RIDGE

MULTIDISCIPLINE PROPERTY AND CONSTRUCTION CONSULTANTS

DESIGN AND ACCESS STATEMENT

400 Brook Drive,
Reading,
RG2 6UU

November 2022

overbury

RIDGE

MULTIDISCIPLINE PROPERTY AND CONSTRUCTION CONSULTANTS

Prepared by

Ridge and Partners LLP
Beaumont House
59 High Street
Theale
Reading
RG7 5AL
Tel: 0118 932 3088

Contact

Mark Baker

markbaker@ridge.co.uk

Version Control	
Issue Date	November 2022
Originator	LM
Checked	MB
Version	A- Planning Issue
Location	R:\Reading\Projects\Architectural\5019746 - Overbury- 400 Brook Drive\4_Presentations\1_Work in Progress\01_DAS

Prepared for:

400 Brook Drive,
Reading,
RG6 6UU

overbury

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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.

The application site '400 Brook Drive' has a total area of 7858m^2 and is located in the south westerly corner of Green Park, and is an office building with associated external spaces (amenities and plant compounds) and a decked car park. The purpose of this application is to seek consent for changes required to the application site known as '400 Brook Drive' to suit the requirements of the new tenant.

EXECUTIVE SUMMARY

The applicant seeks to gain planning consent for providing enhanced security measures to the 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 look and feel of the building. In summary the applicant seeks consent the following elements:

- PAS 68 bollards and planters to the 2 main elevations, front and partly to the car park side
- 1mtr high fence to encircle the rest of the building with appropriate gates for means of escape which have been coordinated with the building control officer
- 3mtr high fence to the base of the spiral escape stairs with a higher security rating and appropriate escape door to the base
- To the river elevation there are proposals to extend the existing Berms with additional planting to match the existing
- Bollards around the newly installed substation (installed under permitted development rights by the statutory undertaker)
- Additional bollards and Armco along the line of the car park, and bollards adjacent to the up car park ramp
- Raising wedge across the road to restrict access to the side of the building
- To the rear there is a proposal for a 1.8mtr high garden fence to enclose the courtyard, this is for privacy and again will have appropriate fire exit doors
- A new door to be installed into the staircase adjacent to the passenger lifts and this staircase is being uprated to be a means of escape. Details have been agreed with Building Control.
- 2 doors on the perimeter façade (metal) to be enlarged by approximately 200mm, doors to be painted to match the existing new doors provided to the shower enclosure provided by the landlord

There are no internal changes and no changes to the floorspace. The fit out will comprise open plan seating, meeting rooms, kitchenettes on each floor with a café on the ground floor. There will be some enhanced security provisions within the building for access control provisions particularly related to types of doors and locking mechanisms.



Key:

Site Boundary

Curtilage Boundary

Figure 1-1. *Google Earth Aerial Image*

Wider Site Location Plan:

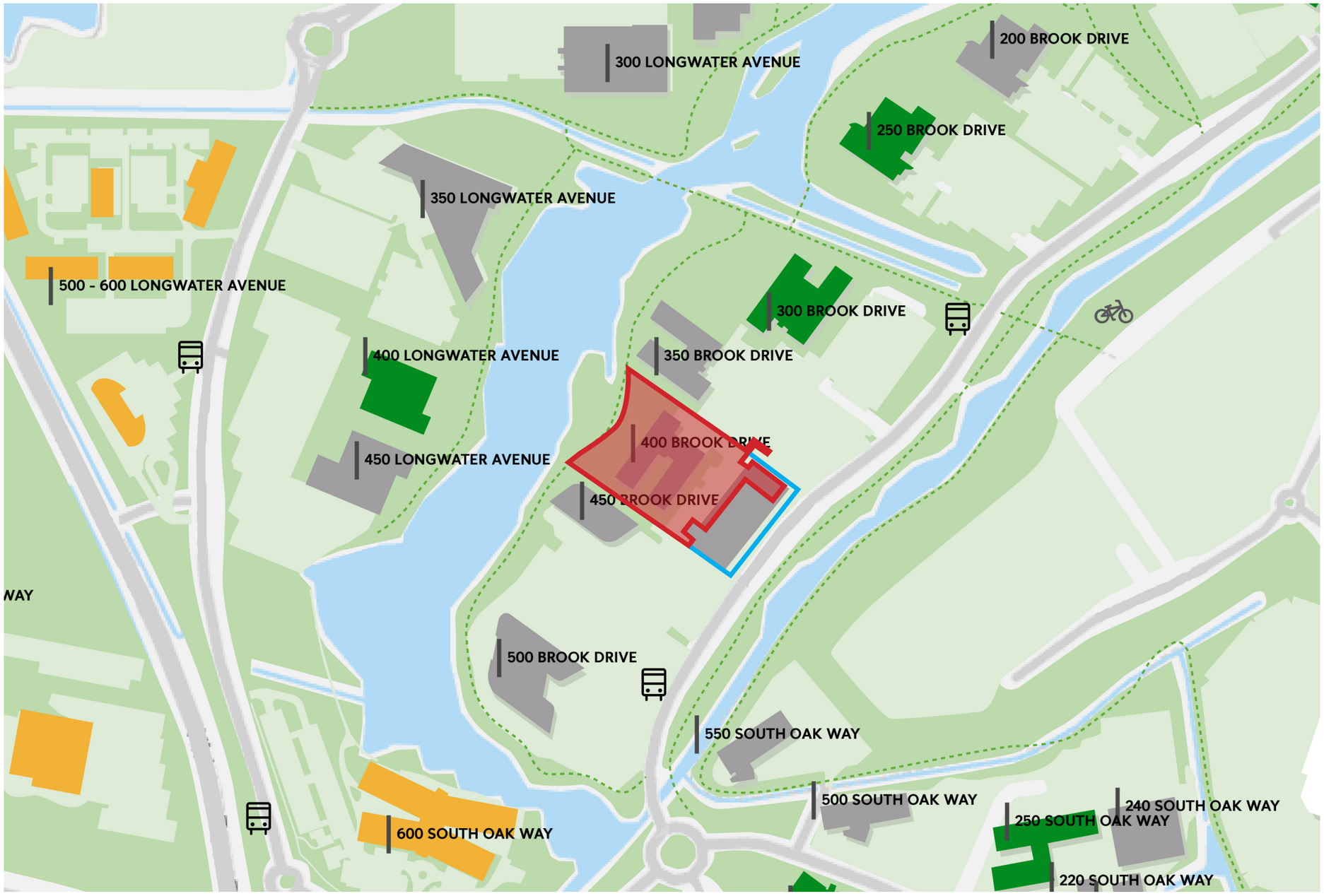


Figure 1-2. *Site Location Plan from Greenpark.co.uk*

Key:

Site Boundary / Location

Curtilage Boundary

PRE - APPLICATION RESPONSE

Planning pre-application ref no. 221342 was submitted by Deloitte on the 5th August 2022. The following response was received on 17th October 2022 via email.

Summary Notes:

1. Security and access improvements are generally considered acceptable
2. It is not expected that the proposal will cause an adverse effect to the character and appearance of the area.
3. Lighting will need to consider regarding the areas character, appearance and surrounding wildlife by avoiding light spills.
4. The proposal is not expected to have a detrimental effect on the existing trees, hedges or woodlands.
5. Efforts must be made during construction to properly protect trees, hedges and woodlands.
6. Any fencing should be designed to allow wildlife to pass through it.
7. The site is located in a flood zone 2, a Flood Risk Assessment may be required

Reading Borough Council
Working better with you

Deloitte c/o Nathan Hiles

Frances Martin
Executive Director for Economic Growth and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 221342

Direct: ☎ 01189372616

e-mail: Gary.Miles@reading.gov.uk

17 October 2022

Your contact is: Gary Miles, Planning

Dear Mr Hiles,

PRE PLANNING APPLICATION ENQUIRY RESPONSE

Enquiry Reference: 221342
Address: 400 Brook Drive, Reading, RG2 6UH
Proposal: Security and access improvements to existing office building.

Thank you for your recent pre-application enquiry.

Site Description

The application site is a commercial office unit, located at 400 Brook Drive within the Green Park development. The adjacent units are of similar size, scale and character. The property is not listed nor in a conservation area. It is located in Flood Zone 2.

Proposal

Pre-application advice is sought for security and access improvements to the existing office building consisting of the following:

- PAS 68 bollards and planters to the 2 main elevations, front and partly to the car park side
- 1mtr high fence to encircle the rest of the building with appropriate gates for means of escape which have been coordinated with the BCO
- 3mtr high fence to the base of the spiral escape stairs with a higher security rating and appropriate escape door to the base
- To the river elevation there are proposals to extend the existing Berms with additional planting to match the existing
- Bollards around the newly installed substation (installed under permitted development rights by the statutory undertaker)
- Additional bollards and Armco along the line of the car park, and bollards adjacent to the up car park ramp
- Raising wedge across the road to restrict access to the side of the building
- To the rear there is a proposal for a 1.8mtr high fence to enclose the courtyard, this is for privacy and again will have appropriate fire exit doors
- A new door to be installed into the staircase adjacent to the passenger lifts and this staircase is being uprated to be a means of escape. Details approved through the BCO
- 2 doors on the perimeter façade (metal) to be enlarged by approximately 200mm, doors to be painted to match the existing new doors provided to the shower enclosure provided by the landlord.

There are no physical changes to the building structure, no internal changes and no changes to the floorspace as part of this application.

Appraisal

The main issues to be considered are:

a) Principle of development
b) Design and impact on the character of the area
c) Natural Environment
d) Flood Risk

a) Principle of development
The principle of security and access improvements are generally considered acceptable subject to presenting an acceptable design, scale, and not causing adverse impact to neighbouring properties.

b) Design and impact on the character of the area
Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. From the documents supplied it is not expected that the proposal will cause an adverse effect to the character and appearance of the area of Reading. The detailing and appearance of the works, including any lighting will need careful consideration.

c) Natural Environment
Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance and vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

From the documents supplied, the proposal is not expected to have a detrimental effect on trees, hedges or woodlands. However trees, hedges and woodland must be properly protected throughout the construction of the development and it may be necessary to demonstrate this through a Arboricultural Impact Assessment as part of any future application.

It is likely to be appropriate to secure further tree planting and other soft landscaping to soften the appearance of the works.

Lighting should be designed to avoid light spill to wildlife habitat within or surrounding the site.

Any fencing should be designed to allow wildlife to pass through.

d) Flood Risk
The site is within Flood Zone 2 and an application will need to be supported by a flood risk assessment. Possible areas of concern include a decrease in floodwater storage capacity associated with the additional berm. The FRA will need to consider all aspects of the proposal. Policy EN18 applies.

Conclusion

In general terms, the proposed changes are likely to be acceptable, subject to further detail on visual appearance, trees, landscaping, and flood risk.

If you were to submit an application, despite the comments above, please note the validation requirements set out in the Validation Checklist. Please refer to the Council's website for details.

Please note that the advice contained within this letter, or attached report, is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council in the event of a formal application for planning permission.

Yours sincerely

Gary Miles

Figure 1-3. *Pre-Application Response letter from RBC*

PRE - APPLICATION RESPONSE

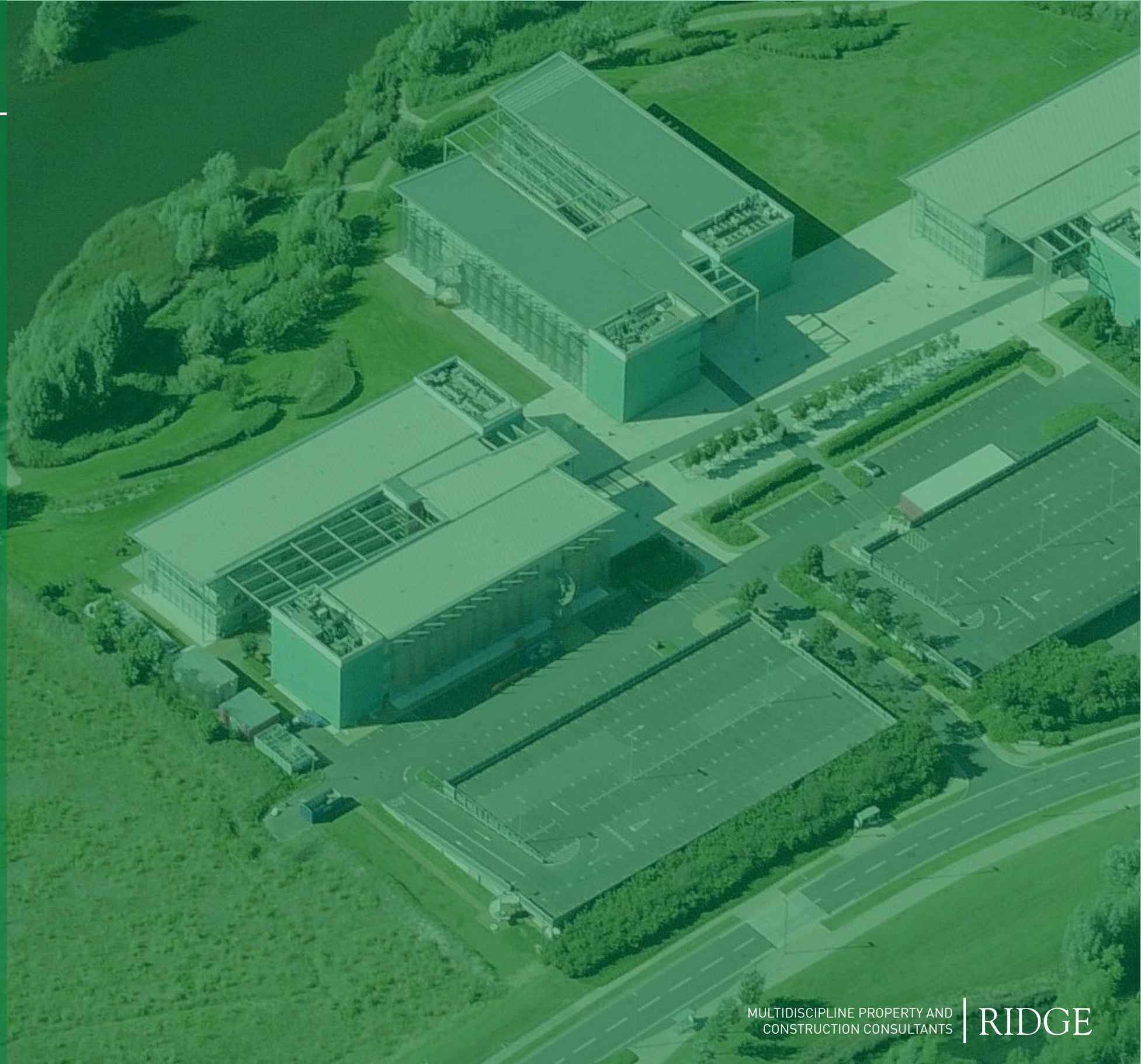
Pre-App Advice	Pre-App Response	Status
1) Security and access improvements are generally considered acceptable	1) No further comment, refer to full application for details.	
2) It is not expected that the proposal will cause an adverse effect to the character and appearance of the area.	2) No further comment, refer to full application for details.	
3) Lighting will need to consider regarding the areas character, appearance and surrounding wildlife by avoiding light spills.	3) Comment noted, please refer to Lighting Assessment within DAS.	
4) The proposal is not expected to have a detrimental effect on the existing trees, hedges or woodlands.	4) The proposal will see additional planting on the site. See "Chapter 3: Landscaping" of DAS.	
5) Efforts must be made during construction to properly protect trees, hedges and woodlands.	5) Hi-Visibility Plastic Fence Barrier will be installed around any hedges and trees, this light weight fencing provides a highly visible barrier and is held in place using steel “pins” which do not require any deep penetrations in to the ground. Heavy duty Chapter Eight barriers will be installed to the perimeter of the works, these barriers are free standing and will be linked to each other to form a continuous barrier. Signage will be displayed to inform all users to be aware of the surrounding areas and the need to be vigilant in protecting the habitat. Regular inspections of the above measures will be adopted to ensure they are being effective and that no damage is being incurred to any hedges, trees or woodland.	
6) Any fencing should be designed to allow wildlife to pass through it.	6) The security fences follow the line of the building and will not stop wildlife form moving across the wider site.	
7) The site is situated in a Flood Zone 2 area. A flood risk assessment may be required.	7) The proposed works do not increase the building footprint so there will be no changes to the flood risk to the building arising from new floorspace.	

