

LEIGH DB

**101 King Street, South Shields, Tyne and
Wear, NE33 1DT**

Design, Access & Heritage Statement for listed building consent.

Project Overview:

This application seeks listed building consent for the removal of two existing ATMs and the existing 'LLOYDS BANK' signage from the principal front elevation at 101 King Street, South Shields, Tyne and Wear, NE33 1DT. Following removal, the openings, fixing points and disturbed areas of façade will be carefully made good, with stonework replaced or repaired to match the surrounding existing material in colour, texture, coursing and finish. The proposal is limited to these external closure works and does not alter the overall form of the building.

Objective and Rationale:

The proposed works form part of the closure and de-branding of the former bank premises, where the ATM facilities and corporate signage are no longer required. Removing these modern installations will reduce visual clutter and allow the front elevation to read more consistently. The works have been designed as a restrained intervention, with careful removal and matching repairs so that the existing architectural character is retained.

Site Description:

The property is located at 101 King Street, South Shields, Tyne and Wear, NE33 1DT, within an established town-centre commercial frontage. The building presents a formal, symmetrical principal elevation to King Street. At ground-floor level, two ATMs are set into the façade, with 'LLOYDS BANK' signage positioned above. These are modern features associated with the building's banking use and are the only elements affected by the proposal.

Access and Methodology:

Access to the works will be from the public frontage using a mobile scaffold tower or other suitable access platform, with appropriate segregation and safety measures. The two ATMs, associated housings, signage, fixings and mounting components will be carefully removed using hand tools and controlled methods to minimise disturbance to the surrounding fabric. The exposed openings and fixing points will then be inspected and made good. Replacement stonework and localised repairs will match the existing façade in material, colour, texture, coursing, joint profile and finish. The works do not alter the building entrance or existing access arrangements.

Proposed Changes:

ATM Removal

Removal of the two existing ATMs from the principal front elevation.

Removal of associated housings, equipment, cabling, signage, fixings and mounting components, where present.

Signage Removal

Removal of the existing 'LLOYDS BANK' signage from the principal front elevation.

Removal of all associated fixings and mounting infrastructure.

Stonework Repairs

Infill of the former ATM openings with stonework to match the existing façade.

Replacement or repair of stonework disturbed by the removal of the signage.

Localised making good to provide a visually consistent finish across the elevation.

Historical Context:

The property forms part of the established town-centre streetscape of King Street. Its principal elevation is characterised by a formal arrangement of openings and architectural detailing, while the ATMs and corporate bank signage are later additions introduced for the operational requirements of the banking use. These installations do not form part of the original architectural composition. Their removal, followed by carefully matched repairs, will allow the elevation to present a more coherent appearance.

Heritage Impact Assessment:

The proposed works are limited to the removal of modern fixtures, equipment and signage from the principal front elevation. No historic architectural features are proposed to be removed. The principal potential impact arises from the making good of the former ATM openings and signage fixing points; this will be mitigated by using replacement stonework and repair materials that match the existing façade in appearance and detailing. The removal of the ATMs and 'LLOYDS BANK' signage will reduce visual clutter and is considered to have a neutral to positive effect on the character and appearance of the building and wider streetscape.

Conclusion:

The proposal comprises a minor and carefully controlled alteration to the building: the removal of two ATMs and the 'LLOYDS BANK' signage from the principal front elevation, followed by matching stonework replacement and localised repairs. The works will not alter the building entrance or access arrangements and will preserve the overall architectural character of the elevation. Listed building consent is therefore respectfully sought for the proposed works.