

DARLING ASSOCIATES
ARCHITECTS

Design & Access Statement

R+ Reading
Blagrove Street RG1 1AZ

June 2022

R+ Reading

Introduction

This document has been prepared by Darling Associates on behalf of Oval Real Estate to outline the new Fifth floor terrace proposal at R+ Reading.

The existing building sits on the end of the urban block bounded by Blagrove Street, Valpy Street and Forbury Road, a short walk from Reading Train Station.

As part of a the refurbishment works, the design proposal is to bring external amenities to the existing office floor terrace at fifth floor level. This would allow to revamp and maximise the use of the current terrace office area of the fifth floor, providing new green and seating areas which the tenants will benefit on whilst enhancing the terrace experience and visibility.

The aim of the proposed works is to broaden the appeal of the office floor making it attractive to both corporate and new companies growing in the area whilst looking after the occupiers wellbeing.

This document is to be read in conjunction with the Existing and Proposed drawings and the Planning Statement.

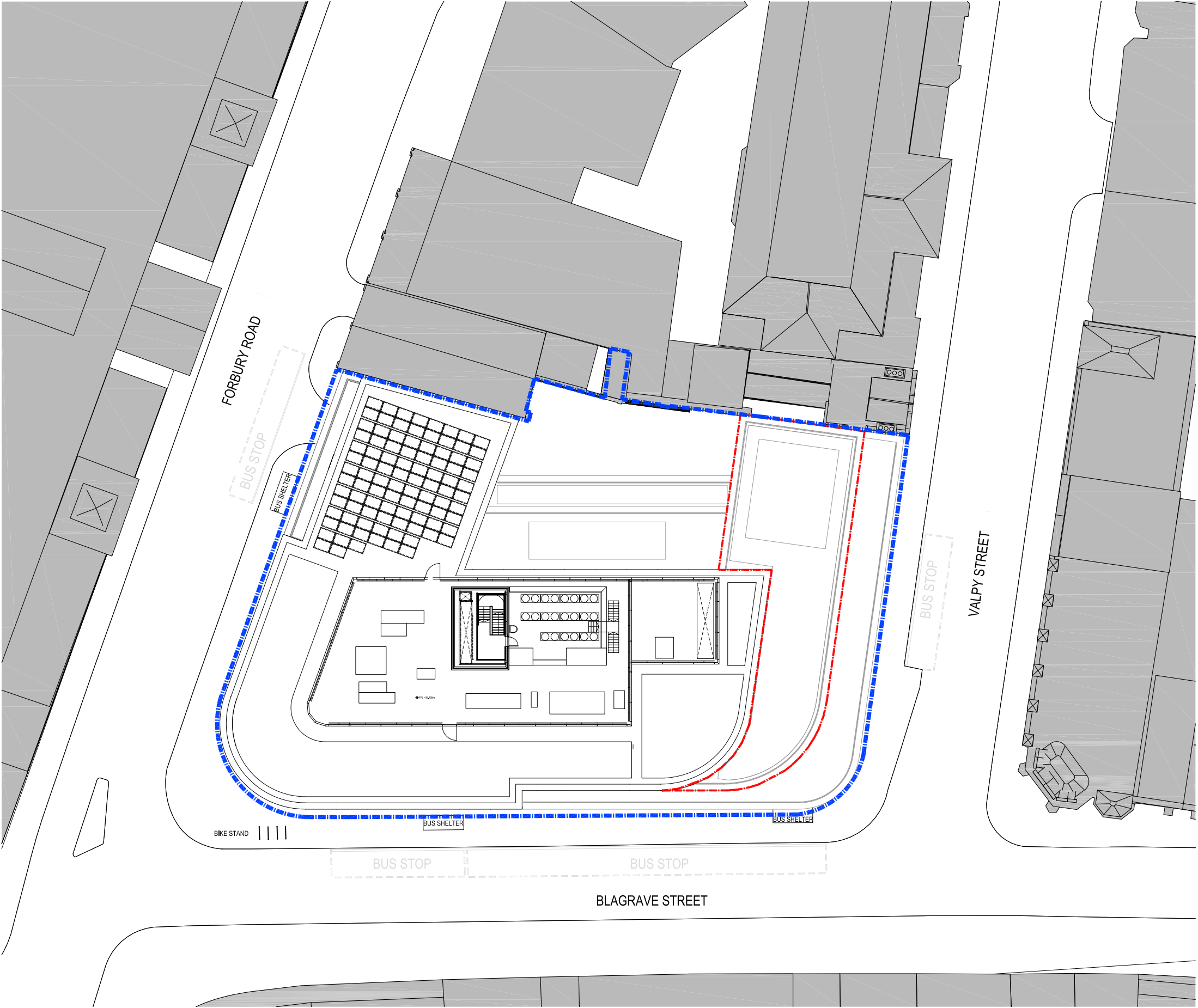
Design Team:

