



Design & Access Statement
Barclays - Hampstead High St
28 Hampstead High Street,
Hampstead, London
NW3 1QB



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Introduction

This statement has been prepared in order to support an application for the refurbishment and upgrade of Barclays Bank, 28 Hampstead High Street, Hampstead, London. The building is Grade II Listed and is situated within a Conservation Area. The proposed work in this three storey property is for internal refurbishment ground floor only and new external signage for the external ATMs.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.

1. Proposal Amount:

The building has been a Barclays Bank for a number of years, serving the local community during this time. This building is in a prominent central location alongside other businesses and financial institutions within an established town centre community.

The intention externally is to:

- Installation of new external signage above external ATMs
- Installation of new white vinyl on the windows (above the external ATMs) and external ATM area.

The intention internally is to:

- Renew finishes to the banking hall and consultation room and most of the customer facing areas to include new floor finishes and re-decorate existing walls.
- Installation of new marketing posters and signage in the banking hall.
- Relocation of some existing marketing posters in the banking hall.
- Removal of section existing stub partition.

2. Layout:

Access: Access to the property will remain unaffected by the proposals and will therefore; continue to be via the main entrance, as used currently.

Character: The proposals are intended to respect and preserve the layout of the property and conserve the overall appearance of the building within its designated Area of Conservation.

This is an existing building on Hampstead High Street, with restricted on street parking outside. For movement to, from and within the development - there is no change and the proposals will not impact on the means of travel.

With regard to environmental sustainability, there is no drastic change of material to the external fabric or biodiversity change from the proposed works to cause effect or change to the environment.

3. Scale:

As this is primarily an internal fit-out, the demise will be retained as existing on all floors, the demise will be retained as existing on all floors.

There is no change to the environmental design to affect natural surveillance for community safety.

Whilst protection and enhancement of the natural and built environment of the Hampstead Conservation Area would be considered a priority; there is a need to care for and enhance the existing built environment to preserve its character.

4. Landscaping

The proposals do not entail any new external works, either as soft or hard landscaping.

5. Appearance

The proposal seeks to enhance the overall appearance of the branch by updating its brand presence. The overall appearance will not detract from the street elevation seen from Hampstead High Street.

Impact and Evaluation

The impact of the proposed works would not affect the commercial or social environment, as there is no drastic change to the existing building. The internal work is designed not to affect the historic listed structure but be similar to the existing, proposed partitions will be constructed to the same height as the existing and any fixings will be carried out in a similar way to the existing. The existing ceiling to the banking hall area will be retained. Any removed elements will be made good to match existing or redecorated in line with the proposed finishes. The proposals are intended to respect and preserve the overall street scene and enhance the internal layout. There is therefore no adverse effect to the natural, built or historic environment.