

HSBC BANK PLC

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

Design & Access Statement

20 071 PA100 Design & Access Statement

April 2021

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

Date: 30th April 2021

Contact Details :

Applicant

HSBC CRE
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8. Canada Square
London
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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 Design/Description of Development:

HSBC are vacating and surrendering part of the building back to the landlord(s). The landlord(s) or new tenant will submit a separate application in the future to reinstate a staircase and redevelopment of the site once HSBC has vacated the building.

Within the building the applicant will remove all demountable partitions, fixtures & fittings and furniture. In addition to this the external machines and external signage will be removed. Following the removal of the external machines, the existing section of shopfront glazing will be replaced with new and the existing fire escape door will be adapted to be openable and lockable from both sides. All retained finishes will be made good to match existing following the removal of the existing fascia signage and projecting sign.

Other works include the separation of the unit to form two separate units. The existing openings between each unit will be infilled with masonry with walls to receive plaster finish and skirting to match existing.

1.3 Key issues of the design:

- a. Approach:** The approach to the building will remain unchanged.
- b. Entrances/Access:** The main entrance to the bank along Broad Street will remain unchanged. The existing escape door along Queen Victoria Street will remain secure and adapted to be operational to allow for both access and egress.
- c. External Appearance:** All HSBC signage to this part of the building will be removed but otherwise the external appearance will remain unchanged.
- d. Community safety:** The proposal does not affect community safety.
- e. Signage:** All remaining HSBC signage will be retained and maintained in a condition in accordance to the standard conditions set out in the control of advertisement regulations 2007.
- f. Environmental Sustainability:** Where possible sustainable methods will be used during the works including the recycling of removed material / furniture from site.