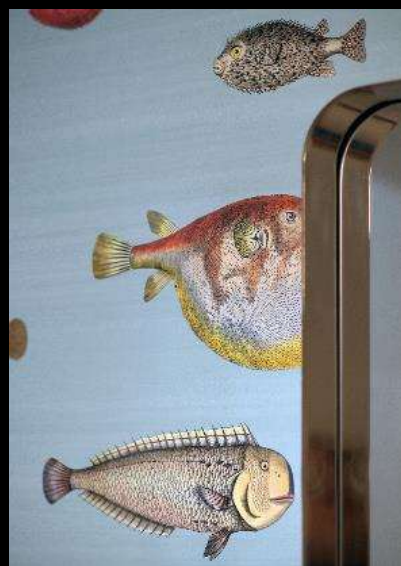


C3103



NORTH BLOCK ABBEY GARDENS, READING, RG1 3BA
ACCESSIBLE ENTRANCE ADAPTATION
DESIGN INFORMATION/DESIGN ACCESS STATEMENT

CREATE | INNOVATE | RESONATE



1. Introduction to project , project brief, and responses to the Reading Local Plan.
2. Existing Building & Location
3. Site Information - Existing Photos
4. North Block Entrance – Existing
5. North Block Entrance – Proposed
6. Platform Lift product
7. Pre Application Response Letter

DRAWINGS INCLUDED HERE & SUBMITTED SEPARATELY WITH THIS APPLICATION

3103_GF-SDOS_111022 – (EXISTING OS MAP SITE DATA PLAN)

3103_GF-NB_EXEP_T01_120123 (EXISTING PLAN)

3103_GF-NB_EXEE_P02_141122 (EXISTING ELEVATION)

3103_GF-NB_PLP_T03_260123 (PROPOSED PLAN)

3103_GF-NB_PLE_T03_260123 (PROPOSED ELEVATION)

3103_GF-NB_PLS_T02_240123)PROPOSED SECTION VIEW)



Brief: Abbey Gardens North Block adaptation to existing entrance to make it accessible – includes new entrance screen and accessible platform lift. On behalf of Palm Capital and Savills Project management.

Abbey Gardens, is one office building described as North block , Central and South Blocks. North block comprises a small lower ground area and levels 0 to 4 of office accommodation. The North Block entrance is accessed from the pavement within a traffic gated service cul-de-sac accessed via Abbey Street.

Please accept this document as our design proposal to establish an accessible entrance for this North Block side of Abbey Gardens, Reading. Our proposal involves re-working the existing entrance with the addition of a accessible platform lift and slight widening of the existing stepped entrance to meet building control requirements. As part of our scope and this proposal we are replacing the existing (non functioning) entrance screen and doors with new. We propose to stick with the existing material language for the glazing/door frames and step materials.

Reading Local Plan adopted 2019- In response to our pre application advice:

CC7 - Design and The Public Realm: Our design proposal aims to enhance the existing Abbey Gardens building entrance, by removing a non functioning existing non-accessible entrance and replacing it with a new accessible entrance screen and doors. Our design also makes this entrance accessible to all with the inclusion of an external platform lift to comply with approved document part M. We have sought pre application advice and considered ramp options. Our proposal to use a step type platform lift is the least impactful on the exterior space surrounding the entrance. Our new entrance will improve the visual aspect of the building while being consistent with the existing building fabric colours and materials.

EN14 – Trees Hedges & Woodland. – Our design does not impact existing trees hedges or woodland.

2.0 EXISTING SITE INFORMATION - LOCATION



1.0 THE BUILDING

NORTH BLOCK - ABBEY GARDENS, READING, RG1 3BA



Brief: Abbey Gardens North Block adaptation to existing entrance to make it accessible – includes new entrance screen and accessible platform lift. On behalf of Palm Capital and Savills Project management.

