

STRIDE TREGLOWN

**250 BROOK DRIVE,
READING**
DESIGN + ACCESS
STATEMENT

5TH MAY 2022



FILE	
154442-A-Design and Access Statement	
PROJECT	
250 Brook Drive	
CLIENT	
Mapletree	
STRIDE TREGLOWN JOB No.	
154442	
PREPARED BY	CHECKED BY
AS	GW
DATE	REVISION No.
05.05.2022	

REVISION	
1	Initial Issue
2	X
3	X
4	X
5	X
6	X

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1.0

INTRODUCTION

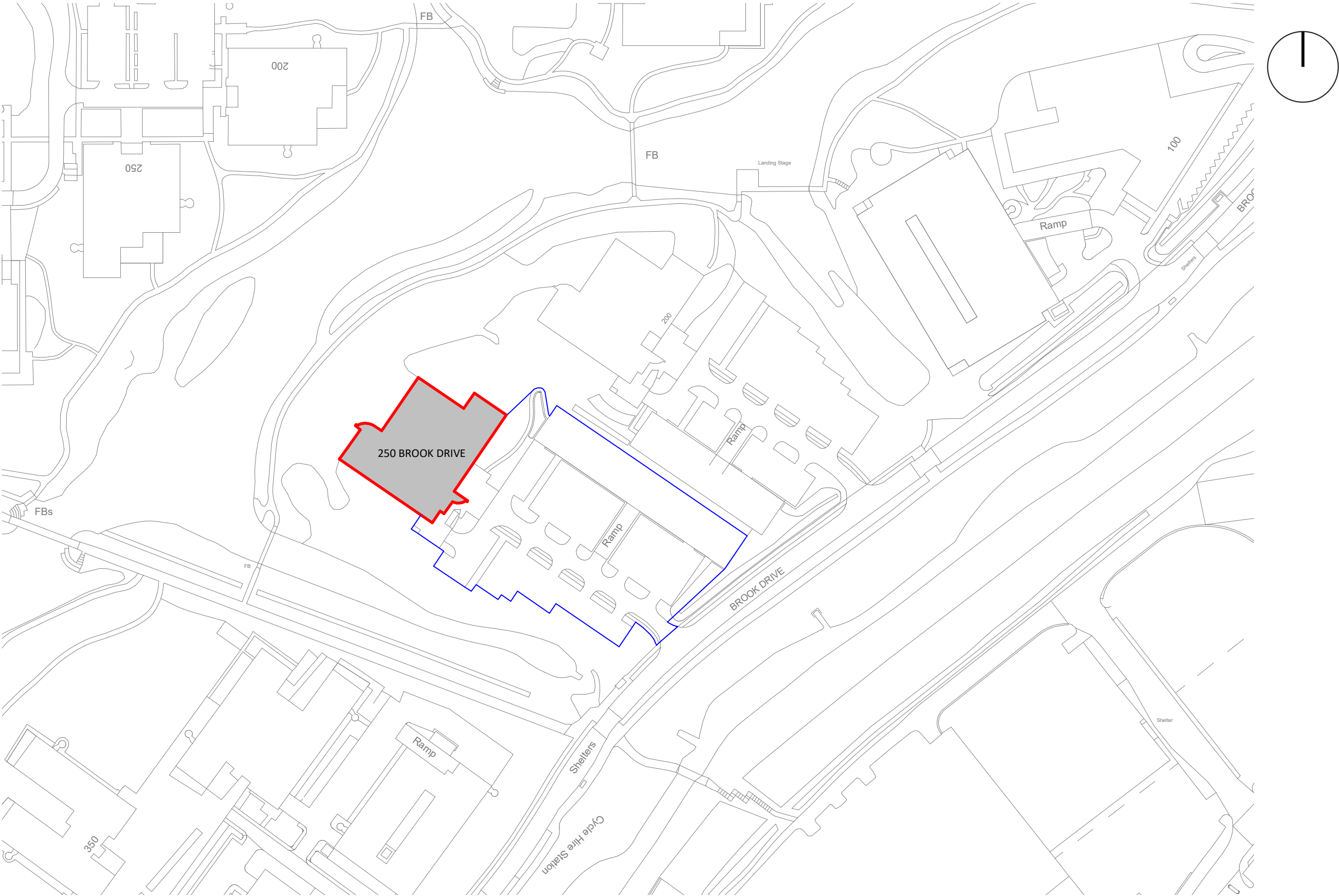
1.1 Introduction



Existing Site Photo

This Design and Access Statement sets out the proposed design considerations for the external alterations proposed, alongside accessibility considerations associated with the alterations, together with the relevant planning considerations.

