

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
04th June 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 include the taking down of some partitions to the internal self-service wall, the existing interlock door access to the secure ATM room area and the end wall of that same room.

New partitions will be formed to create a new interlocked door access route to the ATM room, along with a new secure modular wall installation to reform the self-service wall. Internal self-service wall alterations to include replacement of 2no. 6627 ATM's with 3no. new 6684 MFD Units.

All partitions are modern, lightweight construction & not considered heritage sensitive.

The remaining ATM and 1no. of the MDF units will be set at low level, wheelchair accessible height.

The rest of the refurbishment is limited to new floor and wall finishes, some new fixtures and fittings and new furniture throughout.

External Works

The existing external ATM is to be secured internally with a new partition wall enclosure. The partition behind the shopfront will span from floor to structural soffit and will be concealed from view externally by solid grey window film applied to the shopfront glazing on the inside face. Again this is not considered heritage sensitive as the grey film will suite with the grey of the stonework of the upper floors and is sympathetic to the surroundings.

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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

The proposed internal works will affect modern lightweight partitioning within the customer facing banking hall area only and will have no adverse effect on the building fabric. The general internal fit out is modern, therefore no heritage features of any kind are affected by the works proposed.

The focus of the listing is rightly on the upper floor elevation of no. 67 Broad Street. The works to film the glazing of the shopfront below are considered to be sympathetic to the rest of the building in that the colour chosen is neutral and similar to that of the stonework of 65 Broad Street.

The upper floors of the premise will remain unaffected externally.

Access

There is currently level access into the branch off pedestrianised Broad Street via automated, open in double doors - no changes are proposed. All banking services within the branch are fully accessible rooms & an open plan banking hall.

The external ATM works proposed, present the ATM bezel at wheelchair accessible height.

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Contextual Photos



ATM glazing to be filmed out.



ATM to have new wall enclosure built around it



General internal finishes and fit out to be replaced.

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Existing internal self-service wall to be replaced.



General internal finishes and fit out to be replaced.

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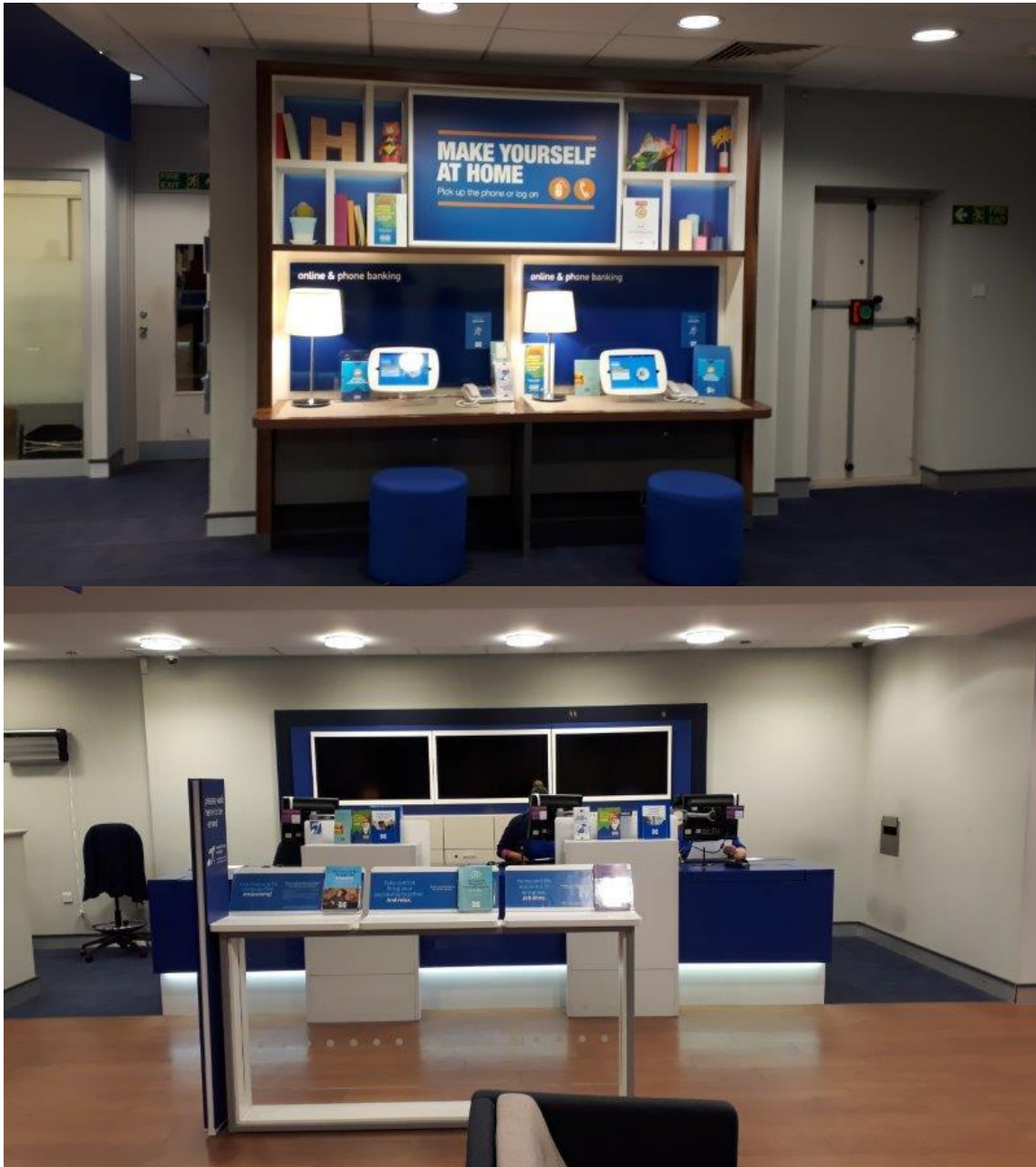
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