



DESIGN & ACCESS STATEMENT

BARCLAYS BANK, 23/27 Euston Road, Kings Cross, London, NW1 2SB

01: Assessment of the site and its surroundings

The existing building is an operating Barclays branch at 23/27 Euston Road, Kings Cross, London. It is located in a conservation area and is not listed. The existing customer access to the branch is from the corner of Euston Road and Belgrove Street.

The branch is located opposite the train stations St. Pancras International and Kings Cross. There are shops located to both sides of the branch and a hotel above the branch. The branch consists of a Ground Floor and a Basement.

02: Purpose of proposal

In line with current branch deployment Barclays is proposing to update this branch to latest standards. This involves the air-conditioning and CCTV cameras on the front elevation.

Both elevations will be up graded as shown on the application drawings, which include fitting louvers into the fan lights on the side elevation between the glazing bars and fixing new CCTV cameras on the front elevation above the ATMs.

03: How the proposed works relate to the existing building

There is no intention to disturb any of the existing features of the building or to change the character of the building as a whole.

04: Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues:

All works are considered of low impact so no consultation has been held with neighbours.

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

Most of the works will be internal. We will only install louvers in the fan lights of the side elevation and 2 no. new CCTV cameras to the front elevation.

06: Street Impact

The building is unchanged in principle with alterations being minor cosmetic improvements.

Drawing references:

- D8989-041_301 Front Elevation As Existing
- D8989-041_302 Side Elevation As Existing
- D9148-040_401 Front Elevation As Proposed Construction Issue Rev C
- D9148-040_402 Side Elevation As Proposed Construction Issue Rev C



STYLES&WOOD

STYLES&WOOD LIMITED
EXMOUTH HOUSE, 3-11 PINE STREET,
LONDON, EC1R 0JH
T: 020 7713 9900 F: 020 7713 9910
WWW.STYLESANDWOOD.CO.UK

Kings Cross Design & Access Statement

- 1 -