Figure 1-4. *Pre-Application Response Tracker*

400 BROOK DRIVE

CHAPTER 1:
THE EXISTING BUILDING

THE EXISTING BUILDING



THE EXISTING BUILDING

The building consists of 3 floors within two wings forming a U shaped plan, with a central external amenity space. The core and entrance is at the eastern end of the building which has been altered over the years with provision of an additional staircase. The central amenity space (between the two wings) has a glazed roof over, however the space is open to the elements at its south western end. The building is predominantly glazed with areas of solid cladding to mask back of house facilities including toilets/ stairs / lifts etc. According to recent letting data the internal net lettable accommodation is:

FLOOR LEVEL	AREA (ft^2)	AREA (m^2)
Ground Floor	16,743	1555
First Floor	15,055	1398
Second Floor	16,946	1574
TOTAL	**48,744**	**4528**

Existing plant / services areas are located within compounds at ground level (at the west end of the building) and at roof level in the north east and south west corners.

The building has a two storey (ground and first) decked car park including spaces for bicycle parking.

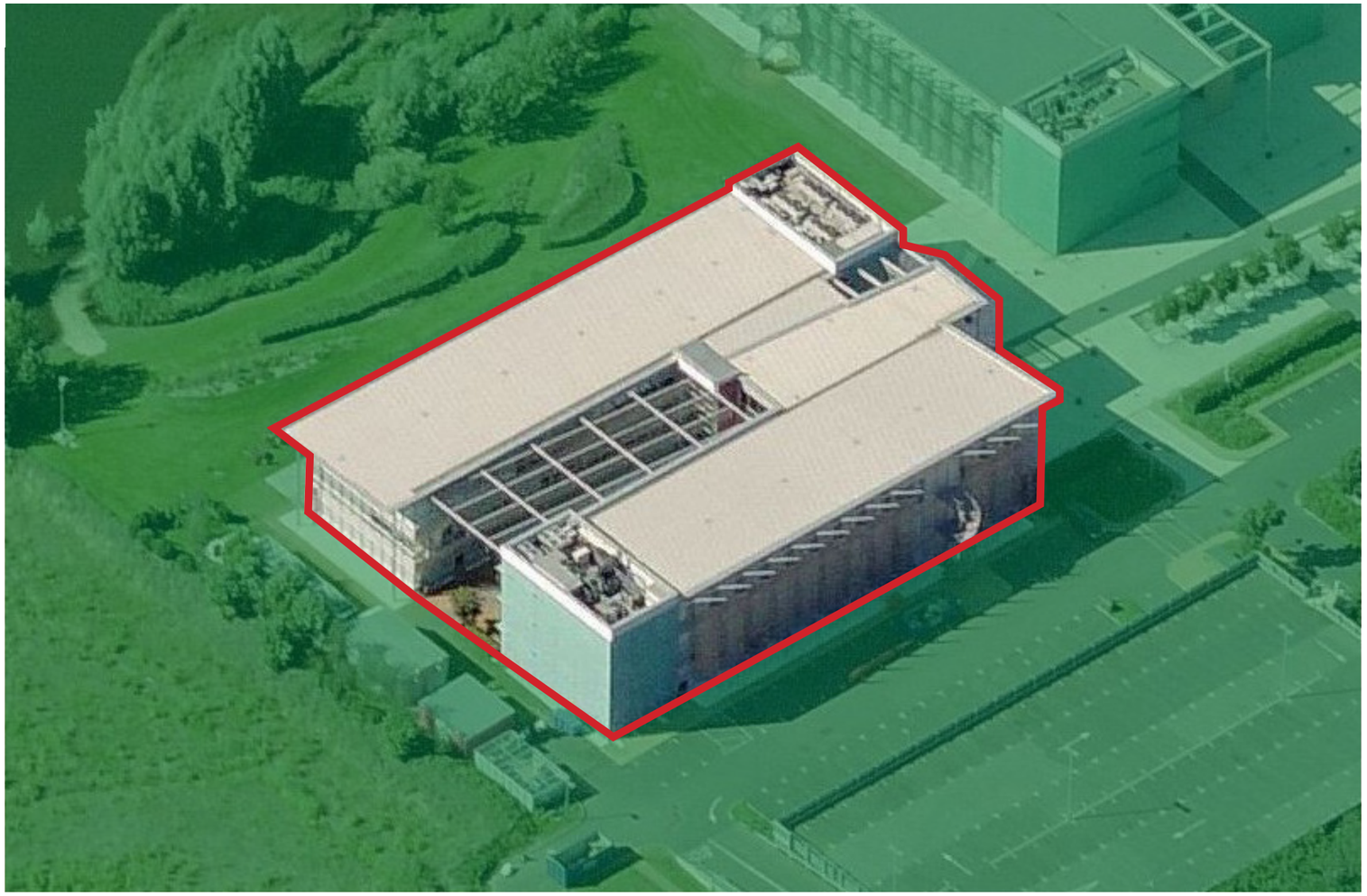


Figure 1-5. *400 Brook Drive Aerial Image*

Key Plan:

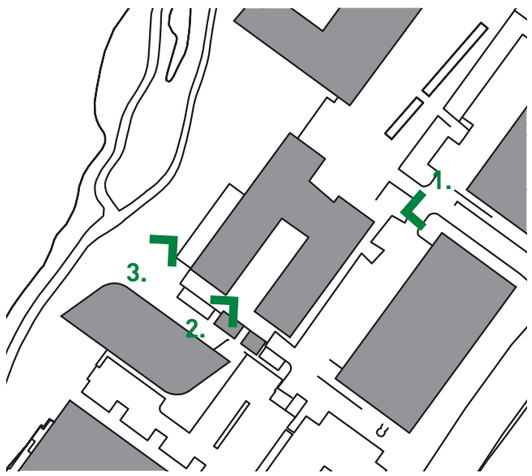


Figure 1-9. *Key Plan*



Figure 1-6. *View 1 - Approach to 400 Brook Drive*



Figure 1-7. *View 2 - 400 Brook Drive Atrium*



Figure 1-8. *View 3 - 400 Brook Drive Spiral Staircase*

SITE PHOTOS

Key Plan:



Figure 1-10. Key Plan



Figure 1-11. View 1 - Entrance to 400 Brook Drive



Figure 1-12. View 2 - Building Entrance



Figure 1-13. View 3 - Car Park Facing Spiral Staircase



Figure 1-14. View 4 - Rear Elevation and Metal Cladding



Figure 1-15. View 5 - Hung Shading Elements to Courtyard Space



Figure 1-16. View 6 - Existing Courtyard



Figure 1-17. View 7 - Rear Columns and Plant Compounds



Figure 1-18. View 8 - Rear Spiral Staircase



Figure 1-19. View 9 - Existing Rear Landscaping

EXISTING SITE PLAN

The building is accessed from the south via a road from Brook Drive. The road is sufficient for two vehicles to pass and provides access to the car park via a road parallel to the south elevation. The access road from Brook Drive is a shared access road with its neighbour no. 350 Brook Drive. To the north of the building is an expanse of grass covered space with localised planting and three large berms bounded by a footpath. The footpath branches off to the adjacent lake. The footpath is part of a wider network across Green Park. Along the north elevation are areas of hardstanding which appear to be amenity spaces for the occupants. Along the west of the site are timber fenced storage, plant and refuse compounds.

Site Plan:

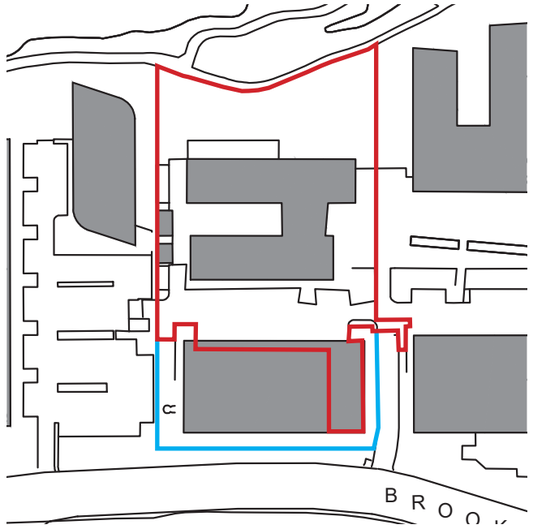


Figure 1-21. *Context Key Plan*

Legend:

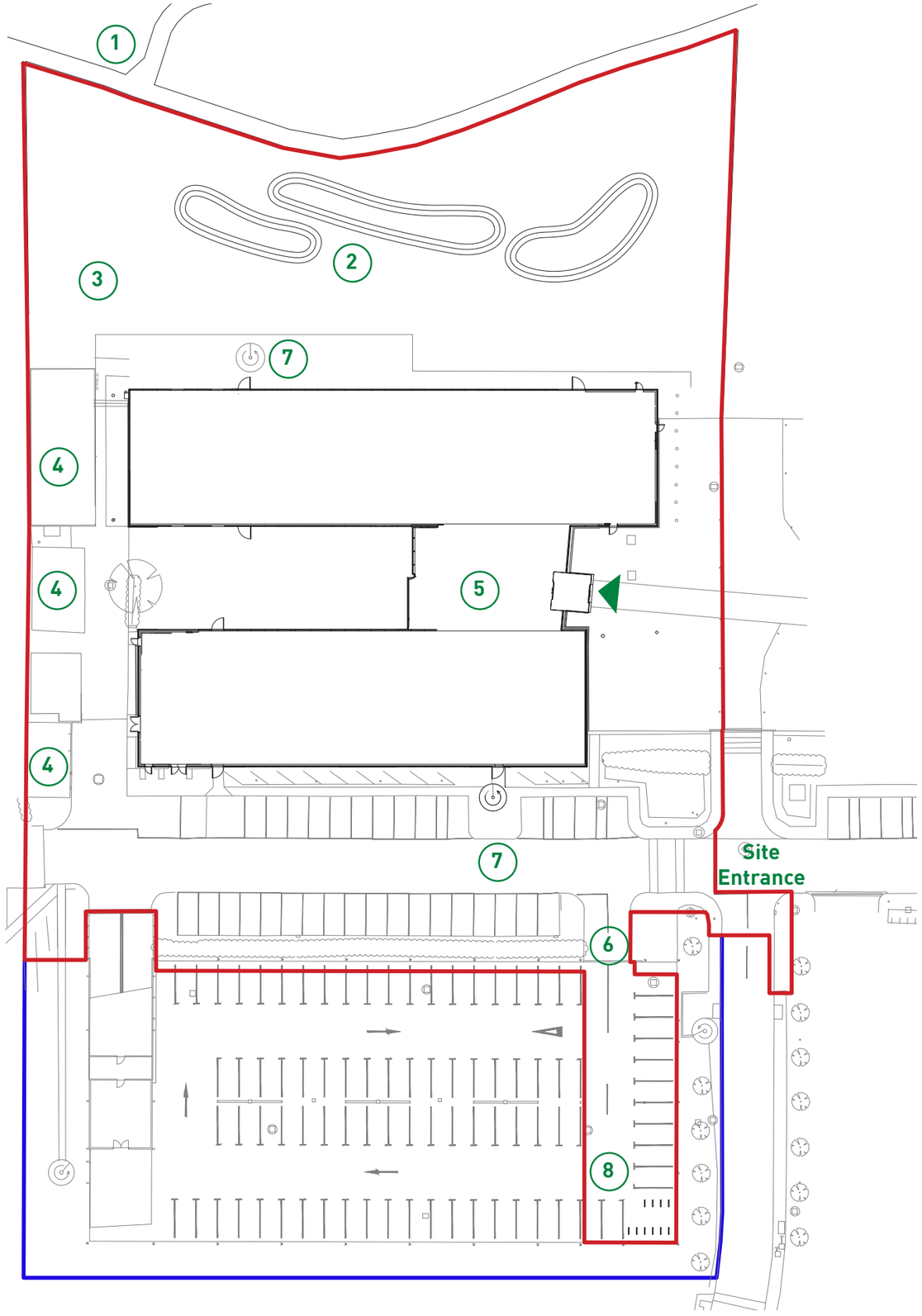
1. Public Footpath
2. Existing Berms
3. Grass Landscape
4. External Store / Plant / Refuse
5. 400 Brook Drive
6. Decked Car Park Entrance
7. External spiral staircase
8. Existing bicycle parking 10 hoops / 20 spaces

Key:

- Application Boundary
- Curtilage Boundary
- Principle Entrance

2 0 2 4 6 8 10
SCALE 1:200 m

Figure 1-20. *Existing Site Plan*



EXISTING ELEVATIONS

The building is predominantly glazed with areas of solid cladding to mask back of house facilities including toilets/ stairs / lifts etc. The solid cladding is patina copper cladding providing a turquoise appearance to the corporate grey cladding of the curtain wall. The glazing is punctured with doors at ground level for fire escape purposes and access to plant room accommodation. There are two external spiral staircases located on the north and south elevations which provide emergency exits, and provide a sculptural form to the orthogonal and rectilinear form of the office building.

NOTE:
The elevations developed for the purposes of this application is based on drawings provided by other, and is illustrative only.

