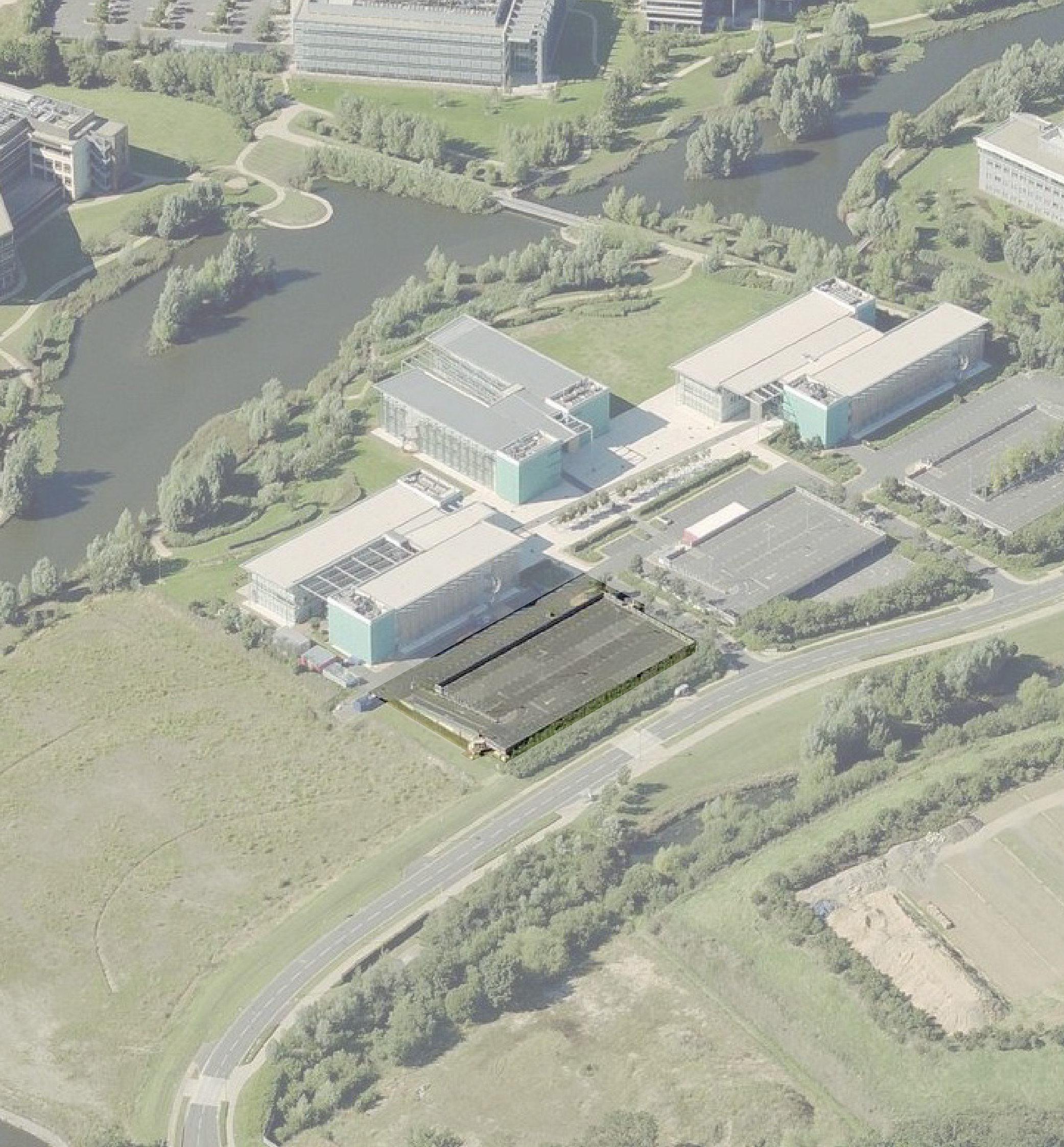




RIDGE

MULTIDISCIPLINE PROPERTY AND
CONSTRUCTION CONSULTANTS

DESIGN AND ACCESS STATEMENT

PROJECT POSEIDON

400 Brook Drive
Decked Car Park,
Reading,
RG2 6UU

January 2023



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PROJECT POSEIDON

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Reading,
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INTRODUCTION

Green Park is located south of Reading town centre and borders the M4 motorway with access from junction 11 and the A33. Green Park covers circa 95 acres with approximately 1.5 million square feet of workspace which has been evolving over 20 years. Within Green Park are on-site amenities (trim trails, walking routes, mature landscaping) enjoyed by around over 7,000 people already working (and now living with the addition of the Green Park Village by Berkeley Homes). The Park has attracted blue chip tenants that include Bayer, PepsiCo, Thales and Virgin Media.

This application is a follow up application on a planning application submitted for '400 Brook Drive' located in the south westerly corner of Green Park. This application is for the decked car park which services 400 Brook Drive and the red line boundary which extends to 550sqm. The purpose of this application is to seek consent for changes required to the application site to suit the requirements of the new tenant.

EXECUTIVE SUMMARY

The applicant seeks to gain planning consent to rearrange the existing decked car park to enhance security measures to the adjacent building and immediate environment, as part of their business resilience and planning requirements. The intention is to provide these security measures whilst maintaining the original appearance of the existing car park. In summary the applicant seeks consent the following elements:

- A new entrance into the existing decked car park with the existing entrance closed off with fixed bollards, and the provision of an electrical substation (via permitted development route adjacent).
- Additional bollards to alter the vehicular circulation through the car park and Armco barrier along the line of the car park.
- The relocation of an existing staircase up to the first floor level
- A new parking layout to accommodate additional bicycle parking and the new ground level entrance

The ground level entrance to the car park will be relocated from its current location facing the building elevation (north), to the access road (east). The spiral staircase will be relocated to the elevation facing the building (north) and improve the security of the site.



Key:

- Site Boundary
- Curtilage Line

Figure 1-1. Google Earth Aerial Image



Site Location Plan:

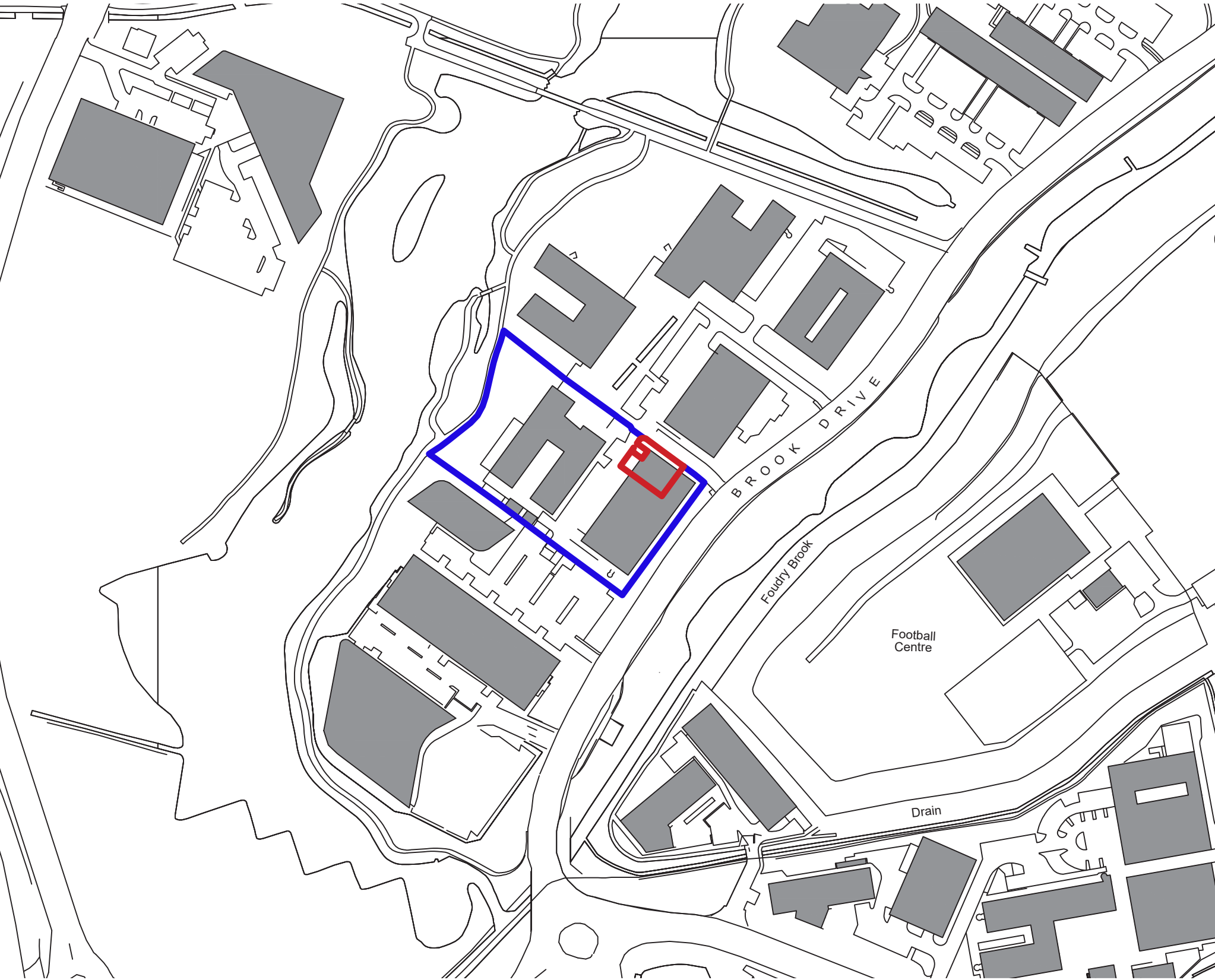
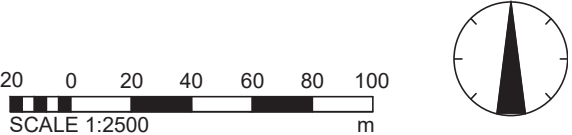


Figure 1-2. Site Location Plan

Key:
— Site Boundary
— Curtilage Line



PROJECT POSEIDON

CHAPTER 1: THE EXISTING BUILDING

THE EXISTING

