

Job Name: Lloyds Bank – Devizes Market Place
Author: Katie Whitaker
Job number: 105976-13
Reference: LB Devizes
Date: August 2026
Revision: A

1.0 Introduction

- 1.1 The following Heritage and Design and Access Statement accompanies the listed building consent application for the decommission works at Lloyds Bank, 38 Market Place, Devizes, SN10 1JD.
- 1.2 Lloyds currently occupies the ground, first and second floor of the building in Devizes. The ground floor comprises the banking hall, meeting rooms and administrative accommodation. The upper floors contain staff welfare facilities, meeting rooms, a staff room, storage areas and office accommodation for staff.
- 1.3 The proposals comprise of the removal of modern banking infrastructure, corporate branding and associated fixtures together with the careful reinstatement of affected areas. The works have been designed to preserve the special architectural and historic interest of the Grade II listed building whilst allowing the premises to be secured and prepared for future occupation.
- 1.4 The proposed works are limited in scope and do not involve alterations to the historic structure, plan form or architectural character of the building.
- 1.5 The purpose of this Heritage and Design and Access Statement is to set out how the applicant has taken into account all the relevant national and local

design information, policies and guidance in preparing the proposed decommissioning works.

- 1.6 This Heritage and Design and Access Statement has been written to meet the new requirements of article 4c of the Town and Country Planning (General Development Procedure) Order 1995.

2.0 Site Context

- 2.1 Constructed in 1892, this prominent three storey building with attic accommodation is a notable example of late Victorian architecture incorporating early Georgian and seventeenth century design influences. The principal elevation is characterised by high quality red brickwork with Portland and Bath stone detailing, decorative pilasters, moulded cornices and ornate sash windows. A distinctive central bow window at first floor level and a classical ground floor colonnade with Tuscan columns contribute to its strong architectural presence. The building makes a significant positive contribution to the character of the surrounding streetscape and represents an important historic and townscape asset.
- 2.2 The building is Grade II listed and is situated within Devizes Conservation Area. The surrounding townscape is characterised by a rich collection of historic buildings constructed in traditional materials. Together these buildings create a distinctive historic environment of considerable architectural and historic interest.
- 2.3 Whilst the building has evolved throughout its lifetime, the majority of the existing corporate signage, ATM installations and banking equipment are modern additions associated with Lloyds Bank's occupation and are not original features of the listed building.
- 2.4 The proposed works have been carefully developed to remove these modern interventions whilst preserving the historic fabric and ensuring that all repairs are sympathetic to the existing building.

3.0 Use

- 3.1 The existing building was previously used as a branch for Lloyds Bank which covers Devizes.
- 3.2 Proposed use is to decommission Lloyds Banking Group, retaining the existing Class E – Commercial, Business and Service

4.0 Statement of Significance

- 4.1 The former Lloyds Bank derives its significance from its architectural quality, traditional detailing and historic contribution to the commercial development of Devizes.
- 4.2 As a Grade II listed building, it is recognised as being of special architectural and historic interest. The building contributes positively to the significance of Devizes Conservation Area through its scale, proportions, traditional façade and long-established commercial use within the town centre.
- 4.3 The significance of the building is principally derived from its historic fabric, architectural detailing, traditional materials and relationship with neighbouring listed buildings. By contrast, the externally mounted corporate signage, projecting signs, ATM installations, letterplate and associated banking equipment are contemporary interventions installed to facilitate the operation of the banking business. These features make little or no contribution to the building's heritage significance and, in some instances, detract from the appearance of the historic façade.
- 4.4 The proposed works are confined to the removal of these modern interventions. Historic fabric will be retained and protected throughout the works, with all disturbed areas carefully repaired using compatible materials and finishes.
- 4.5 The removal of redundant corporate branding and associated equipment will reduce visual clutter and restore a simpler and more coherent appearance to

the building, thereby preserving its special interest and supporting its future reuse.

