Design Statement to Support Planning Application – HSBC Spalding, 8 Market Place

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Site Address:
8 Market Place
Lincolnshire
PE11 1SN



1. **Introduction:**
   It is proposed to refurbish the existing HSBC branch at the above location. The proposals can readily be broken-down into the following components which form the content of this application:

   a. Provide an Equality Act compliant ATM.
   b. Replace external signage.

2. **Property Description:**
   The building is mid-late C19 and isn't listed but is located within the Spalding conservation area along Market Place. The building is set over three storeys and constructed from red brick with ashlar dressings, to the ground floor. There are two entrances from street level. The main entrance has a glazed façade and door set in the open porch, and is accessible by two original stone steps. The glazed section to the right currently houses an ATM, and the left a changeable marketing poster. Level access can be gained via the Hole in the Wall Passage side entrance. The first floor houses three tall timber sashes, with either end housing ashlar pedimented window casings with the central sash housing an elliptical arched ashlar casing. The second floor houses shorter sashes, typical of a building this age.

   At some stage the building has been extended, it is assumed this was to provide level access into the branch as there may have been planning restrictions regarding the stone steps to the main entrance.



3. **Proposals:**

   HSBC have been heavily investing in their core branch network for the last eight years. The bank now proposes to replace the existing machine due to reaching the end of service life. As part of the refurbishment works, it is also proposed to replace all current external signage, with updated versions on a like for like basis.

4. **Sources:**

   - Spalding Conservation Area Appraisal – South Holland District Council.
   - South Holland District Council – Planning Department.