

HSBC BANK PLC

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

Heritage Statement

20 071 PA101 Heritage Statement

September 2021

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

Date: 17th September 2021

Contact Details:

Applicant

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30th Floor
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Agent

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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 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 LBC 210679, 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 be continued 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.

In addition to this, the existing ground floor windows and entrance door frames showing signs of wear and damage will be resprayed. Existing marble and stone work will be cleaned up to first floor level with areas of stonework damaged over the years or from the removal of existing signage will be repaired, further enhancing the buildings appearance.

Below is a brief summary of the works by floor and should be read in conjunction with submitted plans:

Ground Floor

- Replacement floor finishes
- Walls and bulkheads redecorated
- New marketing and furniture
- Replacement suspended and feature ceiling
- Removal of stud partitions
- Install floor box sockets to customer positions
- New partitions to form accessible wc, customer meeting room and external machine service room
- Modify existing stall riser to accommodate 2no. external ATMs

First Floor

- Replacement floor finishes
- Walls and bulkheads redecorated
- New marketing and furniture
- Open up previously blocked up walls
- New partition and door
- Install floor box sockets to customer positions

Second Floor

- Replacement floor finishes
- Walls and bulkheads redecorated
- New marketing and furniture
- Remove redundant furniture

Third Floor

- Replacement floor finishes
- Walls and bulkheads redecorated
- Replacement suspended ceiling
- Remove existing partition
- Remove redundant furniture
- New furniture and kitchen units

External

- Respray existing window and entrance door frames white
- Redecorate existing timber doors
- Deep clean façade up to first floor level
- Replacement signage and window graphic
- Installation of 2no. external ATMs

Character:

The aforementioned works will not impact upon the structure's heritage or character of this grade II listed building. The reconfiguration of the internal layout is relatively limited using materials and finishes similar to those used in previous layout changes in the past.