

Design and Access Statement

Development Address: **Barclays, 28 Hampstead High Street, London NW3 1QB**

Date: 04.05.2011

Reference: PP-01472158

PP-01473710



28 Hampstead High Street - Facade

The existing building and site

The existing unit is an operating Barclays Branch in Hampstead High Street.

The building is a 3 storey property within the Hampstead Conservation Area. The High Street mainly contains commercial properties.

The facade of the building is finished in stone, and it is vertically divided in five bays. On each floor from ground to second, these bays are marked by openings: shopfront windows on the ground floor level, a balcony on first floor level and recessed windows on the first and second floor.

Existing access into the unit is from the pavement on Hampstead High Street, through an entrance door centred in the existing shopfront. A portico marks the entrance, protruding towards the street. Solid timber doors which are held open during office hours and a second set of fully glazed doors form a lobby. A step of around 180MM has to be navigated to enter the premises. Barclay's demise extends behind the entrance and the two bays to the left of it on the ground floor level and the complete basement level.



28 Hampstead High Street – Entrance

Proposed alterations.

Barclays bank would like to ensure that all the customers have uncompromised access into their branches.

The aim of the design proposal is to facilitate full DDA compliant access into the branch. This will be done by removing the 180MM step within the main entrance and forming a ramp to provide full accessibility to the branch. The bottom of the exiting timber doors will be extended to match the lowered level, using timber and varnish to match the existing material. A similar proposal has been granted Listed Building Consent (Application No: 2007/2397/L) on 09.07.2007.

The existing finishes of the building's interior are modern. Barclays Bank would also like to upgrade the Banking Hall materials and specifications, particularly floor finishes, wall paint, ceiling tiles, room doors and internal merchandising. There will be changes to the layout and also structural changes as indicated on the plans.



28 Hampstead High Street – Banking Hall

The customer journey throughout the branch will be more open than on the existing scheme, and the fire escape routes will comply with the Building regulations.

The proposed works for the external facade include removal of the existing signage and installation of new signage (advert consent application ref: PP-01473371).

The boxing around the existing ATMs will be removed and the existing window restored. The windows will be internally blocked off, by a wall painted in Black Blue (RAL 5004) as indicated on the proposed elevation.

The new design is more respectful with the building than the present design, since the proposal eliminates the fascia signage from the portico. Consequently, a new signage is proposed on the architrave, consisting of non illuminated individual letters.

The proposal will be discussed and agreed with Building Control as part of the Full plans approval process (application submitted, reference to be confirmed).

Reference documents:

- 200mm Heritage Letters.pdf
- A0563-101 Hampstead High Street Basement Existing.pdf
- A0563-102 Hampstead High Street Groundfloor Existing.pdf
- A0563-103 Hampstead High Street First Floor (Roof) Existing.pdf
- A0563-111 Hampstead High Street Basement Proposed.pdf

A0563-112 Hampstead High Street Groundfloor Proposed.pdf
A0563-113 Hampstead High Street First Floor (Roof) Proposed.pdf
A0563-121 Hampstead High Street Elevation Existing.pdf
A0563-131 Hampstead High Street Elevation Proposed.pdf