Legend:

1. Entrance
2. Glazed Curtain Wall
3. Patina Effect Copper Cladding
4. Spiral Staircase

Elevation A:

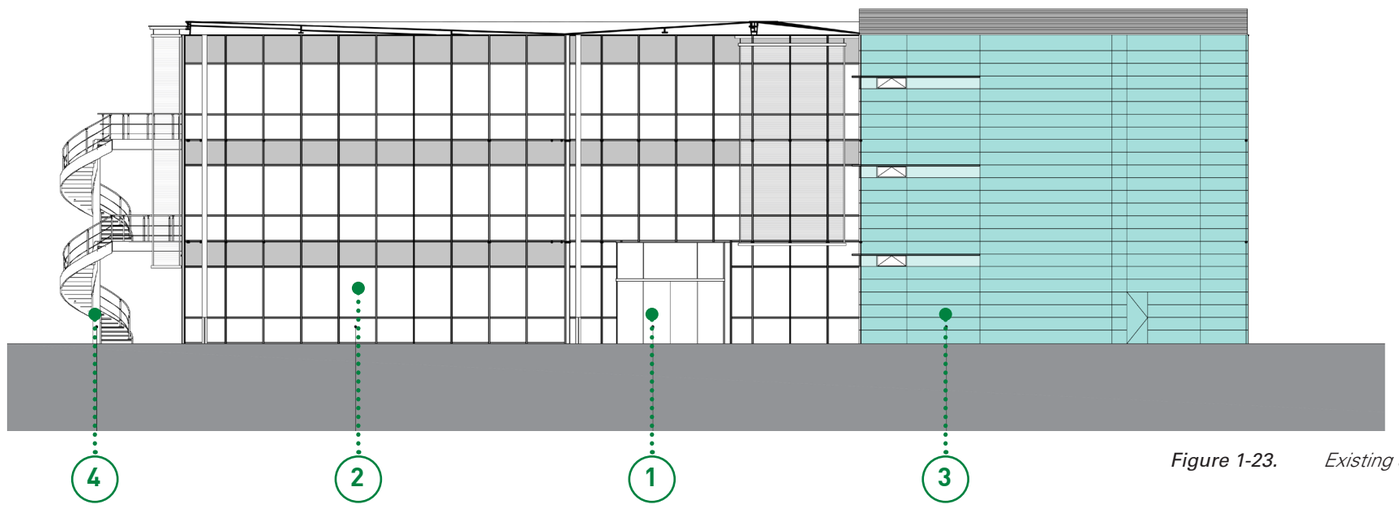


Figure 1-23. *Existing South West Elevation*

NOTE:
ALL EXISTING BUILDING DRAWINGS & SURVEYS
TAKEN IS INFORMATION PROVIDED BY OTHERS

Key Plan:

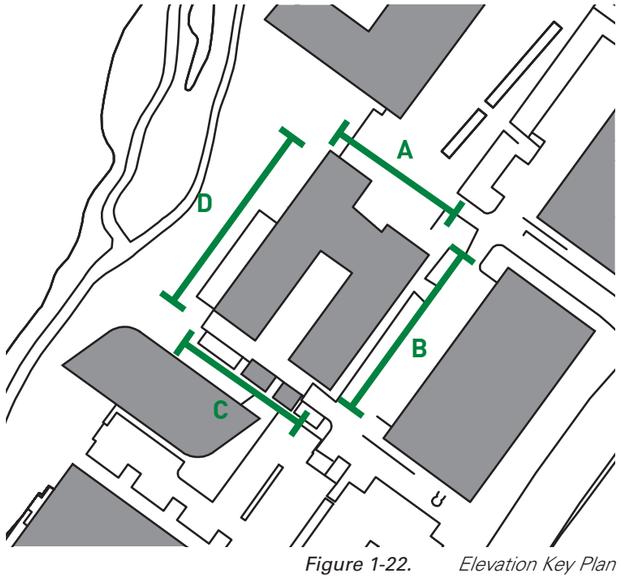


Figure 1-22. *Elevation Key Plan*

Elevation B:

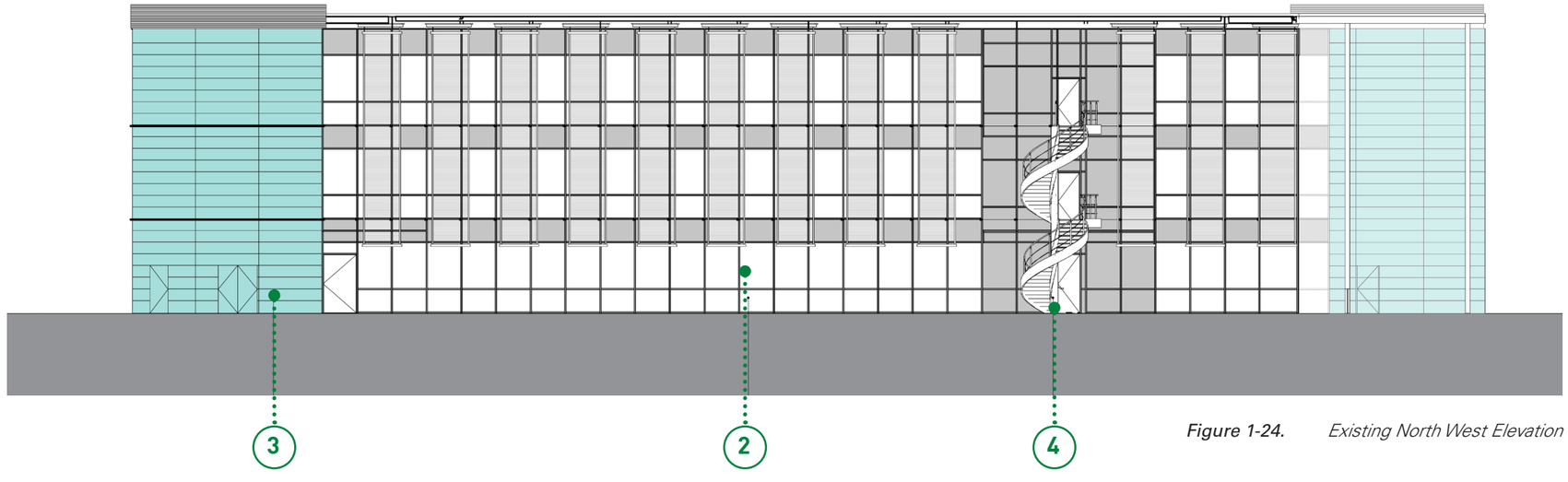


Figure 1-24. *Existing North West Elevation*

SCALE 1:100

EXISTING ELEVATIONS

Legend:

1. Entrance
2. Glazed Curtain Wall
3. Patina Effect Copper Cladding
4. Spiral Staircase
5. Courtyard

NOTE:
ALL EXISTING BUILDING DRAWINGS & SURVEYS TAKEN IS INFORMATION PROVIDED BY OTHERS

Elevation C:

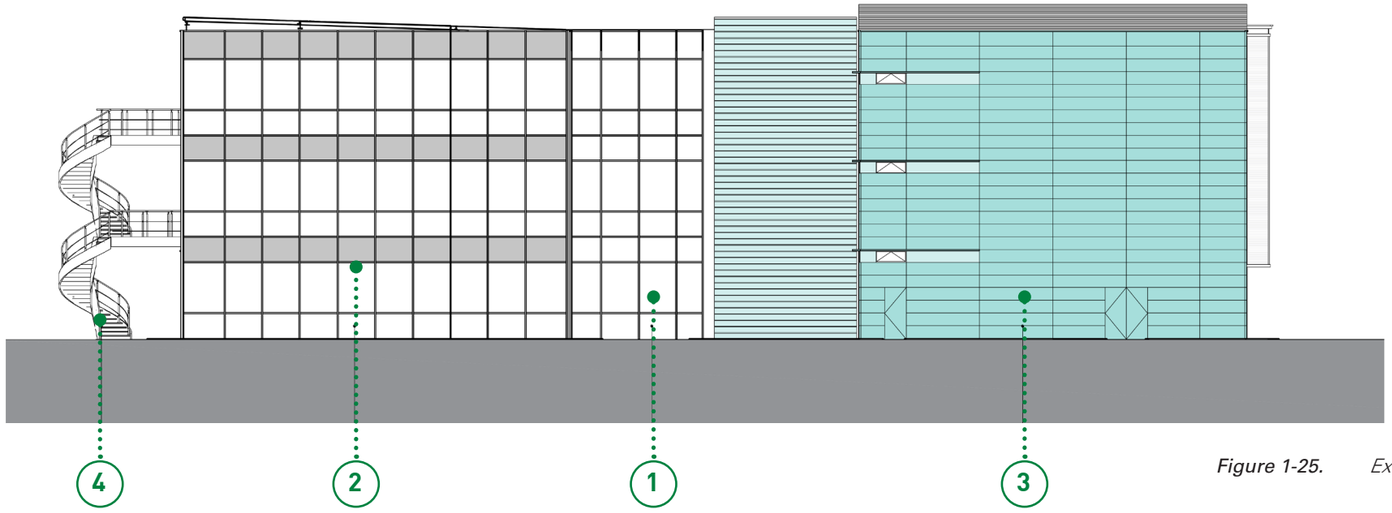


Figure 1-25. *Existing North East Elevation*

Elevation D:

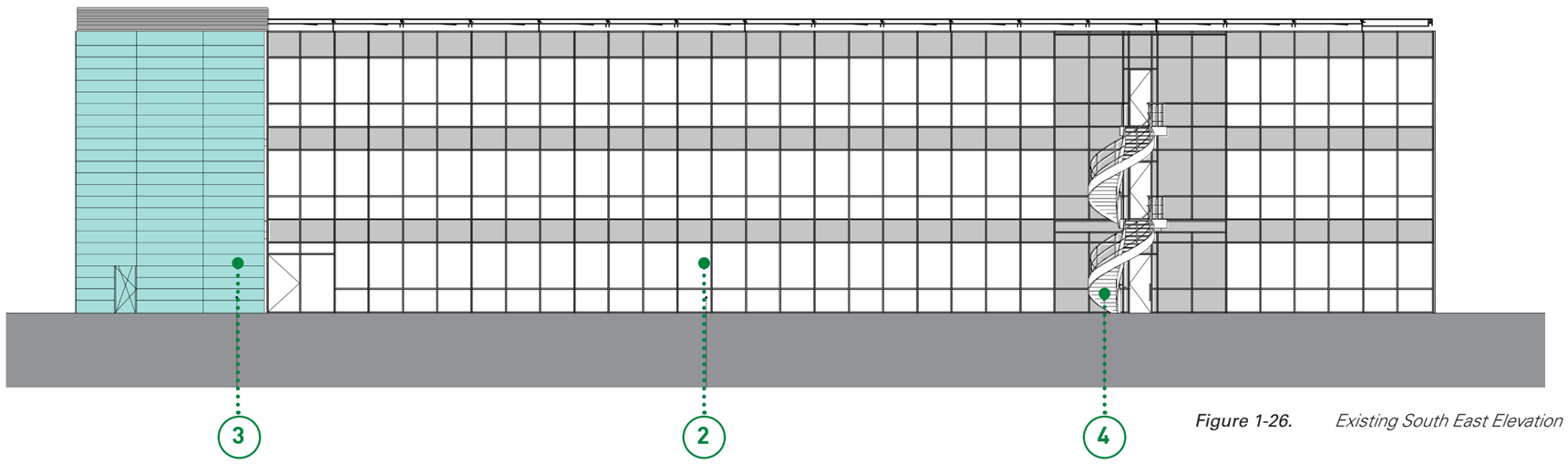
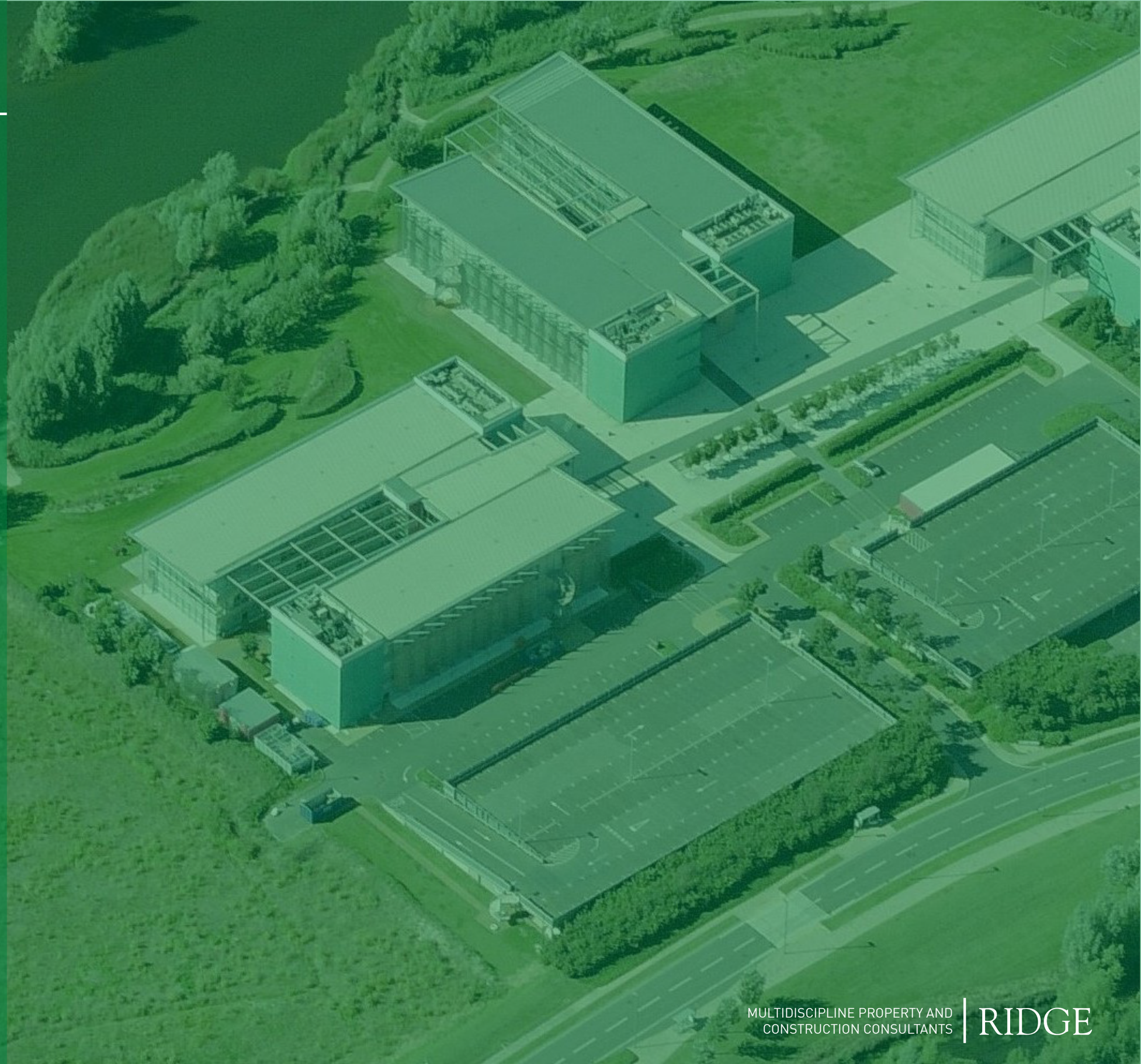


Figure 1-26. *Existing South East Elevation*

CHAPTER 2:
THE PROPOSED BUILDING

PROPOSED SCOPE



PROPOSED SCOPE

The intention is to fit out the building from the shell and core in an effort to enhance security to the site and protect the nature of the client's business. To enhance the security of the site there are a number of measures which have been proposed and form part of the application. The details can be broken down by the following which will impact the external environment with minor alterations to the external appearance of the building:

External Landscape Changes

- PAS 68 bollards and planters to the front elevation
- 1m high fence to encircle the rest of the building with appropriate gates for means of escape which have been coordinated with the building control officer.
- 3m high fence to the base of the spiral escape stairs with a higher security rating and appropriate escape door to the base.
- To the river elevation there are proposals to extend the existing Berms with additional planting to match the existing
- To the rear there is a proposal for a 1.8m high garden fence to enclose the courtyard, this is for privacy and again will have appropriate fire exit doors.

