



Design & Access Statement

Barclays - Fitzrovia
155 Tottenham Court Road,
London
W1T 7NQ



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Introduction

This statement has been prepared in order to support an application for the decommission Barclays Bank, 155 Tottenham Court Road, London. The building is not listed but is situated within a Conservation Area. The proposed work in this property is for removal of existing external signage; removal of external ATM and existing window's glazing to be replaced with new; removal of internal counters and all furniture.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.

1.Proposal Amount:

The building has been a Barclays Bank for a number of years, serving the local community during this time. This building is in a prominent central location alongside other businesses and financial institutions within an established town centre community.

The intention externally is to:

- Removal of existing external signage
- Removal of external ATM and existing window's glazing to be replaced with new.
- Removal of CCTV camera
- Removal of alarm box

The intention internally is to:

- Removal of internal counters
- Removal of all internal furniture.

2. How the proposed works relate to the existing building

The original building fabric will not be altered, removed or concealed. All existing original features will not be affected by the proposed works.

The proposed works are intended to return the building to pre-Barclays occupation as much as it is possible.

3. Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues

No discussions have been made with neighbours in relation to the proposals. The works are not considered to have any adverse impact on neighbours.

4. Explanation of the scale, height, width and length of the proposal and its relationship to the existing building

The strip out works will be accommodated within the footprint of the bank.
The works are not considered to have any adverse impact to the existing appearance and amenity of the application site and that of its neighbours.

5. Consideration given to accessibility to and between parts of the proposed works including disabled access

No change is proposed that will affect the existing access.

6. Relationship between the proposed works and public routes and impact if any

No change is proposed that affects public routes.

7. Landscaping treatment or other treatment to enhance and protect existing amenities

Landscaping or other treatment is not considered appropriate in order to preserve the existing situation.

8. Materials proposed, their use, and maintenance where applicable

The existing external ATM to be removed and existing window's glazing to be replaced with new.

All works are intended to involve the minimum intervention and to be reversible in the future, allowing the building to evolve and maintain the possibility of new uses or layouts within the context.

9. Street impact

No change is proposed that affects the street scene.

10. Sustainability of the proposal and energy efficiency

No changes are proposed for the existing ventilation system.

11. What provision has been made for the storage of waste and recyclable material?

No change is proposed that affects the existing storage of waste.