5.0 Design Statement

- 5.1 The proposals relate solely to decommissioning works and involve no structural alterations. Works include removal of external signage, projecting signs, and modern branch displays. Removal of all external Lloyds Bank signage and corporate branding, including projecting signs and branch nameplates.
- 5.2 Removal of the external ATM, with the opening carefully reinstated using matching Stone and mortar to reflect the appearance, texture and detailing of the existing building. The intention is to restore the elevation to a more traditional appearance that aligns with the building's historic character.
- 5.3 Internally, cash and deposit machines will be removed and openings made good to match existing finishes. The night safe and letterplate will remain in place but be decommissioned.
- 5.4 Application of Dusted Crystal obscuration vinyl to the internal face of the ground floor doors and windows. This is a standard Lloyds Banking Group security measure for vacant branches and is entirely reversible.
- 5.5 No historic architectural features will be removed.
- 5.6 Repair of all fixing holes and disturbed external surfaces using appropriate fillers and finishes to match the existing materials. All making-good works will be undertaken using materials that are visually and physically compatible with the existing building fabric.

6.0 Heritage Impact Assessment

- 6.1 The proposals have been developed in accordance with the principles of minimum intervention and conservation best practice.

- 6.2 The works affect only modern additions associated with the building's use as a bank and do not involve the removal or alteration of any features which contribute to the significance of the listed building.
- 6.3 The removal of modern corporate signage, ATM equipment and associated fixtures will reduce visual clutter and reveal more of the historic building façade. The reinstatement of reclaimed Bath Stone within the former ATM opening will restore continuity to the elevation and improve its overall appearance.
- 6.4 Repairs following the removal of signage and fixings will ensure that evidence of the former installations is removed and that the building envelope remains weatherproof and visually coherent.
- 6.5 The temporary obscuration vinyl is applied internally and is fully reversible. It does not involve any alteration to the historic fabric and can be removed without damage once the building is reoccupied.
- 6.6 Overall, the proposals will preserve the special architectural and historic interest of the Grade II listed building and preserve the character and appearance of the Devizes Conservation Area. The removal of modern interventions is considered to provide a modest enhancement to the building's appearance by reducing unnecessary visual clutter and reinstating a more traditional frontage.

7.0 Scale

- 7.1 The heritage aspects to the external façades will be maintained or reinstated following the removal of Lloyds equipment, branding and signage, therefore the existing street scene and scale of the building within the townscape are maintained and improved as the building façade is returned to the original design.
- 7.2 All replacement materials used will be carefully selected to match the existing materials, where applicable. All materials shall comply with the relevant British Standards and all applicable statutory requirements.

8.0 Planning Policy

- 8.1 Section 16 of the National Planning Policy Framework (NPPF) requires local planning authorities to conserve heritage assets in a manner appropriate to their significance.
- 8.2 Paragraph 205 of the NPPF confirms that great weight should be given to the conservation of designated heritage assets.
- 8.3 Paragraph 209 recognises that significance can be sustained and enhanced through appropriate conservation and by removing features which detract from the significance of heritage assets.
- 8.4 In determining this application, the Local Planning Authority is also required to have special regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, ensuring that the special architectural and historic interest of the listed building is preserved.
- 8.5 The proposed works accord with these statutory duties by preserving the historic fabric of the building and removing modern interventions that do not contribute to its significance Environmental Sustainability
- 8.6 The nature of this proposal will not affect the environmental sustainability of the building, as it does not involve any significant changes to energy consumption, waste generation, water usage, or material sourcing. The proposed modifications adhere to existing sustainability standards and regulations, ensuring that the building maintains its current environmental performance. No modifications will be made to green infrastructure, renewable energy systems, or other sustainability-focused features.

9.0 Access

- 9.1 The proposals do not alter the means of access to the building for pedestrians or vehicles. Existing entrances, circulation routes and escape provisions remain unchanged.

