

30 Queen Victoria Street, Reading, RG1 1TG:

Listed Building Consent Application to Reading Borough Council

In relation with FULL Planning Application 24/0867/FULL:

Heritage Statement

***for the Change of Use from Class E(c)(i) Financial Services,
to 3No Residential Apartments (Class C3 Dwelling houses)
on the first, second and third floors,
and Class E - Retail Use on The Ground & Basement Levels.***

For MCD International Ltd

17th October 2024 – Listed Building Consent Application

Ian Benbow, RIBA Chartered Architect.



Site Location - Aerial View

30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect



30 Queen Victoria Street (formally part of HSBC Banking Building) :

30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect



30 Queen Victoria Street - Existing Retail Shop Front:

30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect



Existing Ground Floor Level – Existing Retail Unit – Looking towards Queen Victoria Street:



**Infill
Blockwork
Built by
HSBC
in 2018**

Existing Ground Floor Level – Existing Retail Unit – Looking East :

30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect



Typical existing first, Second & Third Floors – Looking towards Queen Victoria Street:

30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect



**Infill
Blockwork
built by
HSBC
in 2018**

Typical First, Second & Third Floors – Looking East towards the light well:

30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect

The Proposals:

This document to be read in conjunction with the original planning application, which includes drawings of the existing building and the proposed division on the first, second and third floors to three apartments.

**The application site is part of Grade II Listed Buildings,
35-38, Broad Street, 24-28, Broad Street, 2-32, Queen Victoria Street, 148,149 and 150,
Friar Street, 1-31, Queen Victoria Street. The site is not within a conservation area;**

No 30 Queen Victoria Street was previously part of The HSBC Bank, which is located on the corner of Queen Victoria Street & Broad Street.

This section of the building was sold off by HSBC under auction in October 2018.

This section of the building does not presently contain a staircase.

There are No Original Fittings or Fixture remaining in the property.

Existing Sash Windows will be preserved and restored accordingly.

The proposal is to install a new staircase throughout the building, and then to Convert the existing First, Second & Third Floor Levels (previously Banking Offices) to 3No One Bedroom Apartments, ie one on each floor level.

A total of 3No New Apartments.

The Apartments have been carefully set out to locate the habitable rooms (ie Living & Bedrooms) on the west elevation to maximise natural daylight and provide views overlooking Queen Victoria Street.

The Kitchens have been located on the east elevation overlooking the internal light well, which will provide natural light and ventilation. The new Staircase is also located on the east elevation, and will also have natural light and ventilation.

Each apartment will have internal and secure storage space for 1No Bicycle.

Each apartment will have a cupboard for household waste recycling and storage.
Household Waste will be taken to a designated collection point on agreed RBC Waste Collection Days.

The Ground Floor Accommodation is proposed to be let in the future as a Retail Unit, under planning Class E.

The Existing Basement will become Ancillary Retail Space, including:

- Retail Storage.
- Staff Toilets & Facilities.
- Retail Recycling & Waste Storage Area.
- Bicycle Storage for Retail Staff (a 4No Bike Rack is shown, but more spaces can be added, depending on staff demand).

Retail Waste will be taken to a designated collection point on agreed RBC Waste Collection Days or possibly by other private collectors.

The existing external appearance of the building will not change, other than the installation of a new front door at The Ground Floor Level to provide means of access to The 3No Apartments above.

The Shop Front has also been redesigned in accordance with specific requirements The Reading Borough Councils Conservation Officer. The proposals have been agreed in principal.

The New Shop Front is to be built and fitted with hardwood timber frames.

The two new doors are to reflect the design and proportions of the adjacent door to The HSBC Bank.

These will be built in timber and glass.