External Building Elevation Changes

1. A new door to be installed into the staircase adjacent to the passenger lifts and this staircase is being uprated to be a means of escape. Details approved through the building control officer.
2. 2 doors on the perimeter façade (metal) to be enlarged by approximately 200mm, doors to be painted to match the existing new doors provided to the shower enclosure provided by the landlord

For clarity, there are no internal changes and no changes to the floorspace. The fit out will comprise open plan seating, meeting rooms, kitchenettes on each floor with a café on the ground floor. There will be some enhanced security provisions within the building for access control provisions particularly related to types of doors and locking mechanisms.



Figure 1-27. *Bing maps aerial image with red line boundary*

PROPOSED SITE PLAN

Legend:

1. Security fence: Securus SR1- CLD Fencing Systems to spiral staircase
2. Stainless steel bollards with eyelets & chain to perimeter fence
3. Pedestrian gate: Chain mesh gate (single leaf)
4. Delivery gate: Chain mesh gate (double leaf)
5. 1.8m Wood fence with pedestrian gate: Traditional Featherboard- Jacksons Fine Fencing
6. PAS 68 Static Bollards: CT50 N3/02 (VED/0016) Townscape Products LTD
7. Building perimeter chain mesh fence
8. Security emergency exit door to proposed fencing and spiral staircase: Lockmaster SR1 Single leaf outward opening CLD fencing systems
9. Drop kerb detail in existing kerb line at chain mesh pedestrian gates. Bull-nose (BN) kerb and transition pieces each side
10. Proposed berm. Refer to Chapter 3: Landscaping within the DAS for more details on landscaping.
11. Existing grassed area to be reinstated following landscape proposals.
12. PAS 68 Static Bollards: CT30 N2/01 (VED/0010) Townscape Products LTD
13. COVA Wedge Barrier- CSG 10506
14. Car spaces to be made redundant
15. Proposed 5 new bicycle hoops providing an additional 10 bicycle spaces
16. Proposed Armco barrier to decked car park edge
17. Proposed road hump / pedestrian crossing
18. Resin bound footway extension to match existing

Key:

Application Boundary

Curtilage Boundary

New proposed door to courtyard

Doors to be widened by 200mm

Substation installed by the statutory undertaker (Scottish & Southern Electricity) under the General Permitted Development Order

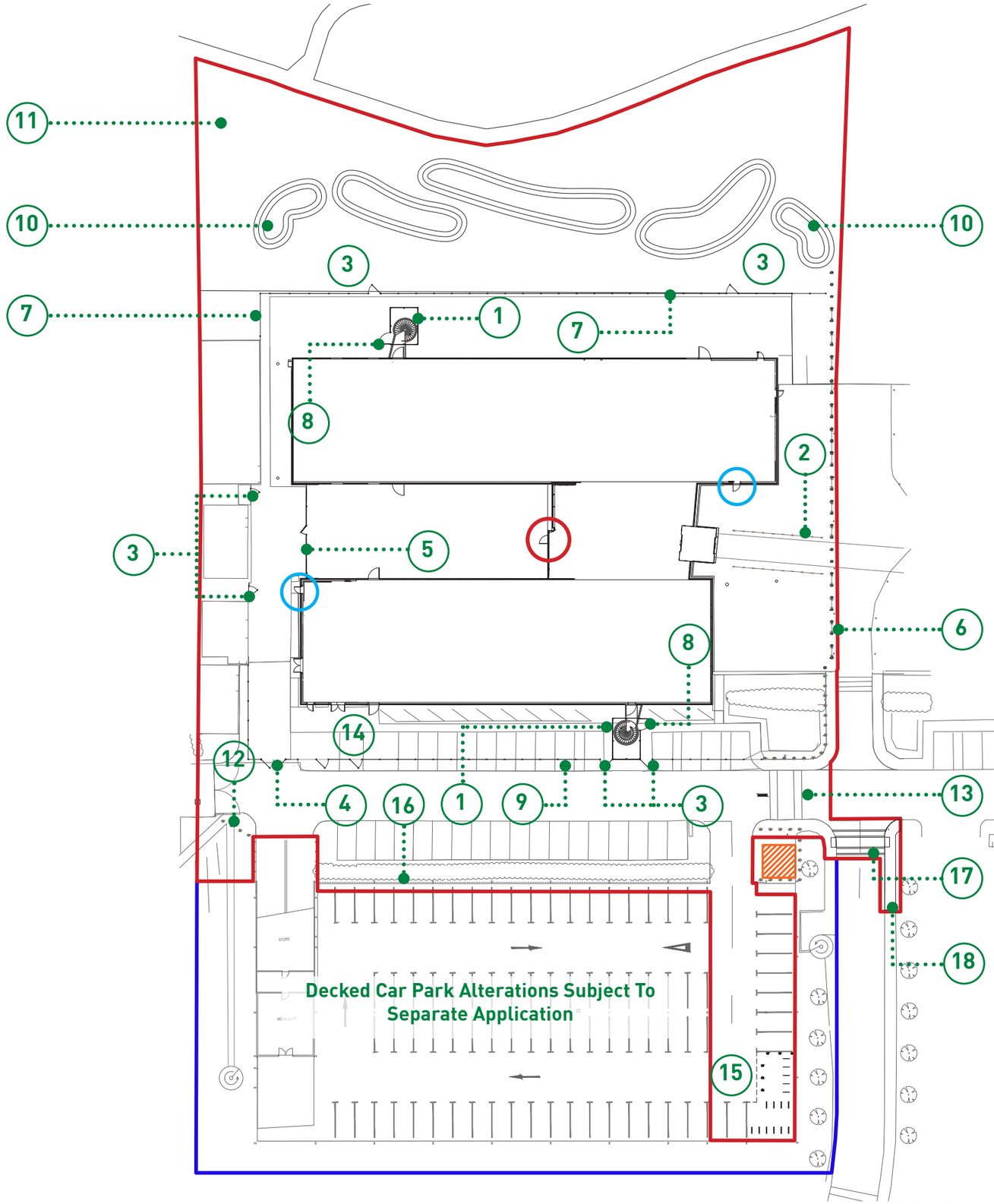


Figure 1-28. Proposed Site Plan

PROPOSED EXTERNAL FURNITURE

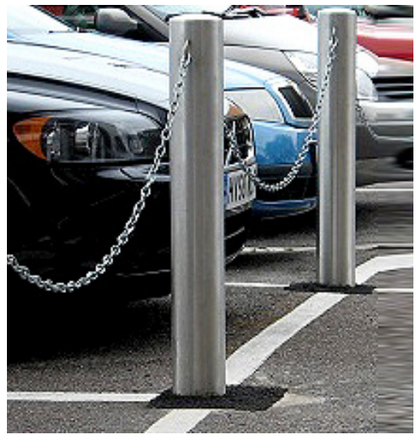
1. Security fence: Securus SR1 - CLD Fencing Systems



- Colour - Grey RAL 9006
- 3m height

Figure 1-29. *Securus SR1 Fence*

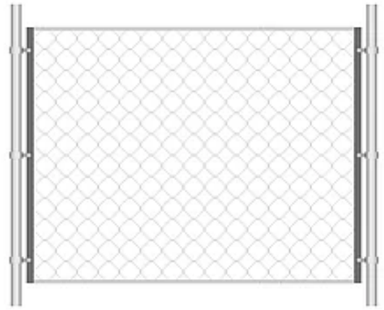
2. Stainless steel bollards with eyelets & chain



- Stainless Steel
- 900mm height at 1200mm centres

Figure 1-30. *Stainless steel bollards from barriers direct*

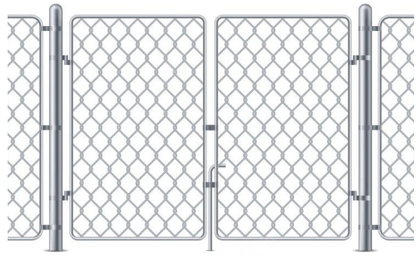
3. Pedestrian gate: Chain mesh gate (single leaf)



- Colour - Grey RAL 9006
- 1m height, 1.5m width

Figure 1-31. *Low level chain mesh gate*

4. Delivery gate: Chain mesh gate (double leaf)



- Colour - Grey RAL 9006
- 1m height, 3m width

Figure 1-32. *Low level chain mesh double gate*

5. Wood fence with pedestrian gate: Traditional Featherboard - Jacksons Fine Fencing



- Vertical timber
- 1.8m height

Figure 1-33. *Traditional Featherboard*

6. PAS 68 Static Bollards: CT50 N3/02 (VED/0016) Townscape Products LTD

13. PAS 68 Static Bollards: CT30 N2/01 (VED/0010) Townscape Products LTD



- Stainless Steel Finish
- 1m height at 1200mm centres

Figure 1-34. *Bollard VED/0016 & Bollard VED/0010*

8. Security emergency exit door: Lockmaster SR1 Single leaf outward opening CLD fencing systems



- Colour - Grey RAL 9006
- 3m height

Figure 1-35. *SR1 Emergency fence door*

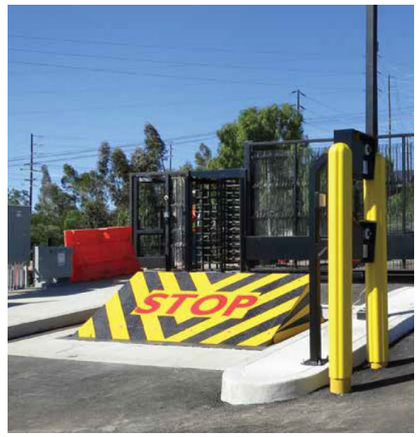
9. Drop kerb detail in existing kerb line. Bull-nose (BN) kerb and transition pieces each side



- To suit pedestrian access gate
- Located to source emergency stair at chain mesh pedestrian gates.

Figure 1-36. *Drop kerb and Bull Nose kerbs*

14. COVA Wedge Barrier- CSG 1050.



- Positioned on entrance to access road for 400 Brook Drive

Figure 1-37. *Wedge Barrier*

16. Proposed Armco barrier to decked car park edge



- Galvanised steel with yellow painted details

Figure 1-38. *Armco Barrier*

FLOODING RISK ASSESSMENT

The proposed works do not increase the building footprint so there will be no changes to the flood risk to the building arising from new floorspace. According to the Environment Agency Flood Mapping, the site is located within Flood Zone 2.

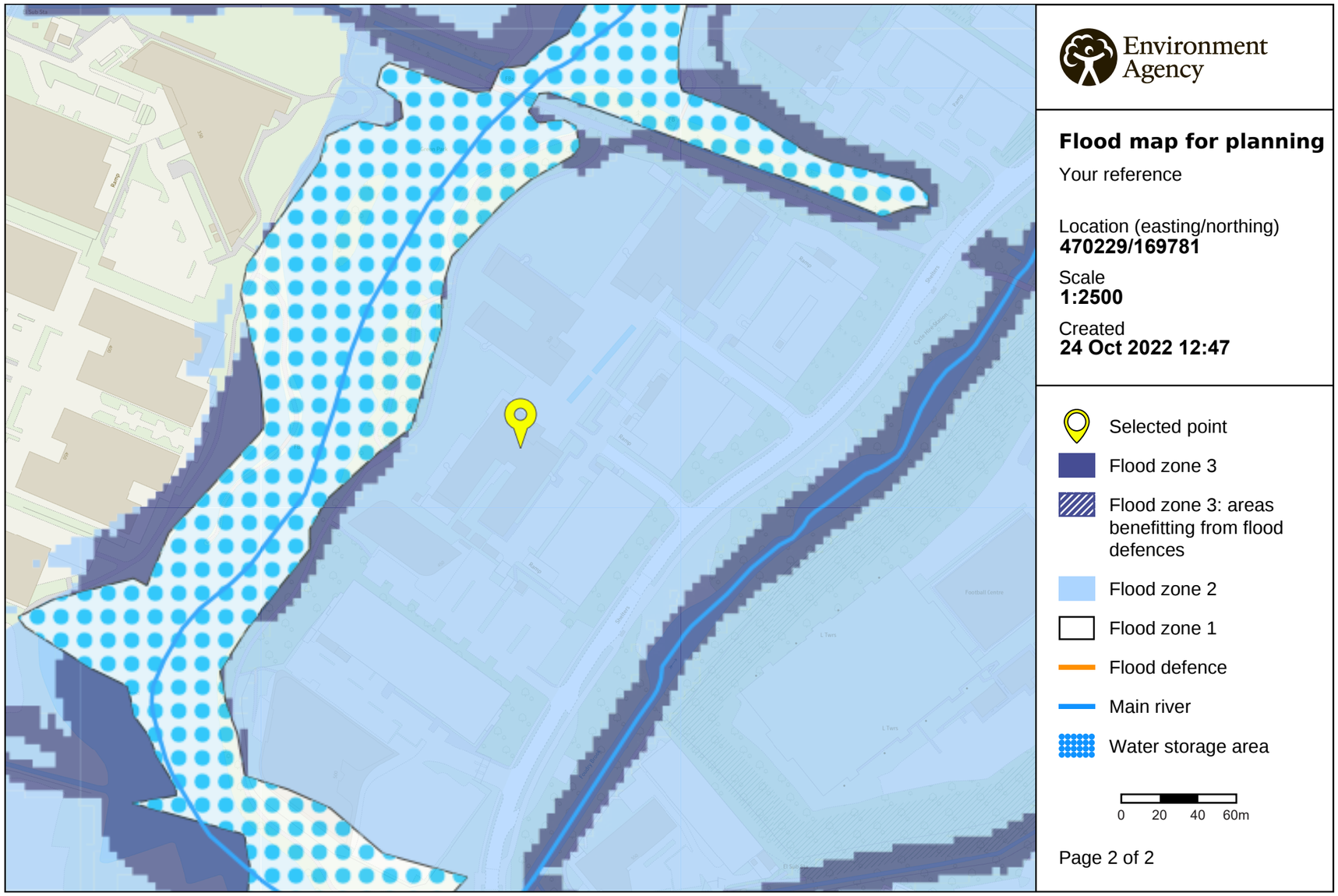


Figure 1-39. *Flood Risk Map*

LIGHTING ASSESSMENT

All existing lighting will remain as currently installed. As part of the wider security enhancements and means of escape. The applicant proposes additional light fittings above the doors illustrated (right).The lighting will be activated via motion detector unit (illustrated below). The proposed lighting fixtures have been positioned at 3.9m high and designed to avoid light spill to wildlife habitat within or surrounding the site.

