

HSBC UK BANK PLC

HSBC UK Watford

73-75 High Street

London

WD17 2DS

Heritage Statement

21035 243 PA210 Heritage Statement

October 2022

Site Address: 73-75 High Street, Watford, London, WD17 2DS

Date: 26th October 2022

Contact Details:

Applicant

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Agent

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1.1 Introduction:

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

1.2 Listing Status of Building:

HSBC Watford occupies two properties which are linked internally. One of the buildings, No 73, is Grade II Listed although the site falls outside of a Conservation Area. The official listing of the Grade II building reads as follows.

HIGH STREET (North-east side), No 73 - List Entry Number :1348091

Circa 1905 bank. Single storey banking hall with offices to rear. A sophisticated Baroque Revival design achieving a monumental scale despite the actual size of the building and the narrowness of the site. The forebuilding is faced in horizontal grooved Portland ashlar. Triumphal arch entrance front of Roman Ionic engaged columns on pedestals and archivolt arched doorway. Richly carved festoons above the window and doorheads. Entablature with panelled parapet and central section of balustrading. Behind and with its front pediment lined up on the balustrade of the forebuilding's parapet, rises the centrepiece of the banking hall. This is built in stone, on a Greek cross plan with very shallow, pedimented breaks to each front and bulbous-based, lead clad, shallow saucer dome with vase finial. The exposed side elevation below the pedimented attic is faced in brick and has a stone architrave window with cartouche keystone and elongated shallow consoles supporting moulded cornice. Plain brick office range to rear with Portland stone coping to wall head carried through from Greek cross centrepiece.

1.3 Design/Description of Development:

HSBC UK is currently rolling out a programme to review and replace its existing internal and external ATM devices for new more advanced machines.

This application is to replace the two existing external ATMs for a single new machine together with internal alterations to the branch to accommodate other new multi-functional devices. The body of the existing external devices are within the branch and pass through the shopfront glazing. The single new device will replace one of the existing machine locations and will pass through the shopfront in a similar way.

The glazing around the ATM is to be replaced with new glass to accommodate the single machine and will be provided with a black finish. New ATM signage will be installed to the window glazing surrounding the replaced external devices.

Internally the self-service machine wall is to be remodeled to provide multi-functional devices. Where machines are to be removed or replaced the modern partition wall will be made good or replaced as required. Elsewhere within the banking hall two self-service machines are to be removed and the area made good. The proposed works are considered to have no negative impact on the character or significance of the Grade II Listed building.

1.4 Key issues of the design:

- a. Approach:** The approach to the building will remain unchanged.
- b. Entrances:** The main entrance to the bank will remain unchanged.
- c. External Appearance:** The proposal seeks to replace two existing ATMs and associated signage for one new device in the same location. The replaced glass will be finished black instead of the existing white. The appearance of the proposals will be in keeping with the existing shopfront.
- d. Signage:** External HSBC signage will be replaced with new simplified versions resulting in a decluttered appearance and maintained in a condition in accordance to the standard conditions set out in the control of advertisement regulations 2007.
- e. Impact on Character:** The impact of the works on the character of the building and wider Conservation Area is considered to be neutral. The device locations and materials to be used are in keeping with the existing situation.