

HSBC BANK

**31 Euston Road
London
NW1 2ST**

Design & Access Statement

13/0334/DAS

February 2015



Site Address: 31 Euston Road, London, NW1 2ST.

Date: 13th February 2015

Contact Details:

Applicant

HSBC Bank PLC
8 Canada Square
London
E14 5HQ

Agent

A & Q Partnership (London) Ltd
The Lux Building
2-4 Hoxton Square
London
N1 6NU
Tel: 020 76132244

Design Intent/Justification:

Externally HSBC intend to install 2 no. new external ATMs to replace the existing ATMs.

Description of Intended Works:

HSBC intend to install replacement external ATMs. There may be minor discrepancies between the existing apertures and proposed apertures as expected with the newer models. As a result of this there may be some minor alterations to the existing building fabric to accommodate the new ATMs. It is also worth noting that the premises at No. 31 Euston Road is located within the Kings Cross St Pancras Conservation Area. As the proposed works are for replacement ATMs and minor building fabric alterations only, impact on the conservation area will be negligible and will improve the accessibility to the DDA height ATM for wheel chair users.

Access:

The current entrance to the branch is via a level approach on the corner of Euston Road and Argyle Street. Access to the building will remain unchanged.

Community Safety:

There will be no impact to community safety.

Accompanying Drawings:

This Statement is to be read in conjunction with:

- 13 0334 PA 00 Block and Location Plan
- 13 0334 PA 01 Existing Ground Floor Plan
- 13 0334 PA 02 Existing Elevation 1
- 13 0334 PA 03 Existing Elevation 2
- 13 0334 PA 11 Proposed Ground Floor Plan
- 13 0334 PA 12 Proposed Elevation
- 13 0334 PA 13 Proposed Elevation 2