Key:

Lighting Installation Locations

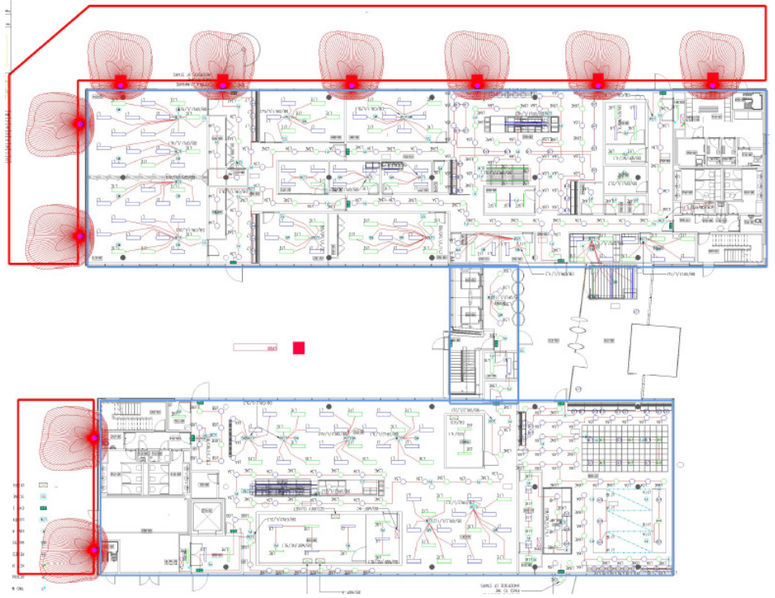


Figure 1-40. *Design Lighting Solutions External Lighting Plan*

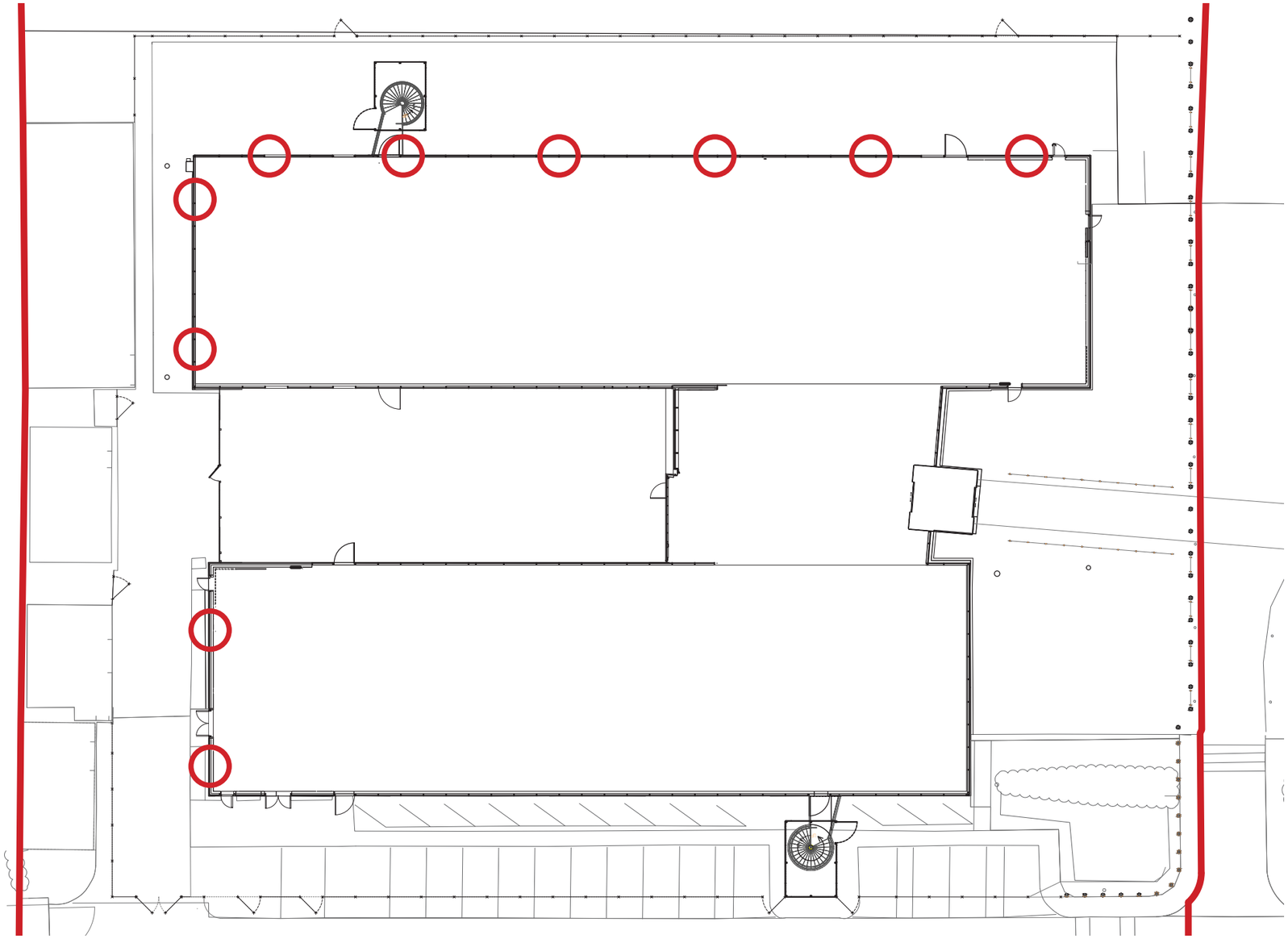
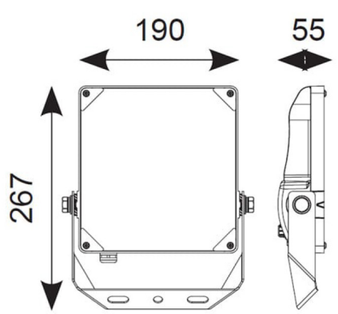


Figure 1-41. *Proposed External Lighting Locations*

Ansell Lighting (or similarly approved) - Aztec Asymmetric Floodlight 50W

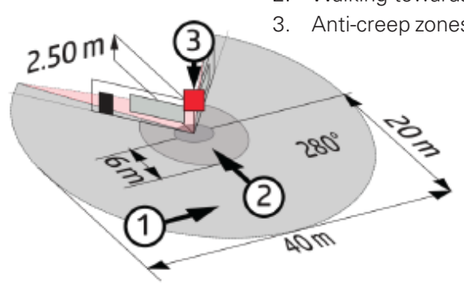




RC-Plus next N 280 Outdoor Motion Detector



1. Walking across
2. Walking towards
3. Anti-creep zones



PROPOSED BICYCLE PARKING

Bicycle parking is located to the north east corner of the car park and provides 20.no parking spaces (10no. Sheffield stands). Based on current Reading Borough Council Supplementary Planning Document (SPD) Revised Parking Standards and Design, the requirement is 1 bicycle space per 200sqm floor space. Therefore this provides a shortfall of bicycle parking of 10.no spaces, and 5 no. Sheffield Stands are required. The proposal will provide a total of 30 parking spaces (15 Sheffield Stands). The Sheffield Stands will be set at 1m centres in accordance with the below guidance

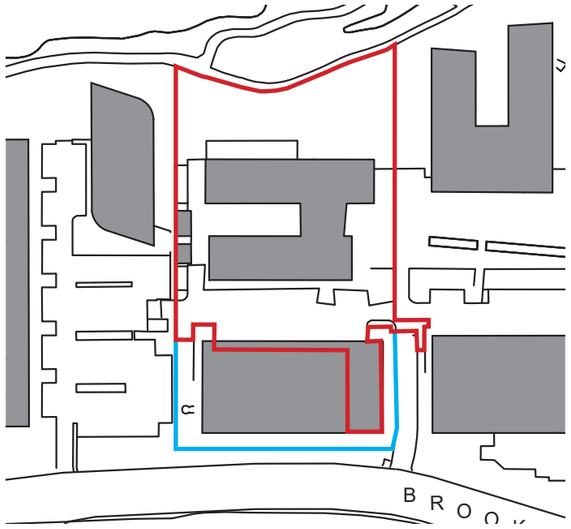


Figure 1-44. Context Key Plan

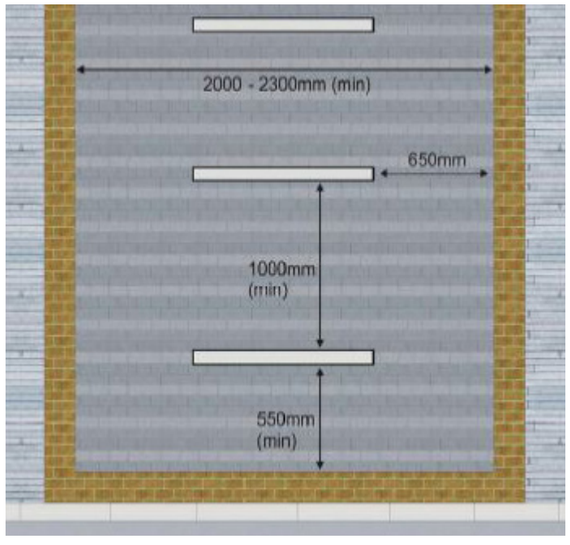


Figure 1-42. *Reading Borough Council SPD cycling parking guidance (Revised Parking Standards and Design SPD - 31st October 2011))*

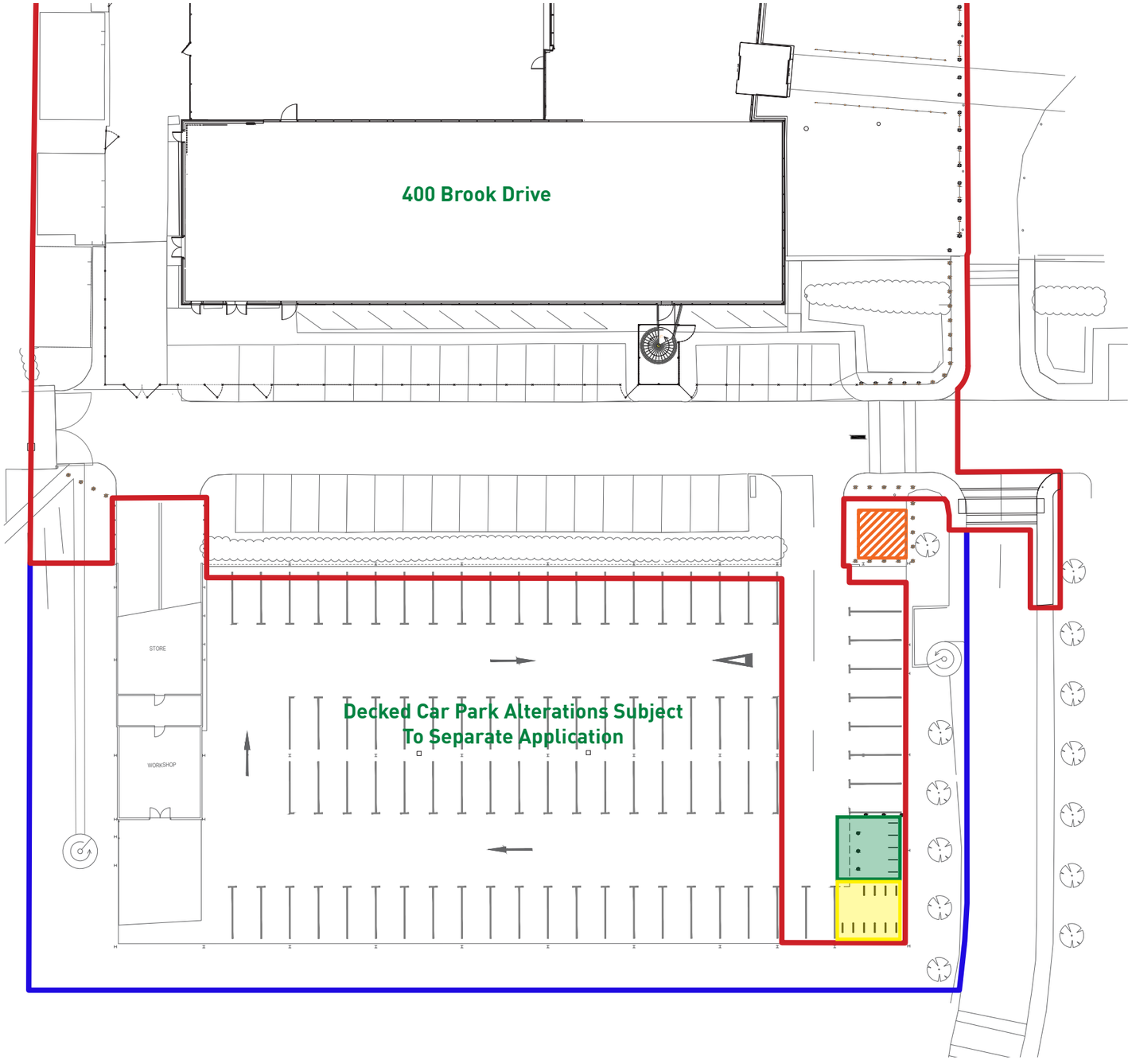


Figure 1-43. *Cycling Arrangement Site Plan*

PROPOSED BICYCLE PARKING

Existing Bicycle Parking Plan

- Located to rear corner of decked car park
- Only provides 20 bicycle parking spaces / 10 hoops

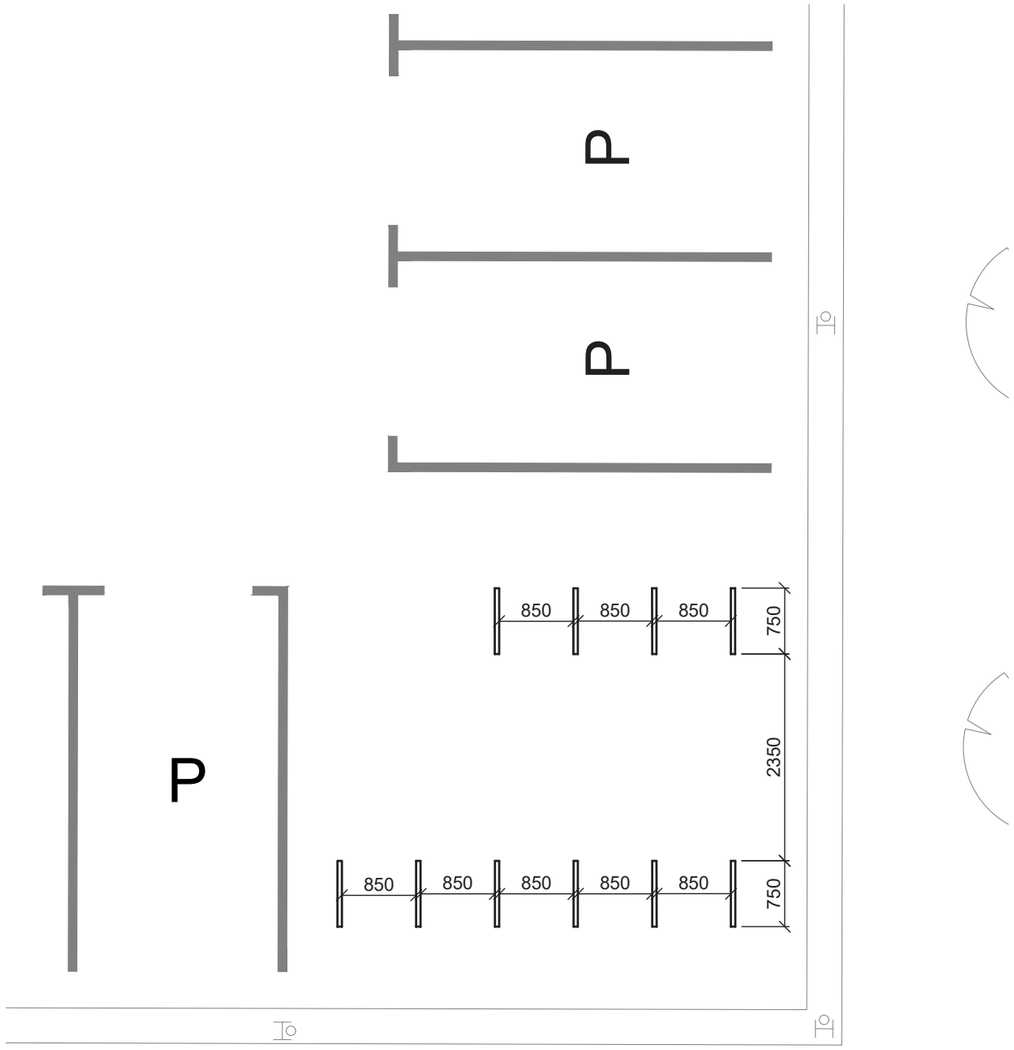


Figure 1-45. *Existing Cycle Hoop Arrangement*

Proposed Bicycle Parking Plan

- 10 no. bicycle spaces (5 hoops)
- Car park space adjacent to the bicycle parking area to be removed to allow for additional bicycle spaces