Please accept this document as our initial design proposal to establish an accessible entrance for this side of Abbey Gardens, Reading. Our proposal involves re-working the existing entrance with the addition of a accessible platform lift and slight widening of the existing stepped entrance to meet building control requirements. As part of our scope and this proposal we are replacing the existing (non functioning) entrance screen and doors with new. We propose to stick with the existing material language for the glazing/door frames and step materials.

Reading Local Plan adopted 2019- In response to our pre application advice:

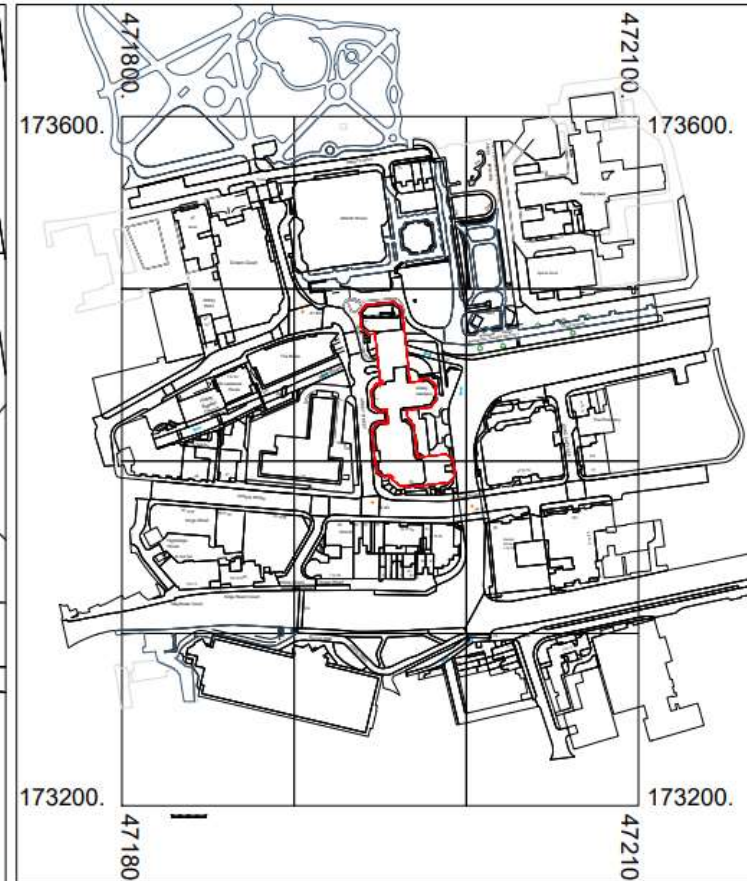
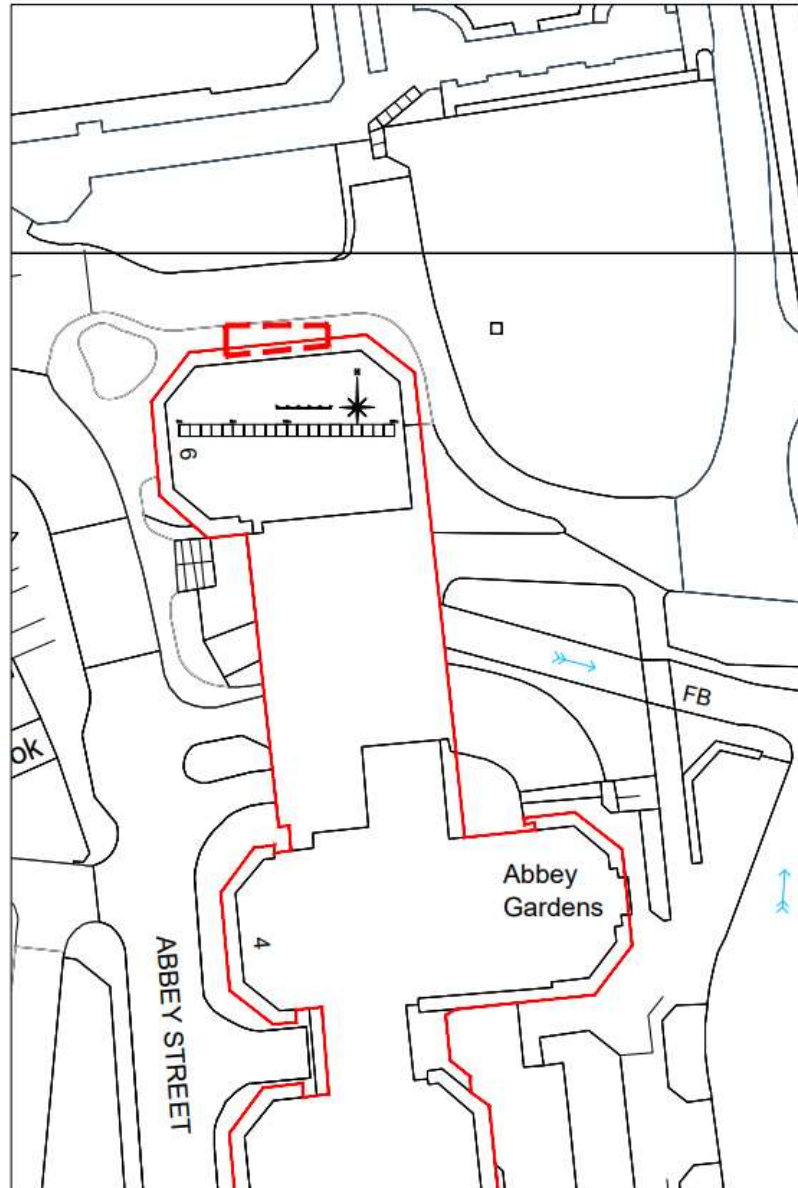
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EN14 – Trees Hedges & Woodland. – Our design does not impact existing trees hedges or woodland.