- Client - Oval Real Estate
- Project Manager - NRP
- Architect - Darling Associates
- Planning Consultant - Turley
- Principal Designer - Nicholas Perry
- Structural Engineer - MNP
- M&E - Hoare Lea

1 Existing Building

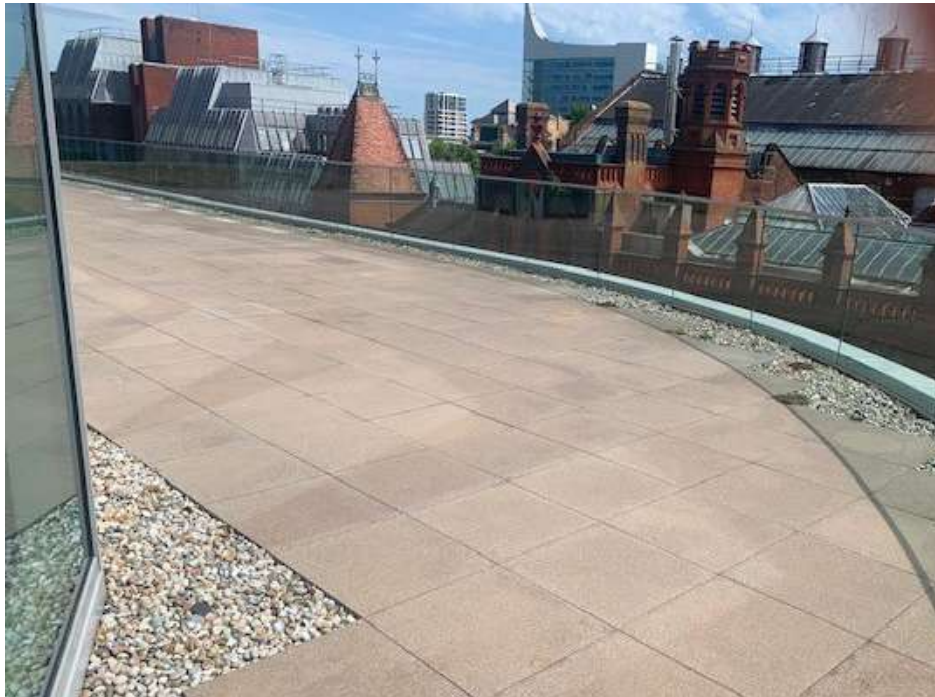
Existing Building

1.1 Site Plan - 1.400@A3



Existing Building

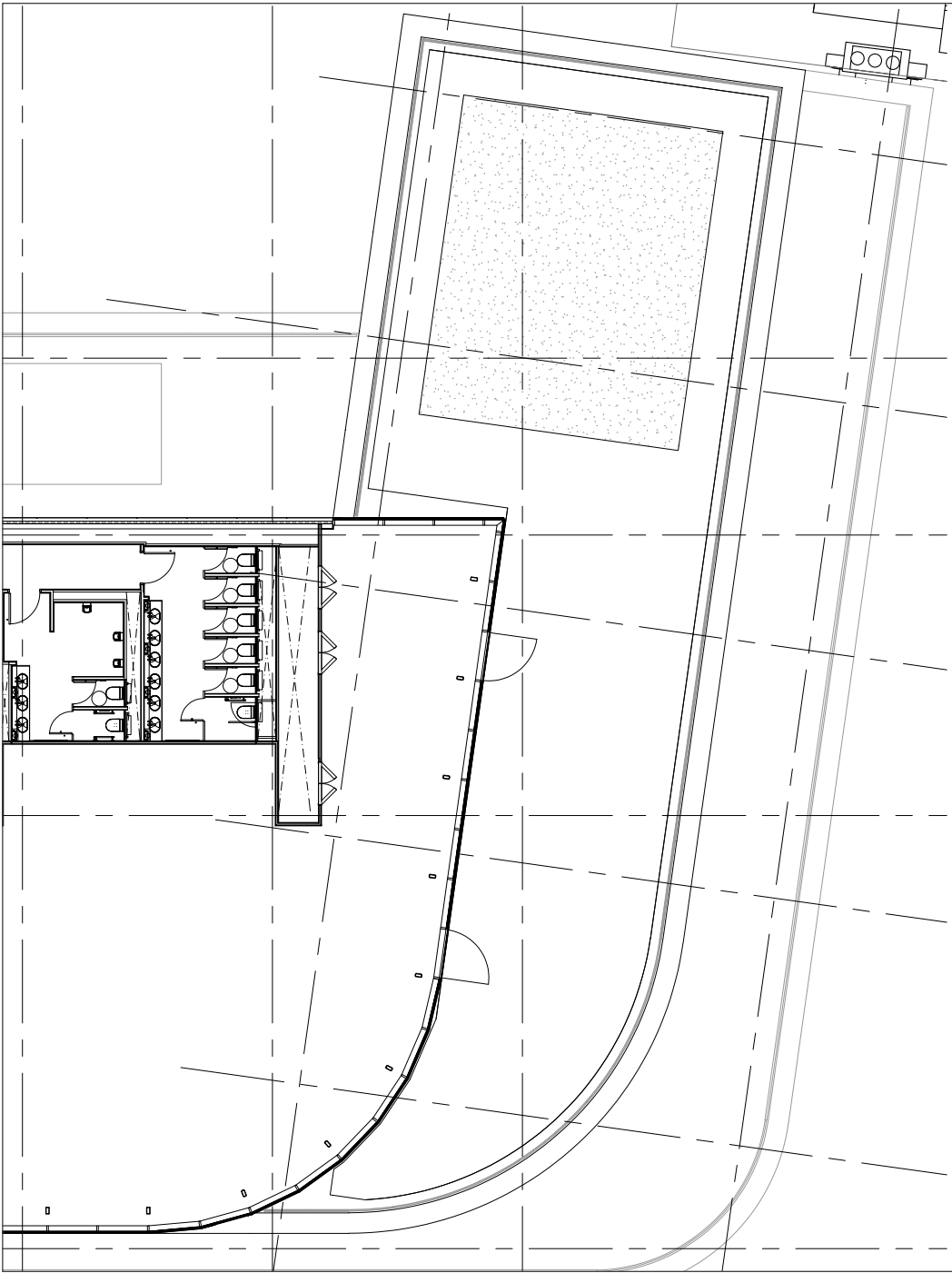
1.2 Fifth Floor Terrace Site Photos



2 Design Proposal

Design Proposal

2.1 Existing and Proposed Plans



01: Existing Fifth Floor Plan



02: Proposed Fifth Floor Plan

R+ is located within a few minutes' walk from the Reading train station and central bus stop offering great communications. The design team worked through a series of options to enhance the experience of the existing roof terrace areas at 5th floor.

The existing fifth floor terrace

- Located in a prime position,
- Current weakness is the roof area is unused and office floor is not occupied.
- No external amenities provided for this 5th floor terrace that can make this more appealing to tenants.