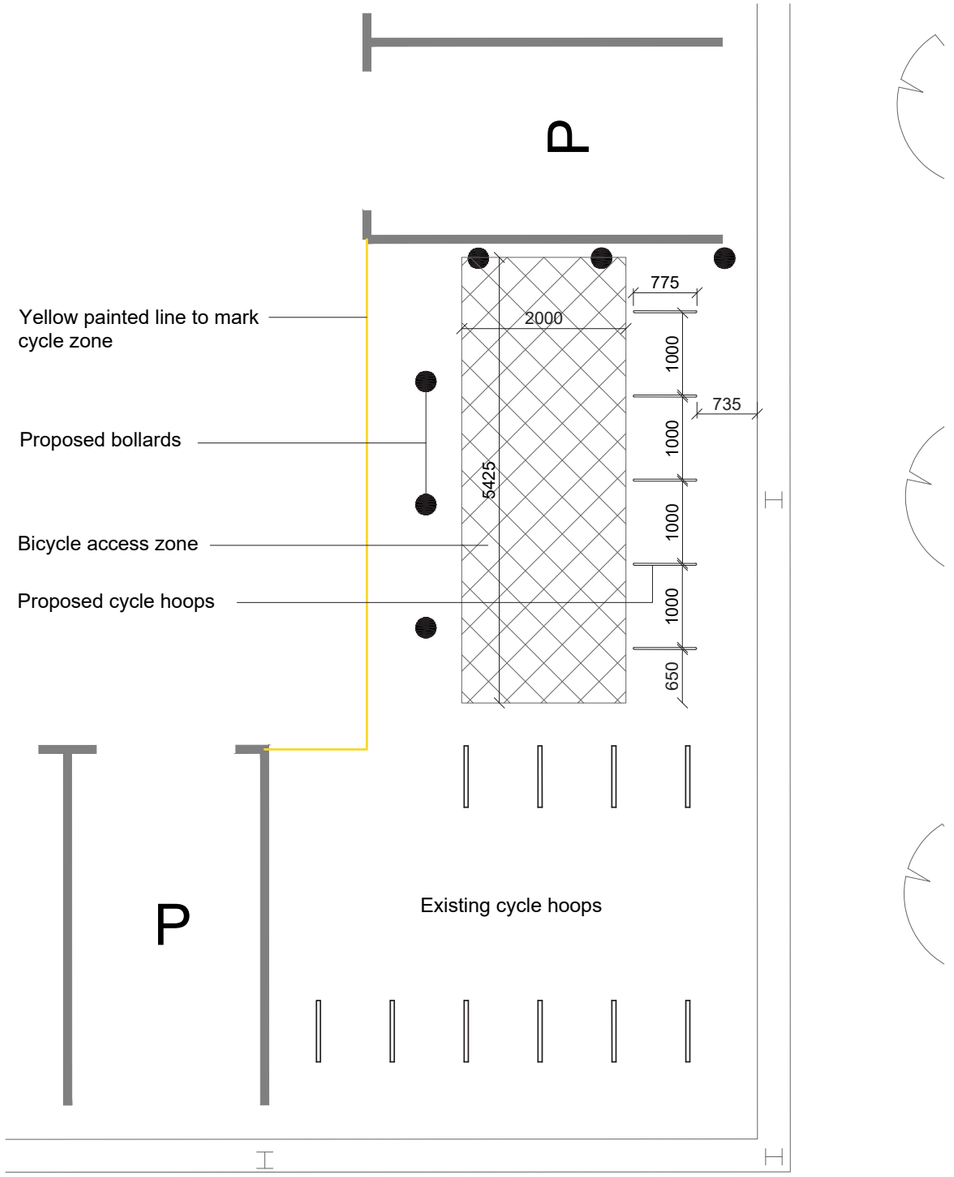


Figure 1-46. *Proposed Cycle Hoop Arrangement*

PROPOSED GROUND FLOOR PLAN

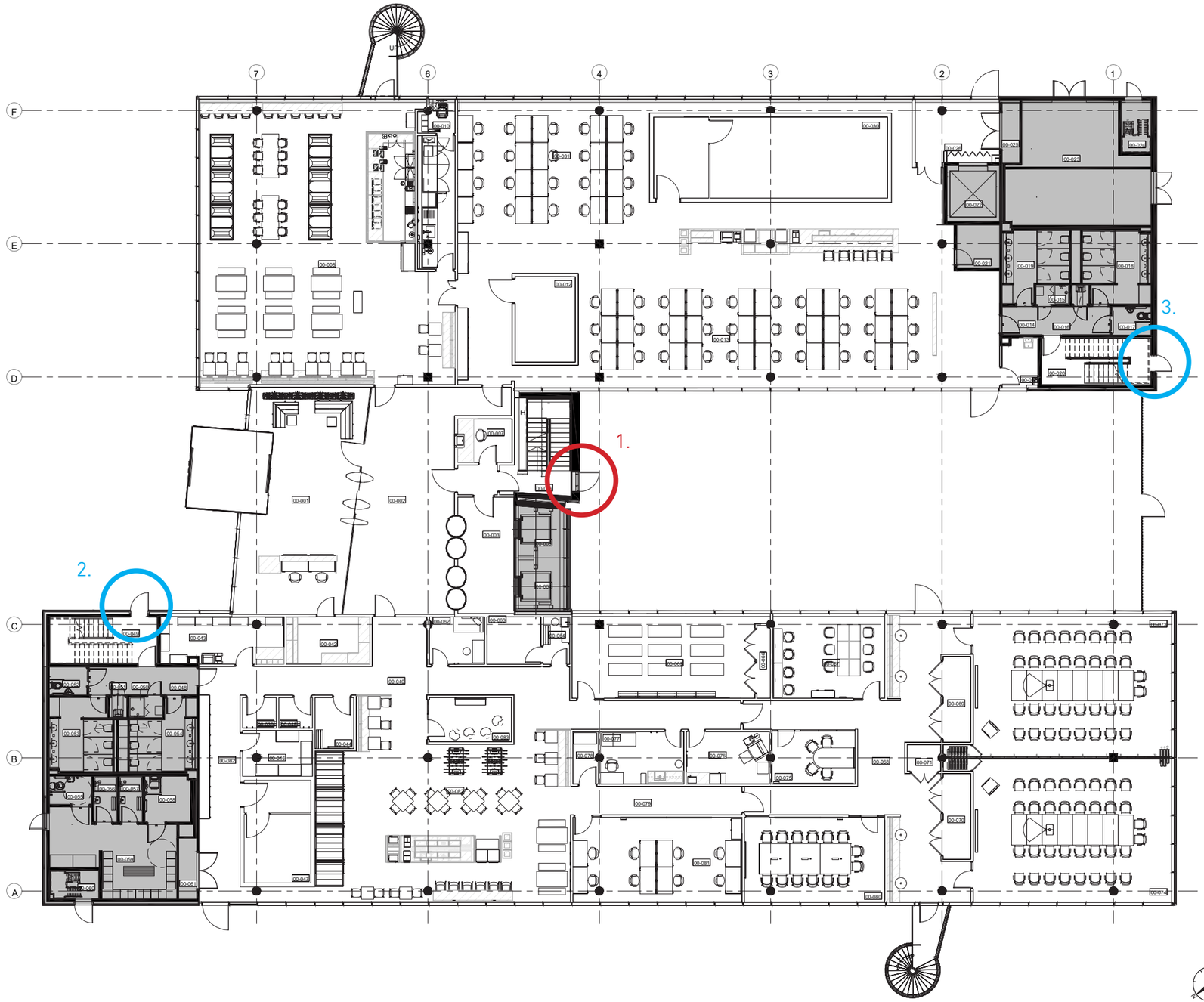
As part of the applicant's requirements the following changes are required to the existing building;

1. A new door to be installed into the staircase adjacent to the passenger lifts and this staircase is being uprated to be a means of escape. Details have been agreed by the Building Control Officer
2. 2 doors on the perimeter façade (metal) to be enlarged by approximately 200mm, doors to be painted to match the existing new doors provided to the shower enclosure provided by the landlord

The intention is to widen the doors (200mm) for the purposes improving security to the building and for compliance with the buildings fire strategy. The proposed new door set will be SR3 high security doors and will match the existing finish.



Figure 1-47. *Site photo of enlarged door (temporary door) (2)*



New Proposed Door Location

Doors to be enlarged by 200mm

NOTE:
ALL EXISTING BUILDING DRAWINGS & SURVEYS TAKEN IS INFORMATION PROVIDED BY OTHERS

Figure 1-48. *Interior Architect's Proposed Ground Floor Plan*

PROPOSED ALTERATION PLANS

1. New Proposed Door to Courtyard Space

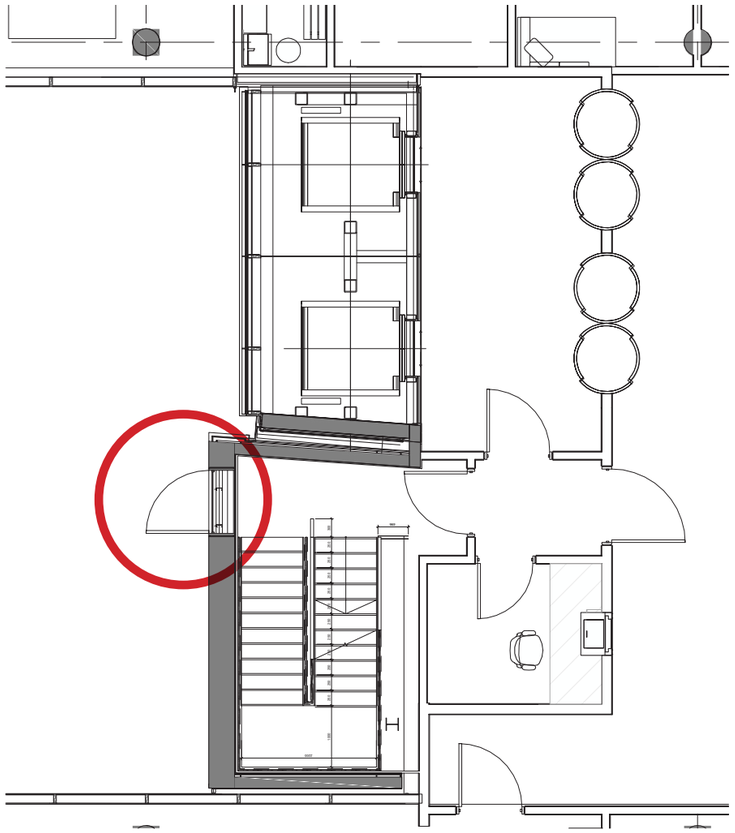


Figure 1-49. Interior Architect's Proposed New Door Plan

2. 200mm Widened Door to Front Entrance

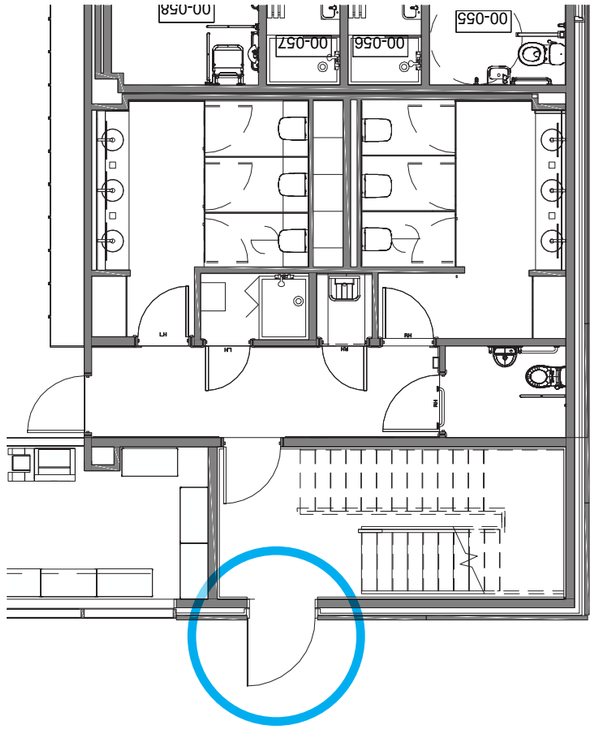


Figure 1-50. Interior Architect's Proposed Widened Door Plan 1

3. 200mm Widened Door to Rear Elevation

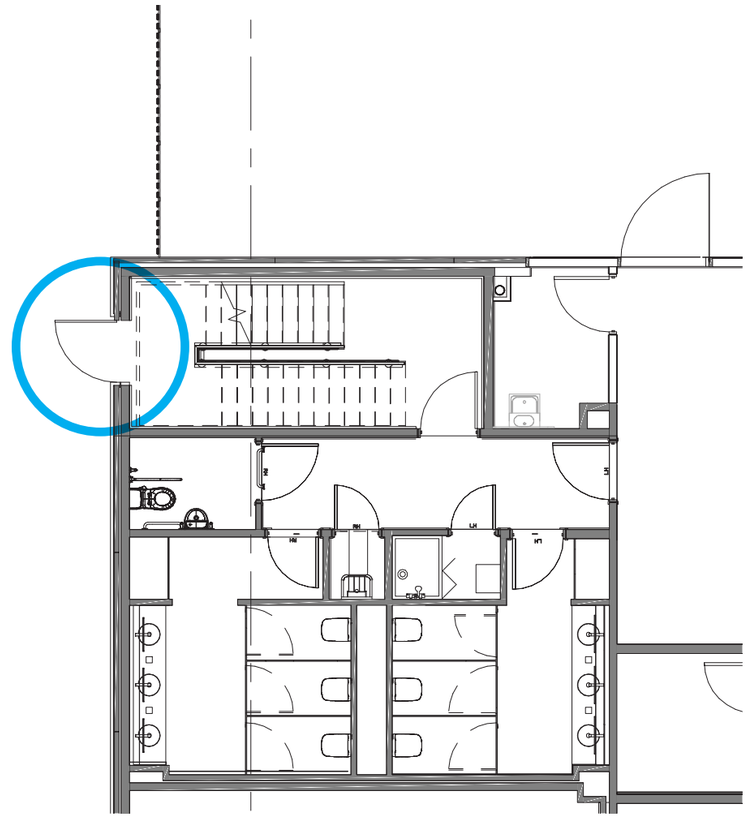


Figure 1-51. Interior Architect's Proposed Widened Door Plan 2

NOTE:
ALL EXISTING BUILDING DRAWINGS & SURVEYS TAKEN IS INFORMATION PROVIDED BY OTHERS

New Proposed Door Location

Doors to be enlarged by 200mm

SCALE 1:50

PROPOSED ELEVATIONS

As part of the applicant's requirements the following changes are required to the existing building;