Stefan@resonateinteriors.com.

1.0 LOCATION MAP NORTH BLOCK - ABBEY GARDENS, READING, RG1 3BA

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© 2022 BENTLEY SYSTEMS, INC.

Figured dimensions only apply to the extent shown on this drawing. All dimensions are to the finished surface unless otherwise noted.

DATE	11.10.22
BY	MS
CHECKED BY	SK
PROJECT	Abbey Gardens North Block Reading RG1 3BA
DESCRIPTION	Ground Floor Area for survey Topographical extents
SCALE	1:1250 & 1:200 @A1
REVISION	MS 11.10.22
NO.	3103
GF_SDCS	P01
PRELIMINARY	

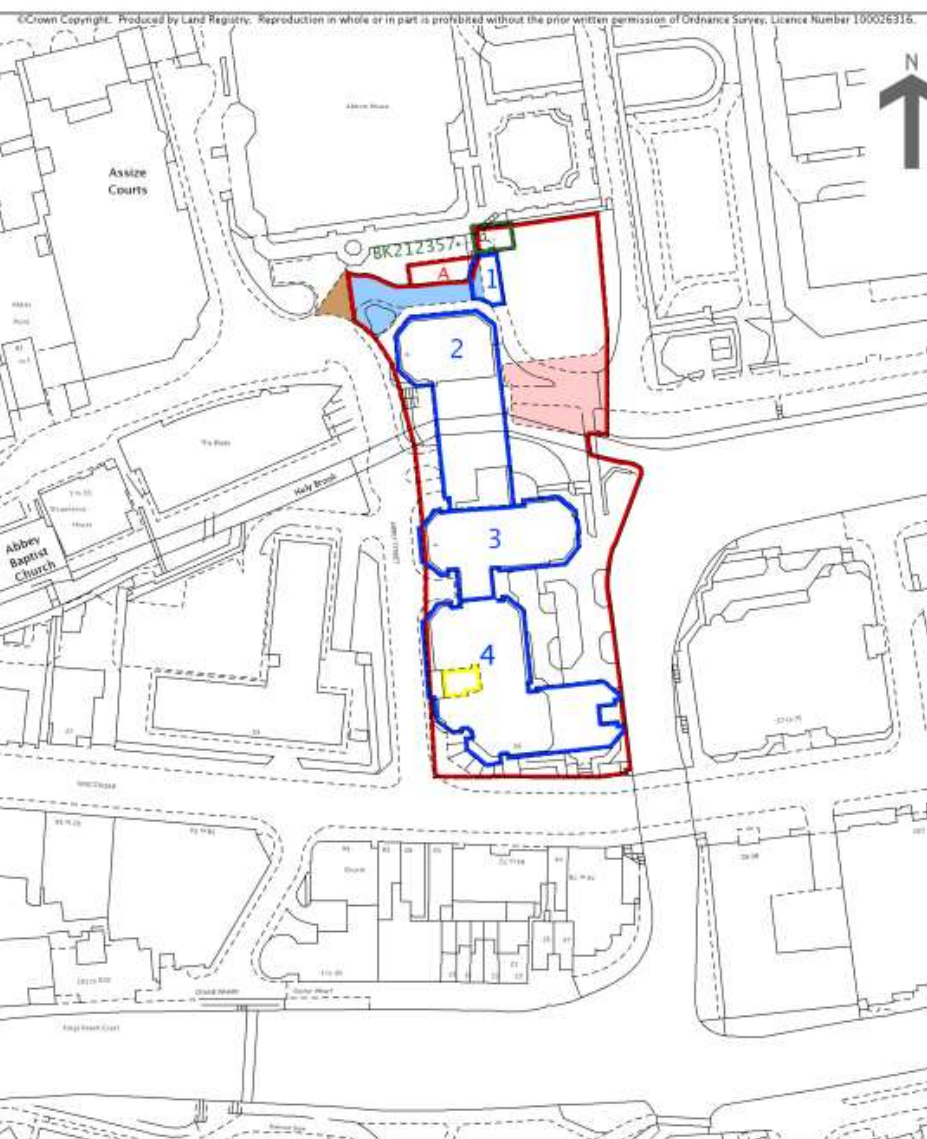
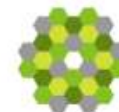
1.0 Land Registry ABBEY GARDENS, READING, RG1 3BA

6



Land Registry
Official copy of
title plan

Title number **BK212361**
Ordnance Survey map reference **SU7173SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Reading**

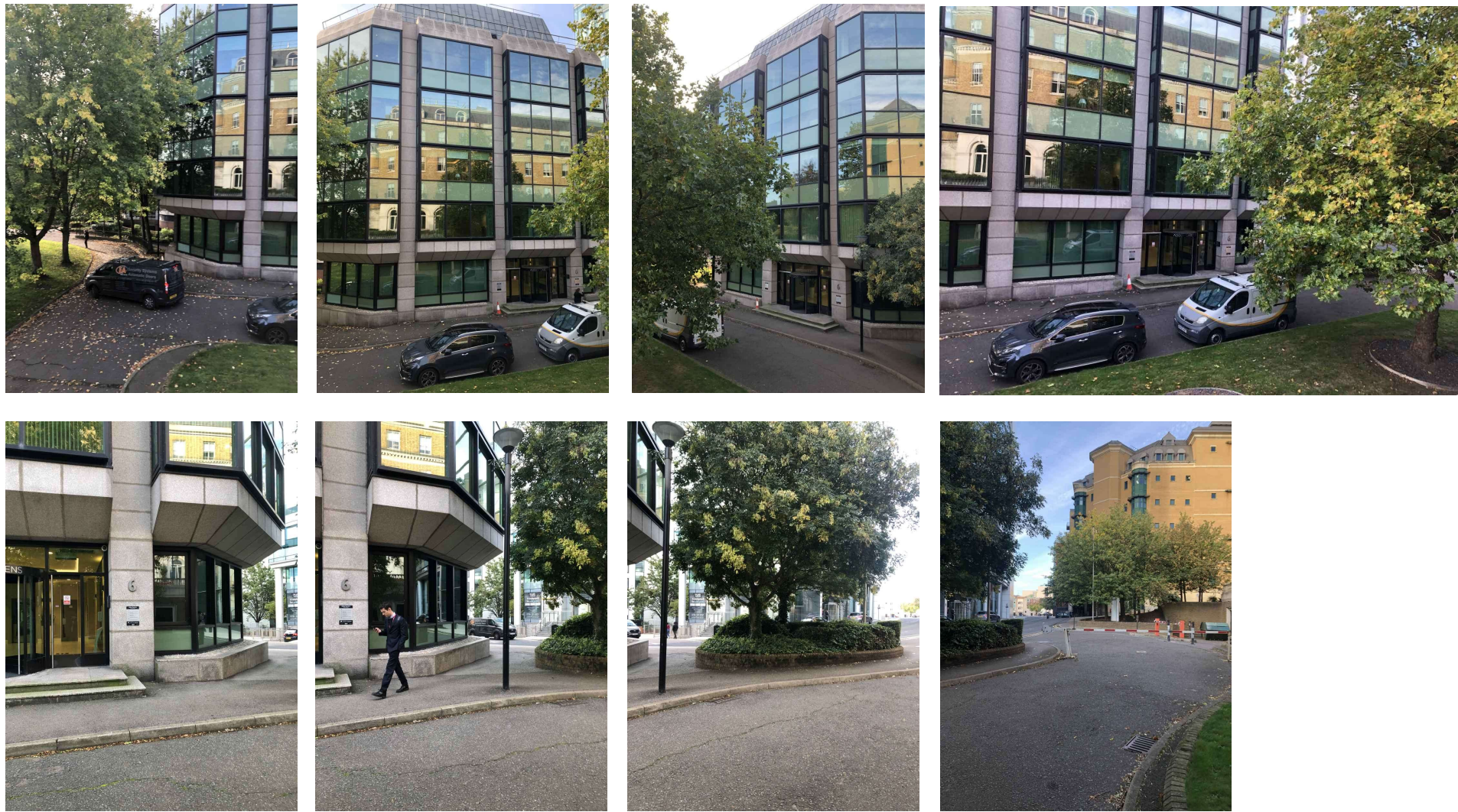


2.0 EXISTING SITE INFORMATION - PHOTOS



2.0 SITE INFORMATION - PHOTOS

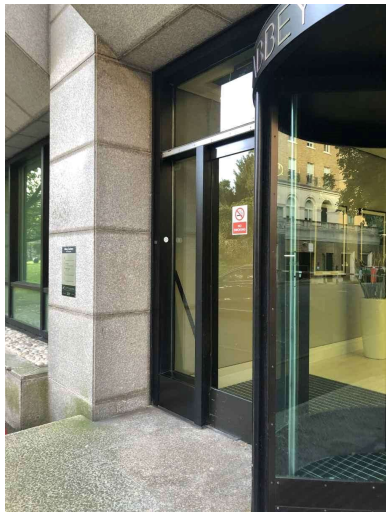
ABBEY GARDENS NORTH BLOCK – EXTERIOR - 07/10/22



2.0 SITE INFORMATION - PHOTOS



ABBEY GARDENS NORTH BLOCK – EXTERIOR - 07/10/22



2.0 SITE INFORMATION - PHOTOS

10



ABBEY GARDENS NORTH BLOCK – EXTERIOR - 07/10/22



3.0 NORTH BLOCK EXISTING ENTRANCE



12



EXISTING ACCESS
CONTROLLED
VEHICLE BARRIER

FILE	10070701-00000001	NAME	SP-5-1007-1000
FILE	10070701-00000002		
NAME	Personnel	Special	General

100

RESEARCH SERVICES LTD
 Suite 5 - 7th Floor
 22 Cook Hill St
 Northcote
 VIC 3070

T 0300 000000
 E info@researchservices.com.au
 www.researchservices.com.au

Abbey Gardens
North Block

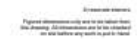
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SK MS 11.10.22

Job No.	Contracting Firm	Est.
3103	GF_NB_EXEP2	P02

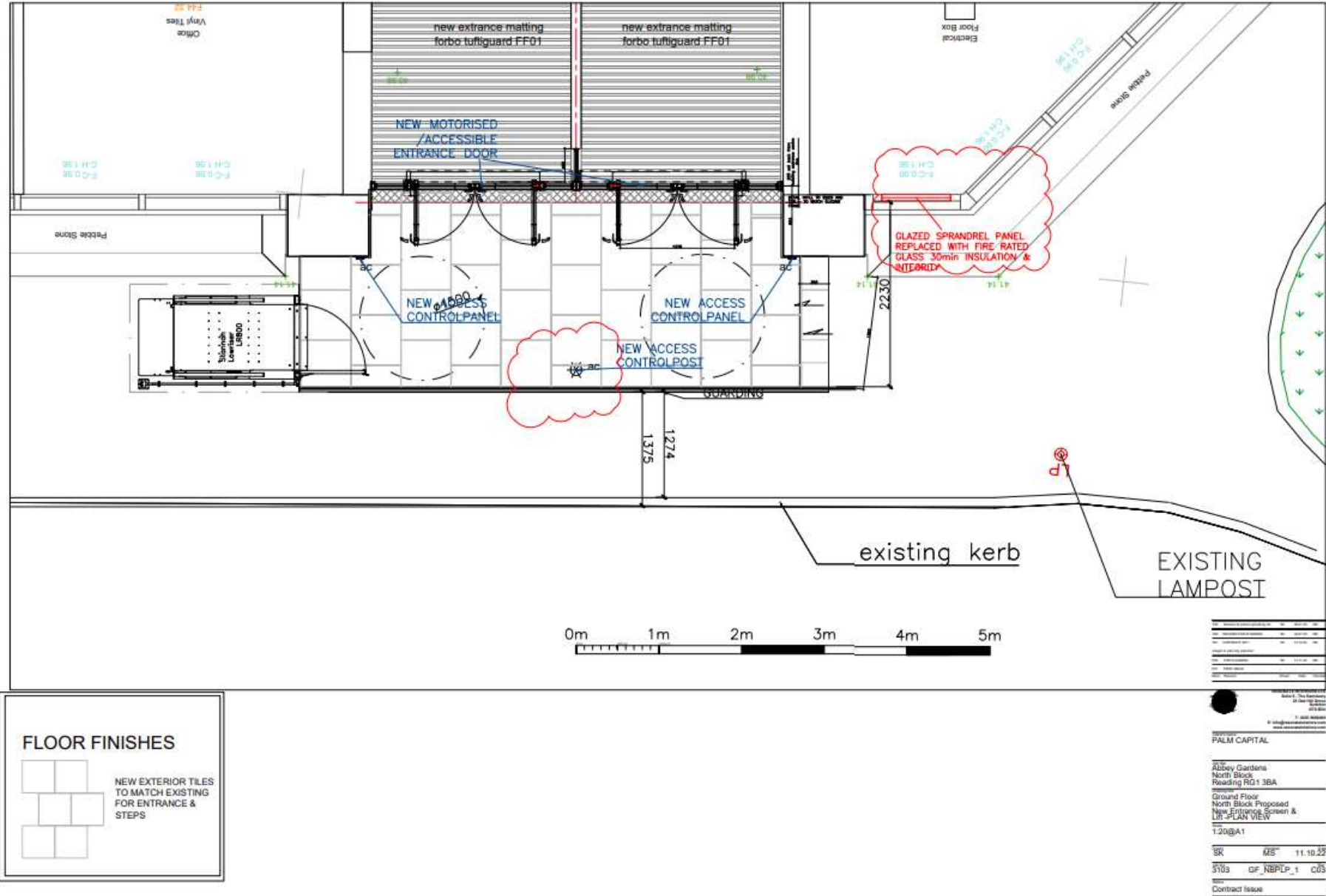
Preliminary

13



4.0 NORTH BLOCK ENTRANCE PROPOSAL

4.0 NORTH BLOCK ENTRANCE PROPOSAL - PLAN



4.0 NORTH BLOCK ENTRANCE PROPOSAL - ELEVATION



Approved for construction only and to be used for the purpose of the planning application only. All construction shall be in accordance with the planning application and any conditions attached to the planning permission.



NEW ACCESSIBLE PLATFORM LIFT WITH GLASS GUARDING AND STAINLESS STEEL HANDRAILS DESIGN SUBJECT TO TOPOGRAPHICAL SURVEY

NEW ABBEY GARDENS BUILDING SIGN TO MATCH EXISTING SATIN STAINLESS STEEL – FONT TO LANDLORD SPECIFICATION

NEW STAINLESS STEEL & GLASS GUARDING/HANDRAILS

NEW GLAZED ENTRANCE SCREEN – MOTORISED & ACCESS CONTROLLED DORMA KABA ED100 OR SIMILAR APPROVED DOORS SCREEN TO BE THERMALLY BROKEN & DOUBLE GLAZED TO MEET CURRENT BUILDING CONTROL REQUIREMENTS PART L FRAME FINISH TO MATCH THE EXISTING BUILDING GLAZING FRAME COLOUR

EXISTING RAISED ENTRANCE & STEPS ENLARGED TO MEET BUILDING CONTROL REQUIREMENTS

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE
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5.0 NORTH BLOCK ENTRANCE PLATFORM LIFT

5.0 NORTH BLOCK ENTRANCE PROPOSAL – platform lift

19



Lowriser 2

A Stannah Lowriser 2 is a platform lift, sometimes described as a step lift, which provides the perfect solution to vertical travel needs up to 2m.



Lowriser 2 is ideal for all types of public buildings needing to give access over a change of level to wheelchair users or even buggies and prams.

Types of building that will find Lowriser 2 the ideal solution:

- Schools
- Colleges
- Shops
- Bars
- Restaurants
- Museums and Galleries

Key benefits

- Adjacent or through entry
- Suitable for indoor and outdoor use
- Up to 2m travel with 3 platform sizes available
- Minimal builders work required and quick installation time
- Low running and maintenance costs due to single phase power consumption
- Reliable hydraulic drive ensures a smooth ride
- Helps building owners conform to Part M and the Equality Act
- 5 year anti-corrosion warranty and 1 year standard warranty



Lowriser will help building owners/operators to meet the requirements of:

- The Equality Act 2010
- Part M of the Building Regulations (England and Wales) and Section 4.2 of the Technical Handbook (Scotland), both of which cover the requirements that many new buildings must meet to ensure ease of access and use
- BS8300:2018 (Parts 1 & 2) Code of practice covering the design of an accessible and inclusive internal and external built environment

All of our Lowriser lifts are UKCA marked and comply with BS 6440:2011, the current British Standard for Powered Lifting Platforms

Stannah

Lowriser 2

Standard features

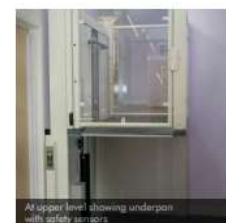
- Fully enclosed vertical lifting platform
- Speed 0.08 metres per second
- Integrated shallow ramp
- Easy to use rocker switch controls on the platform
- Anti-slip flooring
- Emergency stop button
- White BS22815 colour as standard *
- Emergency battery backed in-car lowering
- Manual interlocked upper landing gate
- Manual interlocked travelling gate
- Full under surface protection
- Rated up to 300kg (47 stone) safe working load
- Overload protection
- Emergency manual lowering
- Installation time 3-4 days dependent on site conditions

* Light Reflectance Values (LRV) – BS22815 / LRV 76.50

Options

- Illuminated tactile controls
- Adjacent entry†
- Arrival gangs
- Voice annunciation and platform level indication
- Alarm
- Glass infills for gates and platform side walls
- Key switch to isolate the lift and prevent unauthorised use
- Optional colours and finishes – please ask for details
- Powered lower and/or upper gate

† Adjacent entry dimensions available on request



At upper level showing underpass with safety sensors



Optional landing call station with keyswitch



Optional illuminated platform controls



Integral shallow ramp

THROUGH-CAR DIMENSIONS:

Platform size (w x d)	Footprint size (w x d)
800 x 1460	1240 x 1521
900 x 1460	1340 x 1521
1100 x 1460	1450 x 1521

TECHNICAL SPECIFICATION:

Standard load	300kg
Maximum travel	2000mm
Speed	0.08m/sec
Control system	Constant pressure
Power supply	230V AC 50Hz single phase and neutral
Drive	Hydraulic

Notes:
All dimensions in mm
Refer to data sheets for relevant clearance information for compliance with BS6440: 2011 as additional costs may incur



Data sheets giving further technical information are available – please call 01264 339090 for a copy

2019 Lowriser 2 05/2022

Stannah Lifts

Watt Close, East Portway, Andover, Hampshire SP10 3SD
Tel: 01264 339090
www.stannahlifts.co.uk

Stannah

6.0 Reading Council Planning Office pre- application response letter

6.0 PRE- APPLICATION RESPONSE



Stefan Kaweck
stefan@resonateinteriors.com

Advice without prejudice

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street, Reading RG1 2LU
☎ 0118 937 3787

Our Ref: 221744/PREAPP
Your Ref:

Direct: ☎ 0118 937 4237
e-mail: Nathalie.Weekes@reading.gov.uk

12 January 2023

Please note the application validation requirements on our website and if you have any queries regarding these before submitting your application, please contact me on the number above or email me.

Yours sincerely,

Nathalie Weekes

Nathalie Weekes
Senior Planning Officer

Your contact is: **Nathalie Weekes, Planning**

Dear Mr. Kaweck,

Planning ref. 221744/PREAPP

**Replace broken existing entrance doors and glazing and make the entrance accessible by introducing a disabled access platform lift.
Abbey Gardens, Abbey Square, Reading**

Thank you for your pre application submission and I apologise for the delay in providing this written response.

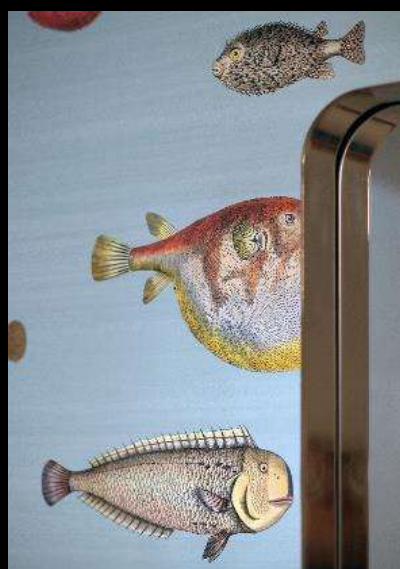
The draft proposal is to improve disabled persons access to the north side of Abbey Gardens. An application for planning permission would be required and the principal policies of the Reading Borough Local Plan to be considered would be policies CC7 (Design and the public realm) and EN14 (Trees, hedges and woodland).

I have sought consultee comments on this proposal but these have not been forthcoming at the time of writing but if I receive anything relevant, I will forward them to you. My advice is as follows:

The proposal to remove the existing revolving door and replace with a suitable accessible doorset to match in colour and materials, would be acceptable.

Without prejudice and on the basis of the information presented, there is no objection to the use of a platform lift in this area providing the quality is suitable. I have considered the alternative options two and three. Both seem to propose quite short ramps which are quite steep and probably not suitable. If you were looking into a ramp-only option, you may wish to consider curving the ramp back towards the south next to the building in order to reduce the gradient; but you may run into issues with the rooting area of the nearby tree in which case relevant specialist tree information may be required to be submitted with your planning application. So it may be more straightforward to install the platform lift as proposed.

Separate approval for these works will be required under the Building Regulations.



T: 020 3906 8000

www.resonateinteriors.com