- 9.2 The temporary application of obscured security film to the internal glazing is solely a security measure during the vacant period and has no effect on the physical accessibility of the building.
- 9.3 The works will not affect the public highway or neighbouring properties.
- 9.4 Access within buildings is currently dealt with under the building regulations therefore does not have to be specifically covered in this Design and Access Statement, but in support of the above planning application Lloyds Banking Group does and shall continue to make 'reasonable provision' for disabled access, and in doing so shall comply with Approved Document part. M of the building regulations, along with the Disability Discrimination Act 1995 and BS8300:2001 Design of buildings and their approaches to meet the needs of disabled people.

10.0 Structural Survey

- 10.1 The proposed works will not require a structural survey due to the nature of the works.

11.0 Consultation

- 11.1 The applicant has consulted with Lloyds Banking Group design standards during the design process for the proposed scheme, in doing so it aims to sympathetically repair the external elevation following the removal of the existing branding and signage and to seamlessly return the building unit, ready for new occupancy.

12.0 Summary

- 12.1 The proposed decommissioning works represent a sensitive and proportionate scheme following the closure of the Lloyds Bank branch.
- 12.2 The proposals are confined to the removal of modern corporate branding and redundant banking equipment together with the careful repair and

reinstatement of affected areas. The works do not result in the loss of historic fabric or architectural features and have been designed to preserve the special architectural and historic interest of the Grade II listed building.

12.3 The removal of modern interventions will improve the appearance of the building by reducing visual clutter and reinstating a simpler and more coherent historic façade. The proposals will also preserve the character and appearance of Royal Leamington Spa Conservation Area whilst ensuring that the property is secured and prepared for future occupation.

12.4 It is therefore considered that the proposals preserve the significance of the designated heritage asset and fully satisfy the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 together with the relevant heritage policies of the National Planning Policy Framework. Accordingly, the application is respectfully recommended for approval.

13.0 Appendix



13.1 Historic England description

List Entry Number: **1263055**

Grade: **II**

Date first listed: **19-Sept-1972**

List Entry Name: **Lloyds Bank**

Statutory Address 1: **LLOYDS BANK, 38 AND 39, MARKET PLACE**

Location

Statutory Address: **LLOYDS BANK, 38 AND 39, MARKET PLACE**

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

District: **Wiltshire (Unitary Authority)**

Parish: **Devizes**

National Grid Reference: **SU 00440 61522**

Details

1. 1042 MARKET PLACE (North East Side) Nos 38/39 (Lloyds Bank) SU 0061 3a/267

II GV

2. Dated 1892. Imposing front with early Georgian and C17 motifs. 3 storeys and attic rubbed brick with Portland and Bath stone facings to ground floor. Upper floors articulated by 4 brick pilaster strips carried up into parapet, the stone dentil main cornice breaking forward over them. Stone coping to parapet. Steep pitch hipped slate roof. 3 light casement dormer with moulded cornice and steep bracketed pediment over centre light. 5 windows to upper floors. On 2nd floor moulded stone shouldered surrounds stepped up in centre to dentils of main cornice. Moulded sills and bands across front on lintel and sill level. Floral swags below 2 windows either side of centre. The 1st floor windows are taller, the centre one a 3 light flat fronted bow in dressed stone, pilasters between lights, convex frieze and moulded cornice breaking forward to centre. Parapet above in brick with coping and 4 squat pilasters dividing ornamented panels. The flanking windows have moulded stone shouldered surrounds, the cornice of the bow being continued over them. The outer windows have similar surrounds with the addition of bolection moulded cornices and keystones set in steep pediments. Moulded sill course and deep band below breaking forward over bow as apron with scrollwork decoration to centre panel. All windows are recessed sashes with thick glazing bars. The ground floor is of 5 bays with a high Portland stone plinth and heavy cornice. The bays are divided by Bath stone piers with a screen of Tuscan columns set against them, the banding in their lower part carried on to the piers. 4 sash windows, no glazing bars, with a fielded panel set below each. Door to right recessed of 4 fielded panels and 3 lights, rectangular fanlight, reeded doorhead between.

Nos 29 to 42 (consec) and The Market Hall form a group.

Listing NGR: SU0044061522

Legacy

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

Legacy System number: **433326**

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.