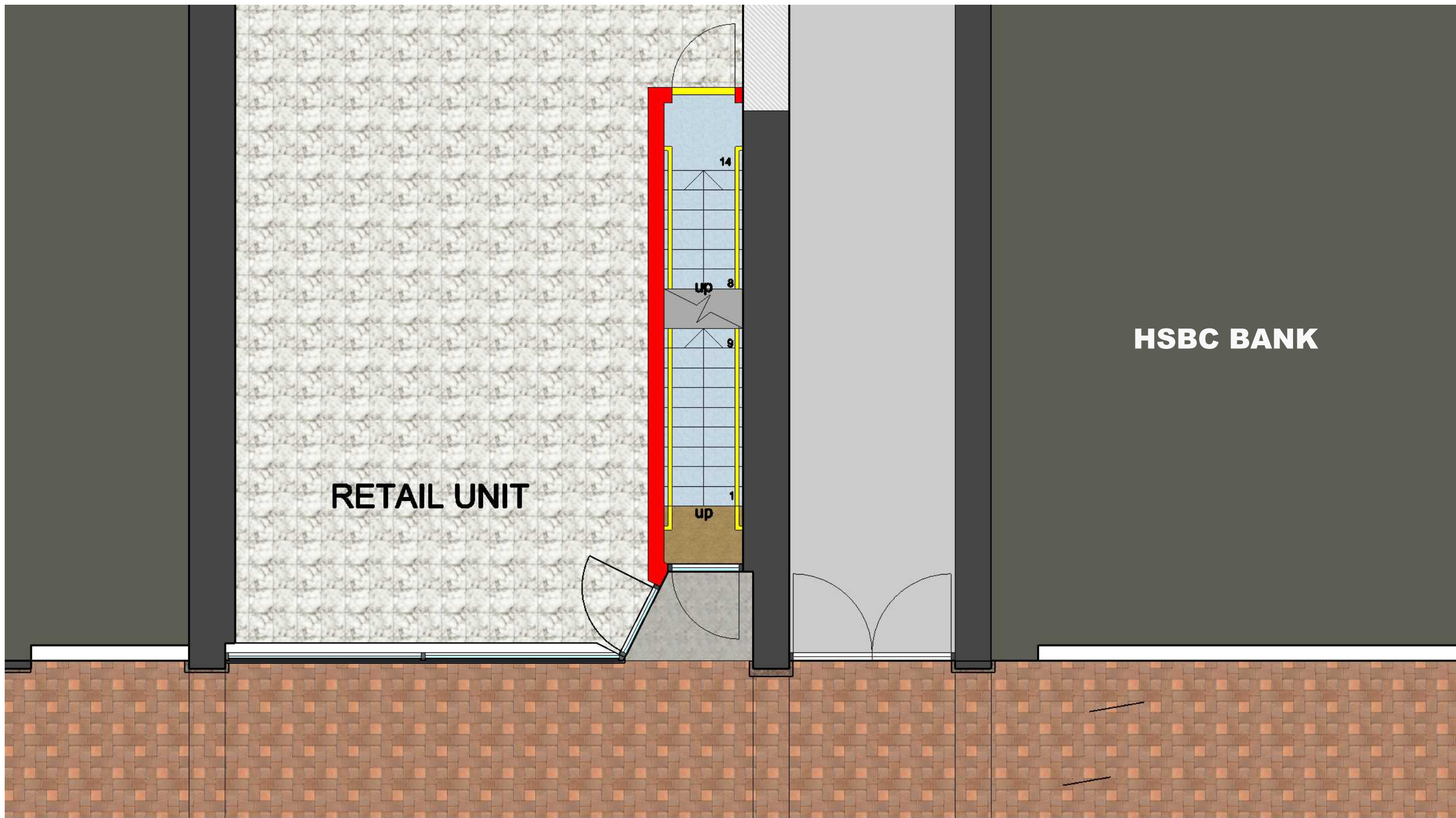
All Internal Proposals will be subject to Building Regulations Approval.

Please refer to Draft Building Regulations Specification.

Existing & Proposed Gross Floor Areas:

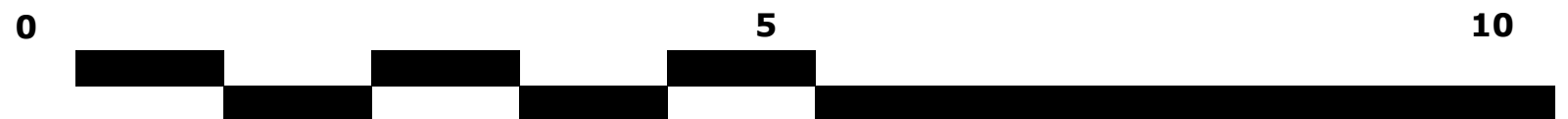
Existing	Function	Gross Floor Area M²
Basement	Bank Basement	101.00
Ground Floor	Banking Hall	101.00
First Floor	Banking Office	85.00
Second Floor	Banking Office	85.00
Third Floor	Banking Office	85.00
Total Gross Floor Area =		457.00

Proposed	Function	Gross Floor Area M²
Basement	Retail Basement	101.00
Ground Floor	Retail Shop Unit	101.00
First Floor	1No Apartment	85.00
Second Floor	1No Apartment	85.00
Third Floor	1No Apartment	85.00
Total Gross Floor Area =		457.00



30 Queen Victoria Street, Reading :
Proposed Revised - Entrance & Retail Unit Plan :
1:50 @ A3

Ian Benbow, RIBA Chartered Architect





- Hard Wood Cill
- Existing Granite Wall reduced in height
- Timber Framed Shop Window
- Entrance Door to 3No Apartments above
- Entrance Door to Retail Unit
- Existing HSBC Doors

30 Queen Victoria Steet, Reading : Proposed Revised - Entrance & Shop Front Design :

1:50 @ A3

Ian Benbow, RIBA Chartered Architect





30 Queen Victoria Street – Shop Front Proposed View



30 Queen Victoria Street – Shop Front Proposed View

30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect



30 Queen Victoria Street – Proposed Shop Front View



30 Queen Victoria Street - Proposed Entrance Door Detail: