

HSBC UK BANK PLC

**HSBC UK Covent Garden
16 King Street
London
WC2E 8JF**

Heritage Statement

21035 126 PA111 Heritage Statement

November 2022

Site Address: 16 King Street, Covent Garden, London WC2E 8JF

Date: 7th November 2022

Contact Details:

Applicant

HSBC CRE
30th Floor
8. Canada Square
London
E14 5HQ

Agent

A & Q Partnership (London) Ltd
Hamilton House
6 Nantillo Street
Poundbury
Dorchester
Dorset DT1 3WN
Tel: 01305 267120

Introduction:

This document should be read in conjunction with the submitted application form, drawings and associated supporting documents.

Listed Status of Building:

Grade II
List Entry Number: 1357199
Statutory Address: 16, King Street

Heritage Building Information:

TQ 3080 NW CITY OF WESTMINSTER BEDFORD STREET, WC2 72/52 15.1.73 Nos. 27 and 28
(Including No. 16 King Street)

G.V. II

Corner block of commercial premises with residential accommodation above. 1861-62 with No. 28 added 1872-73 and No. 16 King Street a c.1800 refronting of earlier house. Stucco and painted brick with stucco dressings, slate roofs. Italianate detailing. 4 storeys. Single window bays flanking bowed tripartite window corner and outer bays once again tripartite. 3 windows wide front to No. 28. Altered ground floors. Upper floors have single and tripartite recessed sashes, framed by Ionic pilasters with entablatures and by Doric ones on 2nd floor carrying open pediments, 3rd floor windows with plain architraves. Window bays divided by rusticated pilasters, carrying bracketed cornice and blocking course. No. 28 similar but with windows close set and large console brackets to bold cornice and blocking course. No. 16 King Street has a 2-window wide stock brick front with slate mansard. Altered ground floor. Recessed glazing bar sashes under flat gauged arches to upper floors. Parapet with coping.

Design/Description of Development:

The proposed development requires very light works to replace some existing self-service machines with new more advanced devices that provide the branch with several benefits. Upon reviewing the capacity of the new machines, the bank deems three internal machines are sufficient. To accommodate this a minor works with minimal impact as the majority of the interior is modern.

On the exterior, both of the existing machinery are also being replaced with one. This has the benefit of improvements for security and maintenance, allowing the bank to simplify sourcing repairs.

As part of HSBC's commitment to customer safety and security we are applying for a new CCTV camera to cover the external machine

Character:

We do not envisage these proposals to have any physical impact on the building. There will be no loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. The replacement of the shopfront fabrics is reduced to modern elements.

The reconfiguration of the internal layout is relatively limited using materials and finishes similar to those used in previous layout changes in the past.

Key issues of the design:

-Approach – no alternation to existing approach

-Entrance – the existing entrance to the building will be unchanged

-Existing Appearance – the character and external appearance will retain unchanged

-Signage – new signs are proposed to external machine

-Internal Appearance – there will be minor work in adjusting the existing partition for the new machines

-Additional material information – the new machines will provide an improved service experience

This statement is to accompany drawings:

21035 126 PA 01-Existing Ground

21035 126 PA 04-Existing Machine 1

21035 126 PA 05-Existing Machine 2

21035 126 PA 21-Proposed Ground

21035 126 PA 25-Proposed Machine

Plan (Block)1:500 & Plan (Location)1:1250

21035 126 PA 110 Design and Access Statement