- A new door to be installed into the staircase adjacent to the passenger lifts and this staircase is being uprated to be a means of escape. Details have been agreed by the Building Control Officer. The door will be finished in RAL 1807025 to match the Patina Copper cladding.
- 2 doors on the perimeter façade (metal) to be enlarged by approximately 200mm, doors to be painted to match the existing new doors provided to the shower enclosure provided by the landlord-

Legend:

1. Entrance
2. Glazed Curtain Wall
3. Patina Effect Copper Cladding
4. Spiral Staircase
5. Courtyard
6. New proposed lighting fixture

NOTE:
ALL EXISTING BUILDING DRAWINGS & SURVEYS TAKEN IS INFORMATION PROVIDED BY OTHERS

200mm Widened Doors

Key Plan:

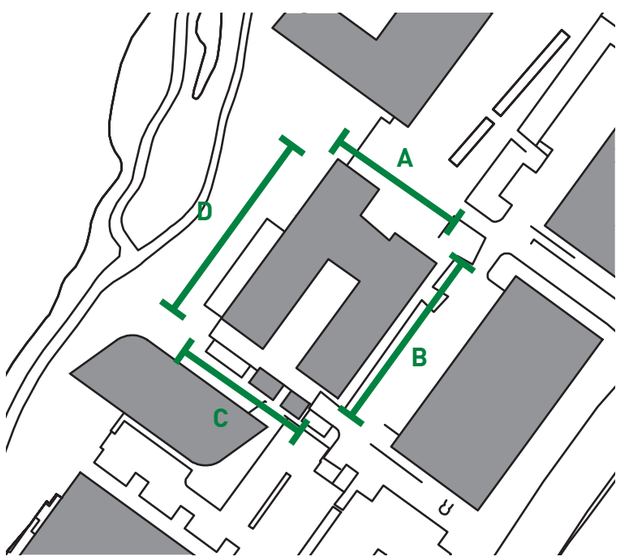


Figure 1-53. *Elevation Key Plan*

Elevation A:

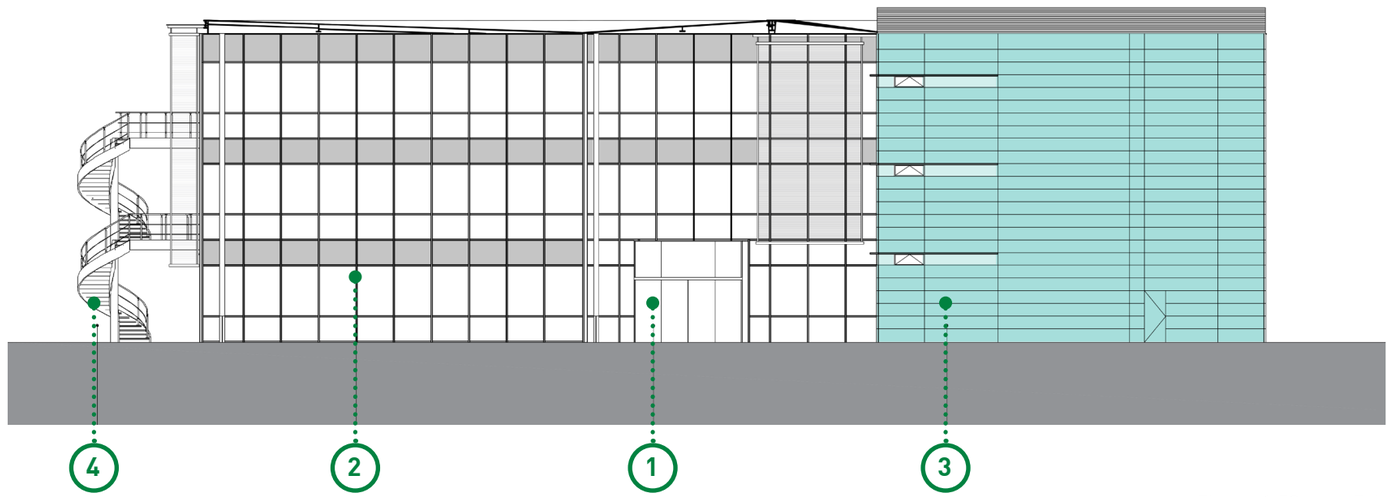


Figure 1-52. *Existing North East Elevation*

Elevation B:

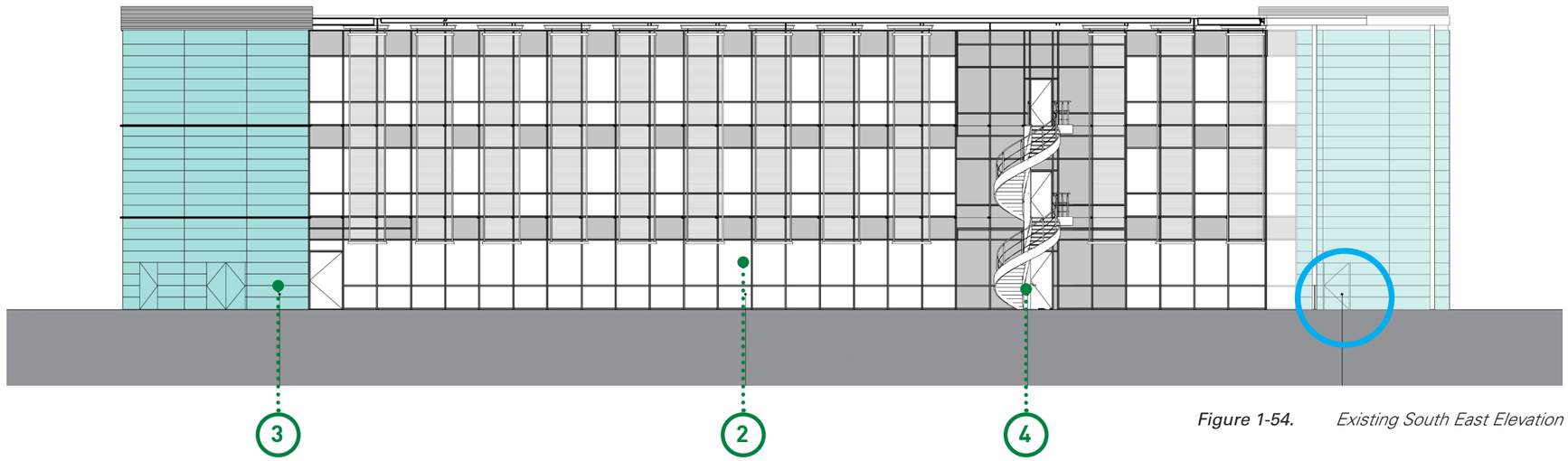


Figure 1-54. *Existing South East Elevation*

SCALE 1:100

PROPOSED ELEVATIONS

Legend:

1. Entrance
2. Glazed Curtain Wall
3. Patina Effect Copper Cladding
4. Spiral Staircase
5. Courtyard
6. New proposed lighting fixture

New Proposed Door Location

200mm Widened Doors

NOTE:
ALL EXISTING BUILDING DRAWINGS & SURVEYS
TAKEN IS INFORMATION PROVIDED BY OTHERS

Elevation C:

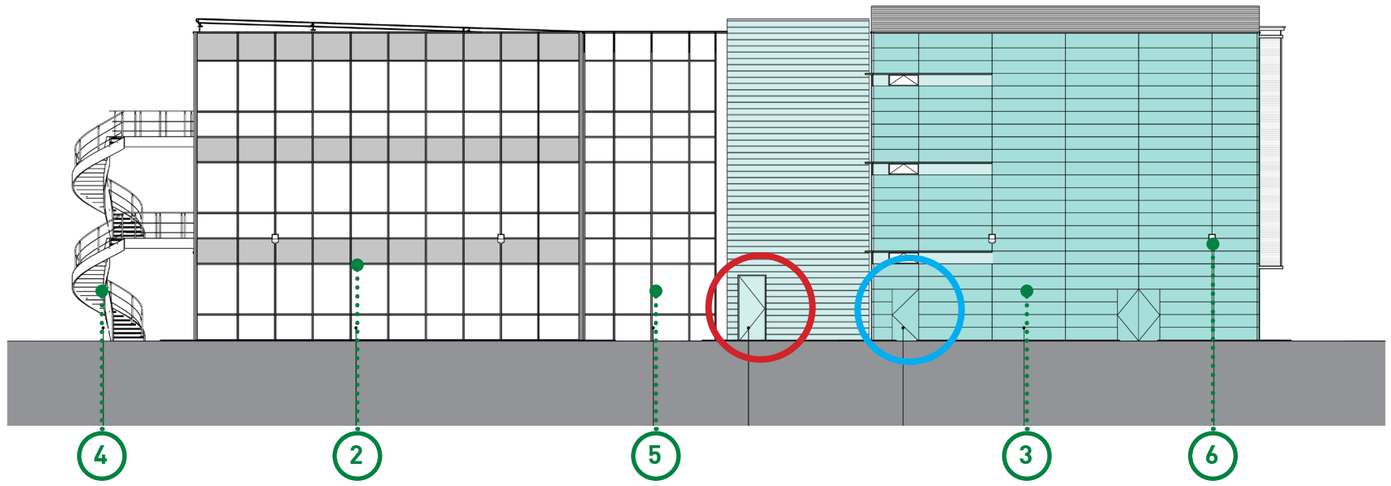


Figure 1-55. *Existing South West Elevation*

Elevation D:

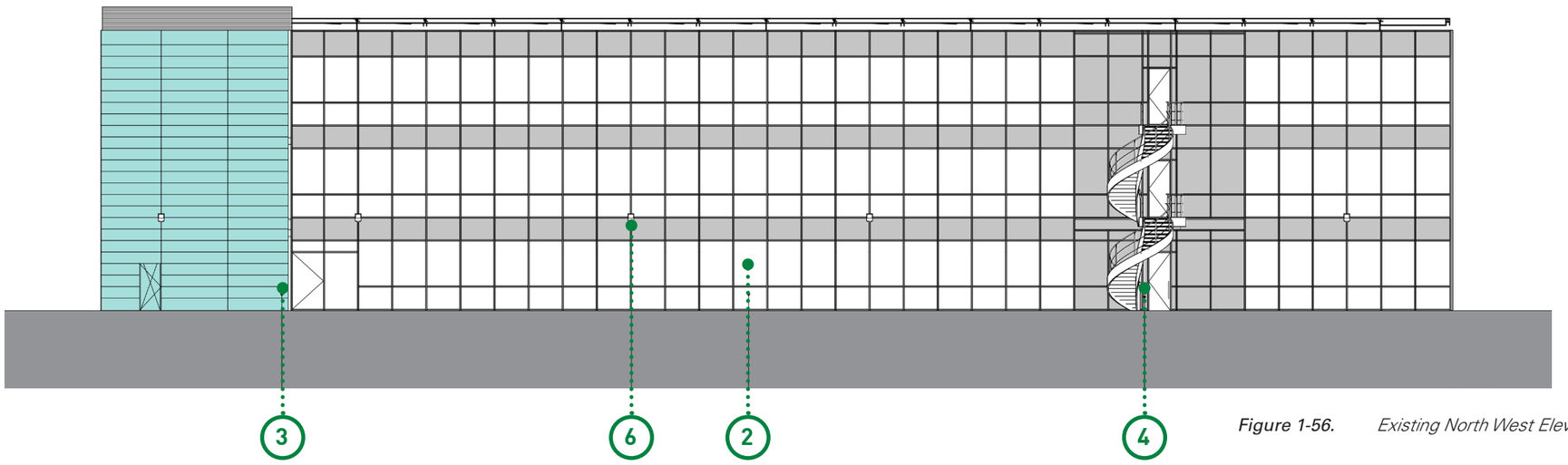
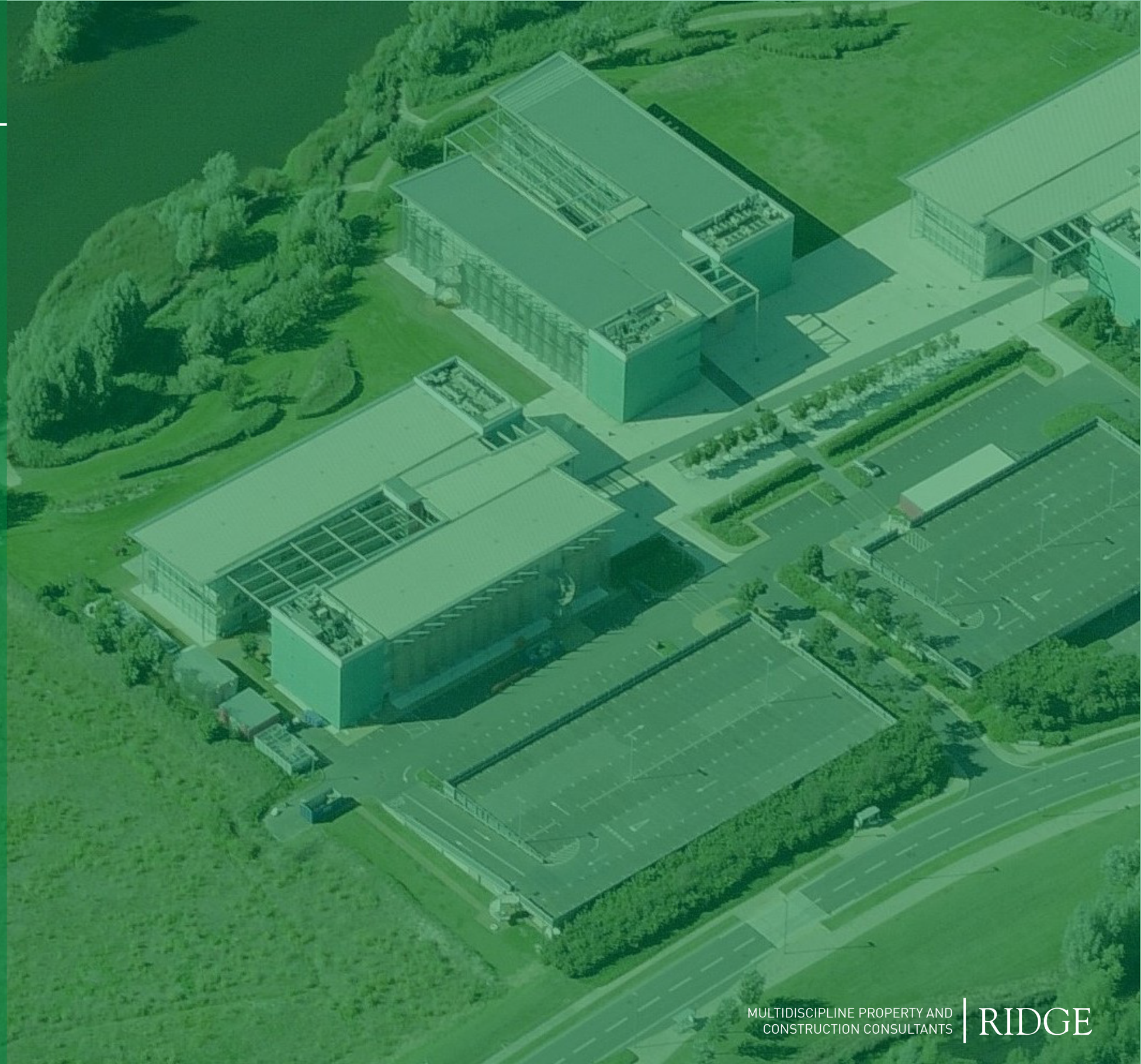


Figure 1-56. *Existing North West Elevation*

400 BROOK DRIVE

CHAPTER 3:
LANDSCAPING

LANDSCAPING



LANDSCAPE PROPOSALS

As part of the overall external security proposals, the intention is to enhance the landscape proposals to the north of the building, bounded by the footpath beyond the red line boundary. The landscape proposals are to add two additional berms either side of the three existing berms. The proposed berms will feature planting on them to match the existing central berms. The planting features large beds of green/yellow stemmed Cornus Sericea Flaviramea on top of the berms. There are also Lavender Hidcote dotted around in those borders. These landscaping changes provide improved security benefits as well as improving the aesthetic of the setting of the building.

