



Heritage Statement

Barclays – Crouch End

8 The Broadway

Crouch End

London

N8 9SX



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Barclays – 8 The Broadway, Crouch End, London, N8 9SX

Introduction

This statement has been prepared in order to support an application for the decommission Barclays Bank, 8 The Broadway, Crouch End, London. The building is Grade II Listed and is situated within Crouch End Town Centre Conservation Area. Externally, the proposed work in this three-storey property is as follows; from the front elevation all existing signage to be removed and made good; existing ADT alarm panel to be removed and made good. From the side elevation; all existing signage to be removed and made good; existing external grade security camera with dome to be removed and made good; Existing redundant letter box to be sealed internally; Existing external ATMs to be removed and existing apertures to be infilled with rendered blockwork and decorated to match existing; Existing external lighting above ATMs to be removed and made good; Existing dark blue vinyl to be removed and made good; Existing night safe to be removed and existing aperture to be infilled with rendered blockwork and decorated to match existing.

Internally the proposed work is as follows; Existing Barclays fittings to be removed from all floors; Existing cashiers counters to be removed from the ground floor; Some existing modern stud and glazed partitions removed from ground floor; Existing loose furniture removed from all floors.

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.

Appraisal:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1263663

Date first listed: 16-Jan-1981

Location:

Statutory Address: BROADWAY HOUSE, 1-4, BROADWAY N8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey (London Borough)

BY109140 Barclays Crouch End – Heritage Statement

Parish: Non Civil Parish

National Grid Reference: TQ 30124 88298

Details

1. 5015 BROADWAY N8 (east side) ----- TQ 3088 33/292 Nos 1 to 4 (consec) II Broadway House)

2. GV

1936-37 by Dawe and Carter. Forms part, with Hornsey Town Hall and the Electricity Board building, of group around a small green.

Light pinkish brick with stone dressings. West part of two tall storeys, five windows with canted corner to main road, three-bay return. Tall first floor windows in architraves with carved relief panels below detracting the uses of gas. Modern showroom below. Three-storey, four window plainer left section has corner entrance in rusticated architrave. Stone coped parapets, flat roofs.

Listing NGR: TQ3012488298

Resource from - <https://historicengland.org.uk/listing/the-list/list-entry/1263663?section=official-list-entry>

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 as follows:

- All existing signage to be removed and made good
- existing ADT alarm panel to be removed and made good
- All existing signage to be removed and made good
- existing external grade security camera with dome to be removed and made good
- Existing redundant letter box to be sealed internally
- Existing external ATMs to be removed and existing apertures to be infilled with rendered blockwork and decorated to match existing
- Existing external lighting above ATMs to be removed and made good
- Existing dark blue vinyl to be removed and made good
- Existing Night safe to be removed and existing aperture to be infilled with rendered blockwork and decorated to match existing.

The intention internally is as follows:

- Existing Barclays fittings to be removed from all floors
- Existing cashiers counters to be removed from the ground floor
- Some existing modern stud and glazed partitions removed from ground floor
- Existing loose furniture removed from all floors.

2. How the proposed works relate to the existing building

Works to the bank involve works to the basement, ground floor, and first floor only. On ground floor the cashiers counters, stud and glazed partitions to be removed are themselves all modern. On all other floors, the furniture and Barclays fittings to be removed are themselves all modern.

The original building fabric will not be altered, removed, or concealed. All existing original features will not be affected by the proposed works.

The proposed works are intended to return the building to pre-Barclays occupation as much as it is possible preserving the listed building status.

3. Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues

No discussions have been made with neighbours in relation to the proposals. The works are not considered to have any adverse impact on neighbours.

4. Explanation of the scale, height, width and length of the proposal and its relationship to the existing building

The strip out works will be accommodated within the footprint of the bank.

The works are not considered to have any adverse impact to the existing appearance and amenity of the application site and that of its neighbours.

5. Consideration given to accessibility to and between parts of the proposed works including disabled access

No change is proposed that will affect the existing access.

6. Relationship between the proposed works and public routes and impact if any

No change is proposed that affects public routes.

7. Landscaping treatment or other treatment to enhance and protect existing amenities

Landscaping or other treatment is not considered appropriate in order to preserve the existing situation.

8. Materials proposed, their use, and maintenance where applicable

Existing external ATMs to be removed and existing apertures to be infilled with rendered blockwork and decorated to match existing; Existing external lighting above ATM to be removed and made good.

Existing night safe to be removed and existing aperture to be infilled with rendered blockwork and decorated to match existing.

All works are intended to involve the minimum intervention and to be reversible in the future, allowing the building to evolve and maintain the possibility of new uses or layouts within the context of its listed status.

9. Street impact

No change is proposed that affects the street scene.

10. Sustainability of the proposal and energy efficiency

No changes are proposed for the existing ventilation system.

11. What provision has been made for the storage of waste and recyclable material?

No change is proposed that affects the existing storage of waste.