

HERITAGE STATEMENT

Address: Former Natwest, 1 Chesterfield Road, Alfreton

Client name: CND Property Ltd

Project: Subdivision and change of use of former bank

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Introduction

This document has been prepared to support the proposed change of use of parts of the existing main historic building at the Former NatWest Bank, 1 Chesterfield Road, Alfreton, within the Alfreton Conservation Area.

The building is a brick former NatWest Bank, forming a prominent and positive feature within the town centre. The property is locally significant for its historic commercial use and traditional architectural character. While not statutorily listed, it contributes positively to the character and appearance of the Alfreton Conservation Area.

The proposals relate to internal areas of the building, which will be subdivided to create six self-contained residential flats. The works are entirely internal, with no external alterations proposed

Proposed works

The proposals comprise:

- Change of use from commercial (Class E) to six self-contained residential flats (Class C3 use) under a Class MA prior approval application.
- Internal subdivision of existing floor space to form residential units.
- Retention of all existing external elevations, windows, doors, and architectural detailing.
- No external alterations are proposed.

The approach ensures the building's historic character and external appearance are preserved while enabling the reuse of underutilised internal space for residential purposes.

Heritage Significance

The Alfreton Conservation Area reflects the historic commercial development and traditional town centre architecture of Alfreton.

The Former NatWest Bank at 1 Chesterfield Road is significant for:

- Its prominent position within the town centre streetscape.
- Its traditional brick construction and historic architectural detailing.
- Its historic association as a bank, contributing to the commercial history and development of the town centre.

The heritage value of the building lies primarily in its contribution to the collective character of the conservation area streetscape and townscape, rather than in highly elaborate individual architectural detailing.

Assessment of Impact

- Internal subdivision:
  The creation of six residential flats is entirely internal and will not affect the building's external appearance, principal elevations, or contribution to the street scene. The majority of historic fabric will be retained.
- External appearance:
  No external alterations are proposed. The building's elevations, materials, openings, and architectural features will remain unchanged, ensuring there is no visual impact on the conservation area.

Overall, the proposals are small-scale, reversible in nature, and carefully designed to preserve the heritage significance of the building and its contribution to the Alfreton Conservation Area.

Summary

The proposed change of use and internal subdivision to create six residential flats has been designed with sensitivity to the heritage context of the Former NatWest Bank, 1 Chesterfield Road, and the Alfreton Conservation Area:

- All works are internal and do not affect the external appearance of the building.
- The building's historic character and contribution to the streetscape will be fully preserved.

- The proposals will enable the beneficial reuse of underutilised space while maintaining the building's heritage value.

In conclusion, the development will cause no harm to the character or appearance of the Alfreton Conservation Area and reflects good conservation practice under a prior approval scheme.