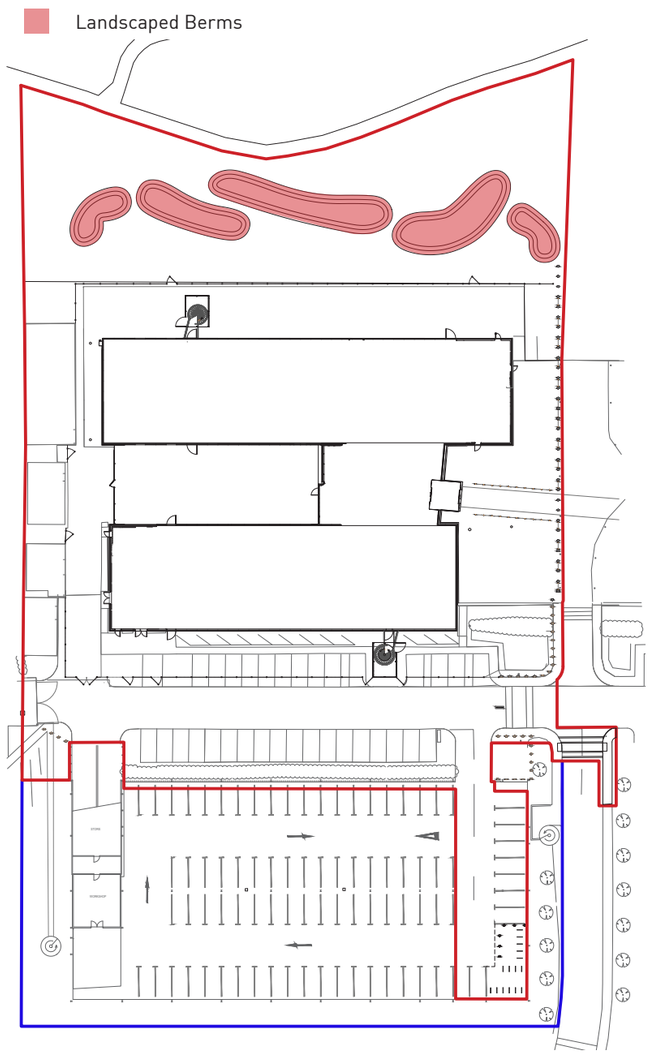


Figure 1-59. *Key Plan*

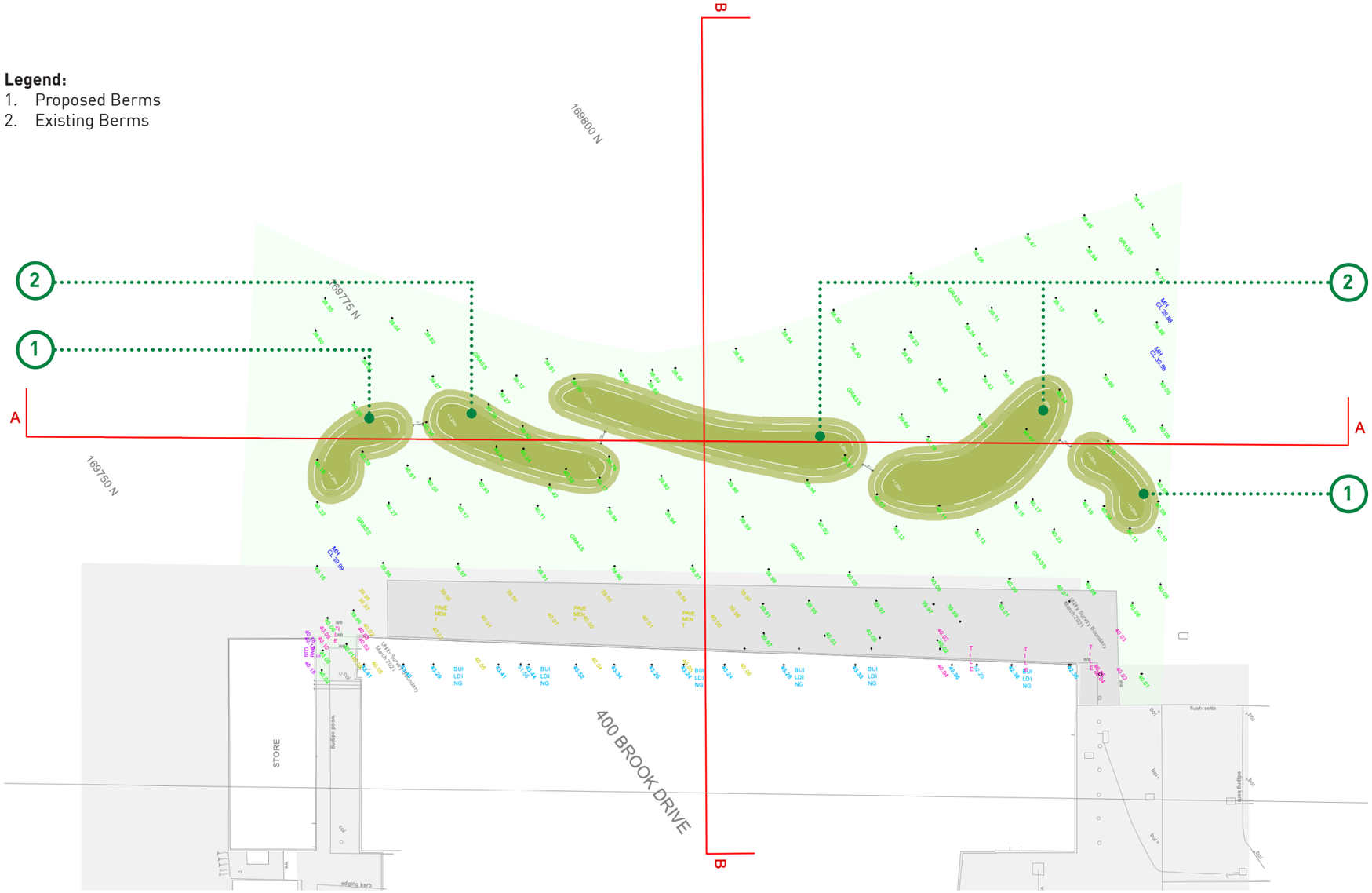


Figure 1-57. *Camlin's Landscape Plan*



Figure 1-58. *Cornus Sericea Flaviramea*

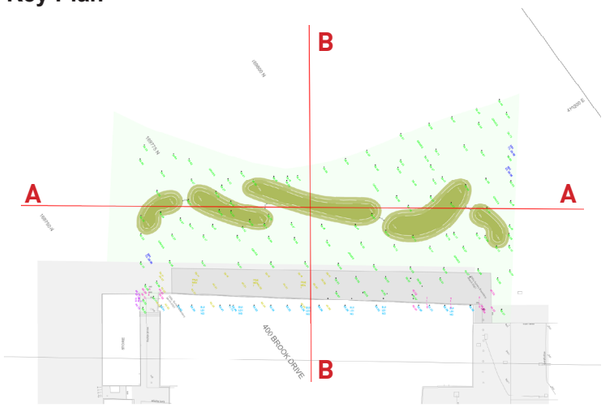
KEY

- Section Location Lines
- Proposed Fence Line
- Existing ground condition and topographical survey levels
- Proposed topsoil berm to be seeded or turfed. Refer to specification within this section.
- Proposed contours at 0.5m intervals

5m 0m 5m 10m 15m
Scale 1:250

LANDSCAPE SECTIONS

Key Plan

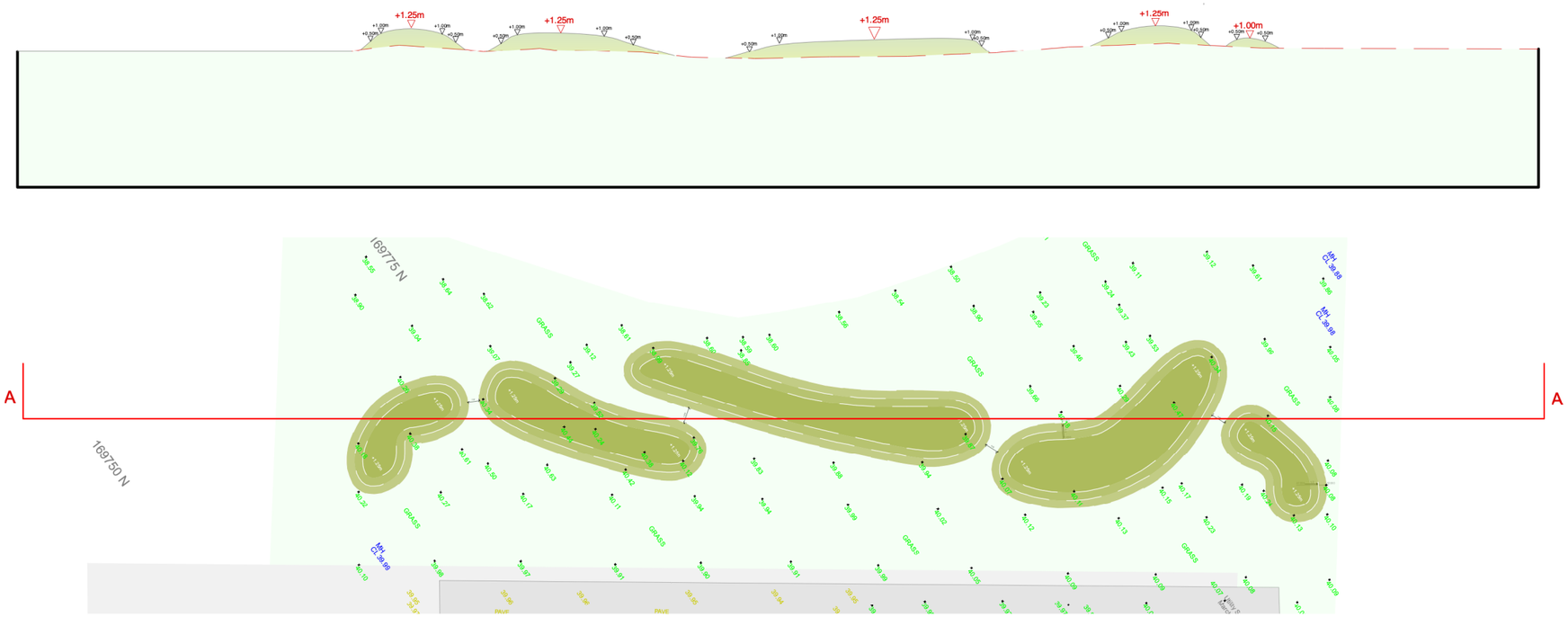


KEY

- Planning Application Boundary
- Fence Line
- Proposed BermS
- Proposed contours at 0.5m intervals
- Proposed topsoil berm to be seeded or turfed. Refer to specification within this section.

5m 0m 5m 10m
Scale 1:200

Section A-A:



Section B-B:

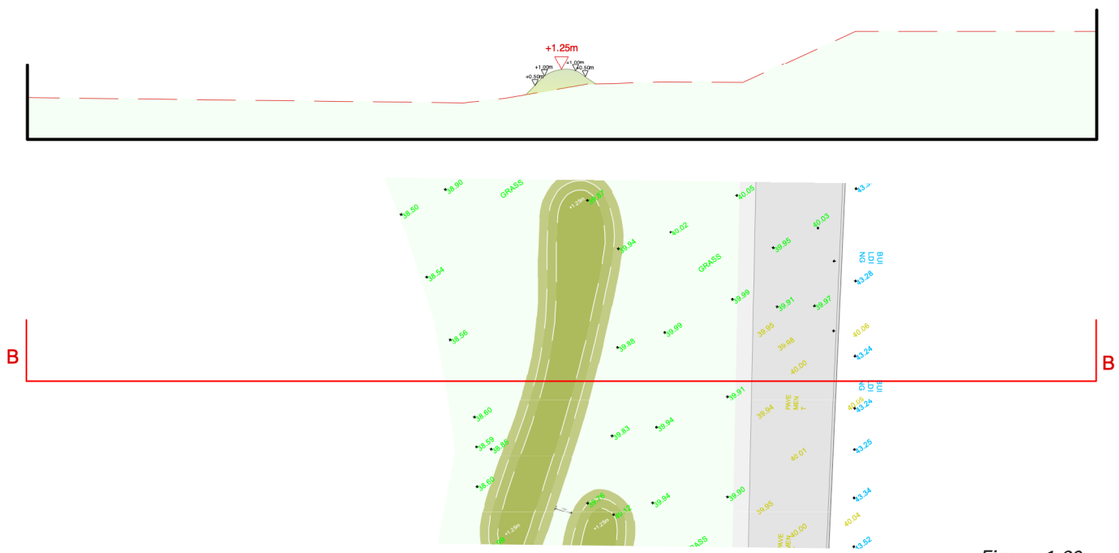


Figure 1-60. *Camlin's Landscape Sections*

RIDGE

MULTIDISCIPLINE PROPERTY AND
CONSTRUCTION CONSULTANTS