

SGP

Architects + Masterplanners

Units 2,3 &4 Stadium Trade and Business Park Design & Access Statement

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Design & Access Statement

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1. Introduction

1.1 Proposed Development

This Design & Access Statement has been prepared by Stephen George + Partners, in conjunction with the wider consultant team, on behalf of the applicant, Cube Real Estate and is in support of an application for full planning permission for the recladding of North- West elevation of Units 2,3 &4 Stadium Way, Reading. The application seeks approval of the recladding and improvement visually of the units to match the finishing material of unit 1.

Unit 1 Stadium way, had already got the full planning approval, and this application will therefore seek to match the external materials of Units 2,3 &4, so that all 4 units having the same appearance and coherent design.

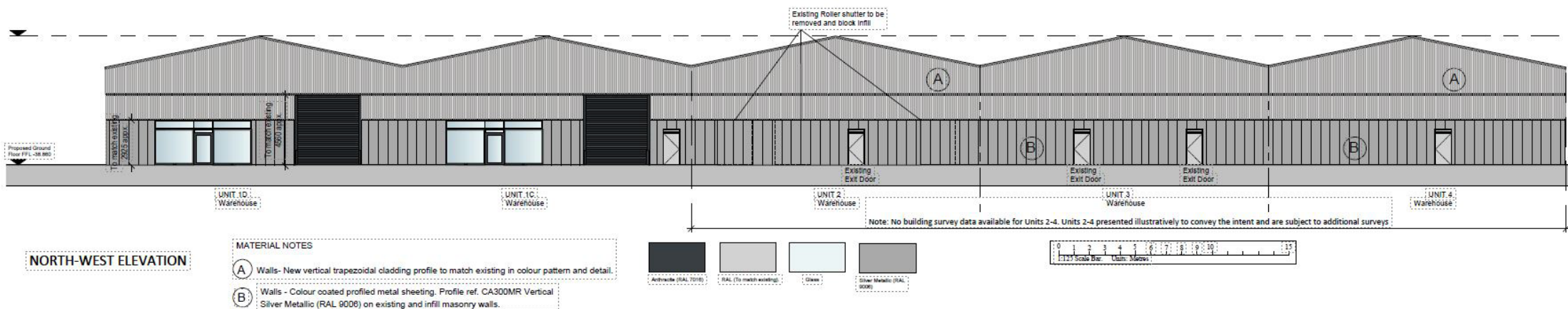


Figure 1 Proposed North-West elevation for Units 2,3 &4 (including unit 1).

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The proposed development will provide materials that will match the finish and height including:

- Scale: How wide and high the buildings and spaces are;
- Appearance: What the buildings and spaces will look like.

1.2The Project Team

- Client – Cube Real Estate
- Project Managers – PSK
- Architect – Stephen George & Partners LLP
- Civils/ Structural Engineer – Mason Navarro Pledge
- Transport & Travel – Steer Group

2.Location and Context

The site is situated within the Stadium Trade and Business Park, Stadium Way, off the Oxford Road west of Reading town centre. The application site is developed, and the existing industrial unit has recently become fire damaged beyond economic repair. The established industrial site has good transport and pedestrian connections. The site is accessed from the M4 Motorway via the A33 and is less than 3mi from Reading Station and less than 1mi from Tilehurst with direct bus routes.

The A40 links, via the M40, onto junction 16 of the M25 orbital motorway. The M25 in-turn linking with the wider National Motorway Network.



Figure 2: Stadium Way, and the application site

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The South-East and South-West existing elevations of units 2,3 &4 will remain unaltered by way of this application. We are proposing to reclad the North-West elevation so that it can match with the previously approved unit 1 elevation.



Figure 3: Stadium Trade and Business Park as existing, Unit 2,3 &4 in the foreground (South-East Elevation).

3. Elevation Treatment

The existing buildings at Stadium Trade and Business Park have reached a point in their lifecycle where sitewide improvements are generally required to provide a more contemporary aesthetic. This is being undertaken by recladding the brickwork (B) (See Figure 1), in Colour coated profiled metal sheeting. Profile ref. CA300MR Vertical Silver Metallic (RAL 9006) on existing and infill masonry walls.

The upper part of the walls (A) will be New vertical trapezoidal cladding profile to match existing in colour pattern and detail.

The recladding will involve the removal of existing redundant roller shutters and block infill. (See Figure 1).

4.Conclusion

This recladding of this elevation will improve the aesthetics and outlook of the scheme, facing Scourse Lane, Reading.