HSBC BANK PLC

HSBC Reading
26-28 Broad Street
Reading
RG1 2BU

Design & Access Statement

20 071 PA110 Design & Access Statement

September 2021

Site Address: 26-28 Broad Street, Reading, RG1 2BU
Date: 17th September 2021

Contact Details:

Applicant	**Agent**
HSBC CRE 30th Floor 8. Canada Square London E14 5HQ	A & Q Partnership (London) Ltd Hamilton House 6 Nantillo Street Poundbury Dorchester Dorset DT1 3WN Tel: 01305 267120

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:

The proposed development is a light refurbishment of the existing branch of HSBC which includes the reconfiguration of the internal layout including decorations, replacement floor finishes and replacement graphics and marketing. In addition to this, following the removal of existing external ATMs which formed part of the separation works under approved application 210678, HSBC intends to reinstate 2no. external devices within the retained element of the building along the Queen Victoria Street elevation so that existing services can continue for the general public and its customers. The height and thickness of the existing stall riser will be reduced to accommodate the new machines. A new section of white aluminium shopfront with black glazing will also be installed in this area.

Externally all existing signage will be replaced with new, comprising of new fascia signage, new projecting signs, consolidated name plate and ATM header signage which will be covered by a separate advertisement consent application. The new signage has been simplified which will enable the façade of the building to become less cluttered.

1.3 Key issues of the design:

a. **Approach:** The approach to the building will remain unchanged via Queen Victoria Street or the pedestrianised Broad Street.

b. **Entrances/Access:** The main entrance to the bank along Broad Street will remain unchanged.

c. **External Appearance:** The proposal seeks to improve the appearance of the building which includes the redecoration of existing window and door frames including the cleaning of existing marble/stonework.

d. **Community safety:** The proposal does not affect community safety.

e. **Signage:** All 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.

f. **Environmental Sustainability:** Where possible sustainable methods will be used during the works including the recycling of removed material / furniture from site.