

HSBC BANK PLC

**HSBC Reading
26-28 Broad Street
Reading
RG1 2BU**

Heritage Statement

21035 PA101 Heritage Statement

September 2022

Site Address: 26-28 Broad Street, Reading, RG1 2BU

Date: 07th September 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 UID: 11135564 (source: Historic England)

QUEEN VICTORIA STREET 1. 5128 Nos 1 to 31 (odd) Nos 2 to 32 (even) SU 7173 NE 1/558 SU 7173 SW 2/558 SU 7173 SE 3/558 SU 7173 12/558 II

Heritage Building Information:

2. Including Nos 148 and 149 Friar Street and Nos 24 to 28 and 35 to 37 (consec) Broad Street. A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables.

Heritage Building Information and Significance:

The premises at No.26-28 Broad Street is significant with its architectural features as mentioned above. The property is located in the busy shopping area of the town and holds a prominent position on the corner of Broad Street and Queen Victoria Street which includes buildings of varying styles and designs. It is also worth noting that the building is sited within the Conservation Area further emphasising its significance and architectural merit and contribution to the local area.

Design/Description of Development:

The proposed development requires very light works to replace some existing self-service machines externally and internally with new more advanced devices that provide the branch with several benefits.

On the interior, some of the existing machinery is being replaced with new devices. This has the benefit of improvements for security and maintenance, allowing the bank to simplify sourcing repairs. To accommodate this a minor works to the existing partition is needed with minimal impact as the majority of the interior is modern.

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