

Design, Access & Planning Statement

Halifax Bank – 65-67 Broad St, Reading, RG1 2AF

Project No: 14177

2 Callaghan Square
Cardiff
CF10 5BT
t: 029 2034 2688
www.darntonb3.co.uk
25th Sept 2020



Broad St Elevation

Description / Scope of Works

Internal Works

The branch is to undergo a refurbishment of the ground floor banking hall and self-service facilities. These works are the subject of listed building application ref no. 201247.

The impact of the internal works is that additional ventilation and air conditioning will be required in the ATM room due to increased heat loads.

It is proposed that a new single floor mounted air conditioning condenser unit is installed at GF floor level within the enclosed yard at the rear of the building.

The new condenser will be sat on a 'big foot' frame to lift it up off the floor in case of any water ponding.

It is also proposed that the unit sit in a vandal proof protective cage.

The pipework will penetrate the GF rear red brick wall of the 'modern' extension, transfer into the GF ceiling void and span to the ATM room within the void.

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Listing Information *(Historic England)*

67 AND 68, BROAD STREET

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113405

Date first listed: 14-Dec-1978

Statutory Address: 67 AND 68, BROAD STREET

Location

Statutory Address: 67 AND 68, BROAD STREET

The building or site itself may lie within the boundary of more than one authority.

District: Reading (Unitary Authority)

National Grid Reference: SU 71334 73470

Details

BROAD STREET 1. 5128 (North Side)

Nos 67 and 68 SU 7173 SW 2/412 II 2. 1890s or circa 1900. In a Norman Shaw manner. 3 storeys and attic. Grey brick with red brick quoins and terracotta decorative band with dentil strips over 2nd floor. 2 storey recessed bay of 5-lights to left with stucco decoration, small pane upper windows and pediment to centre windows. Similar treatment to right, 2nd floor only (1st floor lopped off for slightly later shop window with carved pairs of fascia brackets). Carved stucco scroll brackets to cornice, entablature with stucco acanthus decoration. Central rainwater head. Mansard tile roof with dentil purlin and 2 corniced dormers of 2 lights (glazing bar sashes) flanking panel. Crested ridge, end chimneys, coped verge. Modern ground floor shops. Included as interesting examples of the Norman Shaw style.

Listing NGR: SU7133473470

Heritage Statement

There are no heritage building or conservation architecture elements in this part of the building.

The proposed external location is not overlooked due to the high walls of the rear yard and so is not considered to be detrimental to the appearance of any listed buildings.

The focus of the listing is specific to the upper floor elevation of no. 67 Broad Street.

The proposed condenser location is specifically chosen so as not to impact the upper floors of no. 67.

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Contextual Photos



Front Elevation and Aerial View courtesy of Google.
Aerial image notes the proposed plant location as the red square.

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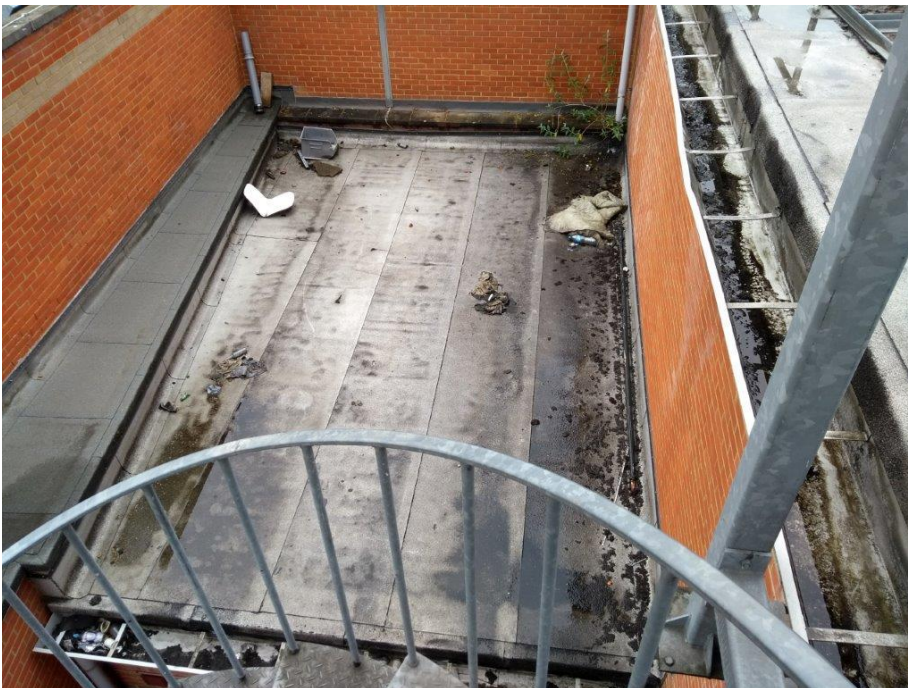


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