The proposed fifth floor terrace

- Designed to accommodate external amenity for the office at fifth floor, introducing green spaces, planters, meditation pods, bar corner, meeting pods, mini golf area and seating for the wellbeing of the tenants.
- Introducing a natural material palette with timber screens, corten looking planters, concrete benches together with a wildflower garden ensuring a welcoming outdoor area for the tenants.

Design Proposal

2.2 Material Study and Flavours



Proposed Fifth Floor Terrace Plan

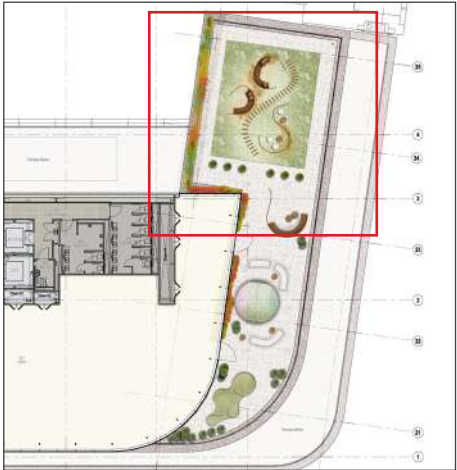


Design Precedents



Material Palette

- Material Key:
- 1. Wild flower garden
 - 2. Timber screen
 - 3. Corten effect stools
 - 4. Meeting pod in lightweight structure
 - 5. Timber seating
 - 6. Concrete effect bench

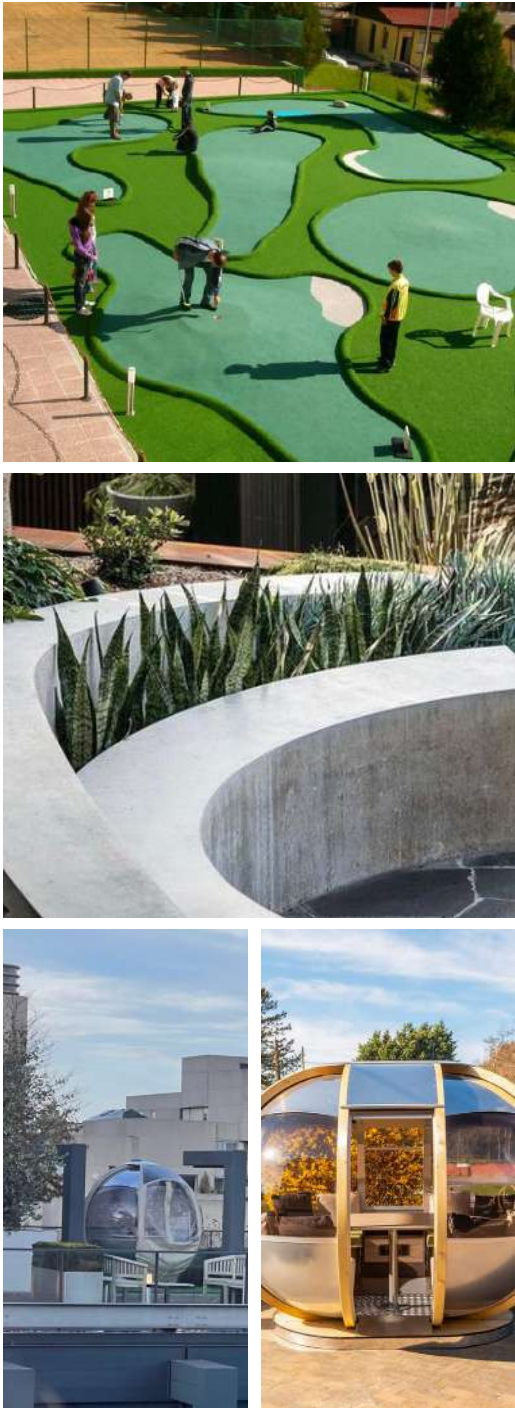


Design Proposal

2.3 Material Study and Flavours



Proposed Fifth Floor Terrace Plan



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