

HSBC BANK PLC

**176 Camden High Street
London
NW1 8QL**

Design & Access Statement

14/016/D&A (Revision A)

August 2015

Site Address: 176 Camden High Street, London, NW1 8QL

Date: 27th August 2015

Contact Details:

Applicant

HSBC Holdings plc
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Agent

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Philosophy/Design Intent:

The design intent is to upgrade the existing signage and add one new ATM machine to current HSBC standard.

Description of Intended Works:

Remove old external signage to be replaced and dispose of waste materials accordingly and in an environmentally considerate manner where possible. Install one new ATM machine in new structural opening. Upgrade all external signage.

The proposal is to install two halo illuminated fascia signs to the side elevations, with a non-illuminated HSBC lettering and logo above the entrance door. The existing entrance portal is to be tiled in cream coloured tiles to match those below the existing windows; this also serves as an anti-graffiti measure, which has been a problem in this location (see External Photosheet submitted with the application). The window above the existing boxed out entrance portal is to be boxed out flush with the portal below, to remedy the existing pigeon roosting problems.

The existing double glazed entrance doors are currently experiencing problems due to unsociable behavior, and the letterbox to the side of the entrance portal is not accessible to the disabled. The proposal is to replace these with a single glazed door and side panel with letterbox, which will be DDA compliant.

The existing MOE side door and shutter are also to be replaced due to rust from unsociable behavior.

The existing stone fascia panel is to be refinished with a sprayed on slurry coat of stone dust and cement to hide the damage from old sign fixing plugs that have been removed.

The property landlords, London Underground Limited, have approved the proposed installation of an additional external ATM machine.

Impact on neighboring properties:

The upgrading work will only serve to benefit the surrounding establishments as it will help keep up the appearance and maintenance of the property.

Key access issues of the design:

- a. **Approach** - The branch is accessible from the street
- b. **Parking** - There is no parking for the general public outside the branch.
- c. **Entrances** - There is one main entrance from the corner of Camden High Street and Kentish Town Road, this will remain unchanged.
- d. **Horizontal circulation** - There is no layout change.
- e. **Vertical circulation** - Circulation remains the same.
- f. **Emergency Egress** - As existing.

Environmental considerations:

All materials will be sourced and disposed of in the most environmentally friendly manor possible at the time of specification and construction.

This statement is to accompany drawings:

HSBC Camden Town 14 016 PA 00 (-) Location & Block Plan.pdf
HSBC Camden Town 14 016 PA 02 (-) Existing Ground Floor Plan.pdf
HSBC Camden Town 14 016 PA 04 (-) Existing Front Elevation.pdf
HSBC Camden Town 14 016 PA 05 (-) Existing Side Elevation.pdf
HSBC Camden Town 14 016 PA 10 (-) External Photosheet.pdf
HSBC Camden Town 14 016 PA 22 (B) Proposed Ground Floor Plan.pdf
HSBC Camden Town 14 016 PA 24 (C) Proposed Front Elevation.pdf
HSBC Camden Town 14 016 PA 25 (B) Proposed Side Elevation.pdf
HSBC Camden Town 14 016 PA 26 (B) Details at Entrance.pdf
HSBC Sign Details.pdf