

HSBC BANK PLC

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

Heritage Statement

20 071 PA101 Heritage Statement

April 2021

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

Date: 30th April 2021

Contact Details :

Applicant

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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:

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.

Character:

The proposed works will not compromise the character of this grade II listed building. The internal walls and flooring (e.g. plaster and floorboards) will be retained. No external features will be disturbed or removed as part of this proposal.

NOTE: There is no proposed structural works or any work that directly affects the existing structure or any existing original historic features of the building.