The proposed alterations are minor in their nature and form part of a refurbishment of the entire building that will improve its internal layout and efficiency. The modernised building will be more useable and attractive to current users and working practices. The alterations that form this planning application are described later in this Statement.



Site Location

2.0

**SITE LOCATION AND
SURROUNDING
CONTEXT**

2.1 Surrounding Context



Brook Drive is located off the A33 close to Junction 11 on the M4. It is located within Green Park Business Park to the south of Reading city centre. The building is a flat roofed office block constructed circa 1999. It comprises mainly open plan office space with two vertical circulation cores, one at the front and one to the rear. The property is owned by Green Park, Reading No.1 LLP.

The building is now currently vacant across all floors from Ground to Third. The building is generally in good condition. This applies to the infrastructure and general appearance

The building has been in constant use since its completion but is now vacant.

An internal refurbishment was completed in 2015.



View from car park deck with buildings located next to 250 Brook Drive



Foundry Brook to the rear of the building



View from roadside (Brook Drive)

Significant Surrounding Areas

3.0

DESIGN

3.1 The Proposed Works



Full planning permission is sought for the following external alterations to 250 Brook Drive:

- Reconfiguration of the landscaped approach to the building.
- Provision of a new curtain walling system with revolving entrance door.
- PV installation on the roof
- Glazed Atrium roof light installation.
- Parapet extended by 300mm.
- New enclosed bike storage to the screened off yard located at the front of the building.

Proposed view from the designated front carpark

3.2 The Design



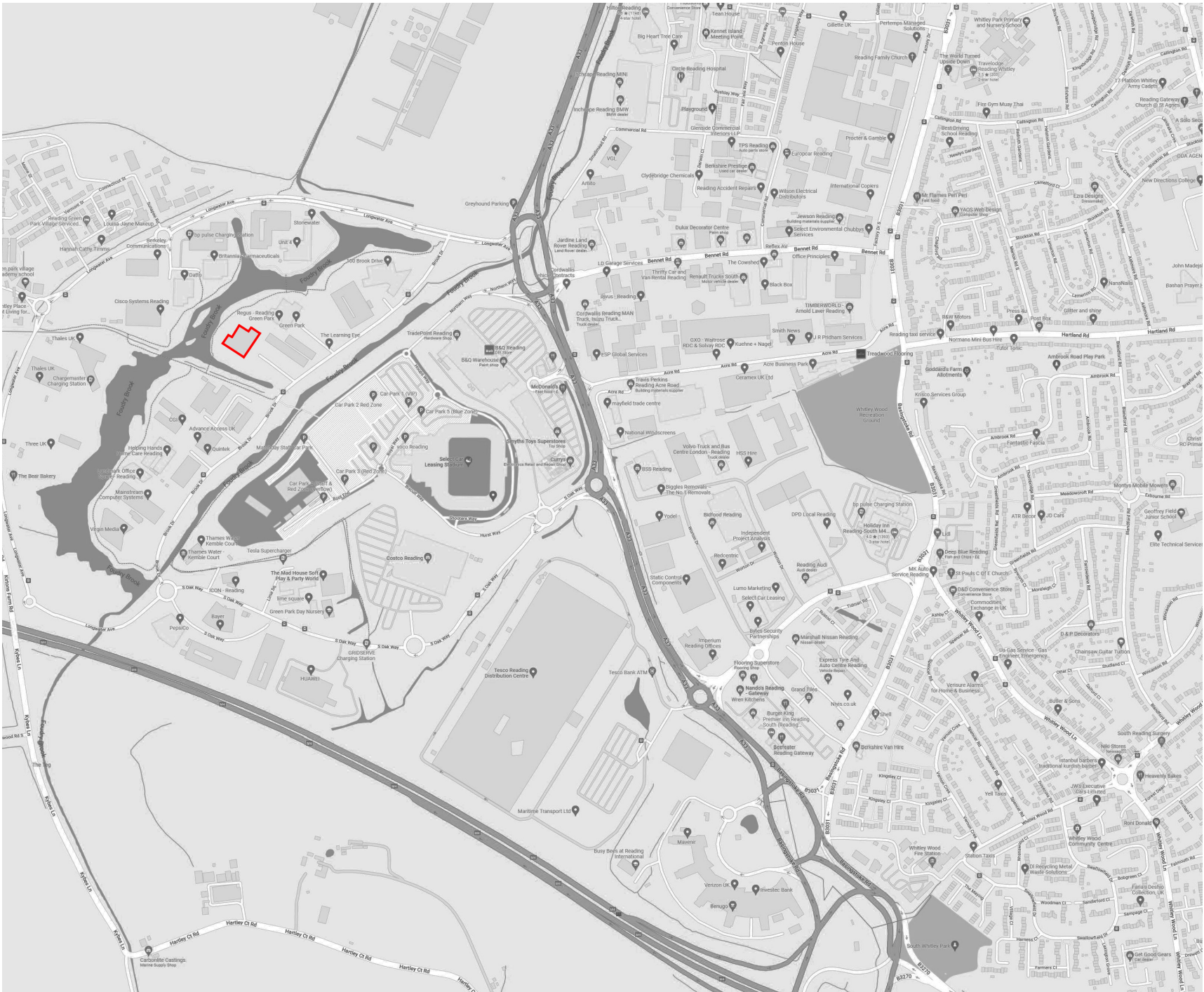
The proposed works are intended to update and improve the building in the following ways:

