

Design and Access Statement for proposed alterations to the listed building at Lloyds Bank, 40 Rosslyn Hill, Hampstead, London NW3 1NL, to remove external signage and an external ATM.

This branch of the Lloyds Bank is to close. As a result, the external signage and the external ATM are to be removed. The extent of the proposed alterations are very limited and therefore the extent of this Design and Access Statement is similarly limited.

Use

The property is currently a bank. The future use is not known. Any change will be subject to a separate planning and listed building consent application.

Amount

The proposals do not affect the amount of building structure.

Layout

The layout of the building is unaffected.

Scale

The scale of the building is unaffected.

Appearance

A hanging projecting sign and bracket are to be removed. The redundant fixing holes will be filled with lime mortar to match the brickwork and stonework as closely as possible. An over-ATM-area security camera and the branch address plaque adjacent to the entrance doors are to be removed and any redundant fixing holes will be filled with lime mortar to match the stonework as closely as possible. An over-ATM light will be removed and the fixing holes in the window frame will be made good using wood filler. An over-ATM tablet sign and adjacent notice are to be removed. The external ATM will be removed along with the plywood panel through which it is fitted. A single, plain plywood panel will be fitted, to be stain-finished to match the existing panel. Replacing the ply panel will allow an ATM to be more easily reinstalled, if required/necessary, subject to the future use of the property and a further planning and listed building consent application. A small sign will be removed from the letterbox and any residual adhesive will be cleaned off. The 'Lloyds Bank' signs and the metal back panels to which they are fitted will be carefully removed from the ground-floor window-cill-level decorative metalwork.

Access

Access to the building and the surrounding amenities are unaffected.

Social Content

The bank is to close. Since the bank is to close there is no purpose in having signage to attract customers to the property, it would be misleading. Similarly, when the branch closes it will not be possible to service the machine and so the ATM is to be removed.