bank  
Proposed: Handover back to Landlord

## **Tenure:**

Leasehold

## **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. Externally: Where stone is affected from removal of signage and ATMs, new stone will be used to match the original stone wall geology, stone colour, patternation, texture and grout detail.

Internally: **Where fixed elements are removed internally, the area(s) will be made good using like-for-like materials and techniques**

## **Scale:**

Works affecting the fabric of the building are restricted to removals of fascia and hanging signage solely.

## **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:**

The building is within the Bloomsbury Conservation area and is a Grade II listed building.

Heritage Category: Listed Building Grade: II

List Entry Number: 1378886

Date first listed: 14-May-1974

Location

Statutory Address: NatWest Bank 214 High Holborn, London, WC1V 7BF

CAMDEN

TQ3081SW HIGH HOLBORN 798-1/105/834 (South side) 14/05/74 No.212 National Westminster Bank

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.

**This site is located within: Bloomsbury Conservation Area, Sub Area 8**

“West end of High Holborn and south end of Southampton Row

(5.132) To the south and east, the prevailing building heights in High Holborn Row and Southampton are five or six principal storeys rising to eight storeys at the junction of High Holborn with New Oxford Street. In High Holborn there is a greater variety of materials; the earlier buildings are characterised by red brick and stone, together with yellow stock brick and stucco, whereas the 1960s insertion tend to be clad in concrete panels. In Southampton Row there is a predominance of red brick buildings with contrasting white stone terracotta details. On the south side of High Holborn is a group of generally mid-to-late 19th century developments with classically influenced details. No 212 is a stonefaced, four-storey, grade II listed bank building designed in a Palladian style. No 210 is a taller, six-storey 20th century bank building which is also faced in stone. It has large vertical openings on the upper floors subdivided by metal spandrel panels and the roof level is accentuated by gables.” (*Bloomsbury Conservation Area Appraisal and Management Strategy, Adopted 18 April 2011*)

As the current proposal is to remove existing signage and advertisement, and reinstating the building and its original details – it will contribute positively to Bloomsbury Conservation Area and the listing building.

## Stone Samples

*Externally: Where stone is affected from removal of signage and ATMs, new stone will be used to match the original stone wall geology, stone colour, patternation, texture and grout detail.*

**Stone types to be used: In the images below; the small sample is “Portland Basebed” in the colour “buff to white”. The larger sample in the images below are “Portland Whitbed” in the colour “buff to white”.**