- Provide a main entrance that is more visible externally and provide additional natural light into reception.
- Provide a clear and inviting route from the carpark to the entrance.
- Internal modifications including the new cycle facilities at ground floor and new bike storage to the screened off yard.
- Opening up the roof to the Atrium and install a new roof light to provide additional light into the space.

4.0

ACCESS

4.1 The Site



250 Brook Drive is situated within the Green Park Business Park and is accessible via easy reach of the M4 motorway and approximately 3 miles from Reading City Centre.

Reading Train Station lies approximately 3.5 miles (via A33) to the north of the site. This equates to a 10 minute car journey, a 17 minute cycle ride, or a 55 minute walk. There are multiple bus services running between Reading train station and the Green Park Business area with a frequency around 15 minutes and a journey time of approximately 25 minutes.

The pavements that surround 250 Brook Drive are wide and generally level and in good condition. Street lighting is provided along Brook Drive providing well-lit accessible environment around the application site.

There is currently good level access from the parking bays to reception, so there is no requirement to alter this.

4.2 The Building



Entry and Exit points

The main entrance to 250 is from Brook Drive that passes through Green Park Business area.

There is currently only one primary entry point into the building through the main entrance doors, via a designated paved access route.

The previously used Plant yard to the left of the primary entrance will be repurposed for external cycle storage. Existing gates will be overclad with tresa sheets to add additional screening & security.

These proposals will provide an additional access point into the building from the new cycle storage. It will provide direct access from the external bike storage to the proposed shower and changing facilities at ground floor.

The replacement of the existing curtain walling and new revolving doorset system will be enhanced. With the use of dark sandstone pavements to the area leading to the entrance, this will provide a destination statement.

Conclusion

Brook Drive is situated on the outskirts of Reading city centre, however has good accessibility by a range of sustainable transport modes.

The external alterations proposed and substantial cyclist facilities will significantly bolster kerb appeal and will improve sustainability.

5.0

CONCLUSION

5.1 Conclusion



The proposed external works are minor in their nature, but will improve the attractiveness, functionality and performance of 250 Brook Drive. The external alterations are part of an internal Cat A refurbishment that will bring about positive improvements to Brook Drive to secure a high-quality office within the business park.

The design of the entrance facade and landscaping will enhance the character and appearance.

The addition of PVs located on the roof will further strengthen sustainability outputs.

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