

Design, Access & Heritage Statement

2 Callaghan Square
Cardiff
CF10 5BT
t: 02920 342688
www.db3group.com

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

Project No: 17649
Revision : First Issue

21/05/2024



Broad St Elevation

Description / Scope of Works

Internal Works

The branch is to undergo external fabric maintenance and repair as part of the Lloyds Banking Group Wind & Watertight Programme 2024.

These works include like for like redecoration of timber frame and fascia elements to the front elevation, pitched roof missing or damaged tile repair, rear flat roof parapet wall flashing replacements and finally the replacement of the roof lining material of a small rear flat roof area.

Design & Access Statement

The existing premise in terms of its current design and access will not be affected.

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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 Impact Statement

The works to attend to the external fabric maintenance of this premise is seen as essential repair to maintain the quality and character of this listed building for the next 10 -15 years.

The redecoration of timber elements is to be carried out in a careful and sensitive way, using the appropriate external timber paint of a like for like colour to the existing.

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The roofing works to the original pitched roofs over the front of the building are proposed to allow for the retention of the existing tiles with limited repair and introduction of new tiles only where necessary. New tiles will be sourced to match exactly the existing slate and clay tiles in shape, colour and texture.

The flat roofing works are essential due to water ingress. New materials will match the existing in colour.

The works as described will in no way impact the character of this listed building, or affect the presentation of the building onto the high street.

Contextual Photos



Front Elevation and Arial View drone view.