

DARLING ASSOCIATES
ARCHITECTS

Design & Access Statement

R+ Reading
Blagrove Street RG1 1AZ

October 2021

R+ Reading

Introduction

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

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

As part of a full refurbishment, to bring this building back to the heart of the Reading Office Market a remodel of the front entrance is required. This will be designed to enhance the entrance experience and visibility. The aim of the proposed works is to broaden the appeal of the building, making it attractive to both corporate and new companies growing in the Thames Valley area.

This document is to be read in conjunction with the Existing, Demolition, Proposed, RCP Drawings and the Planning Statement.

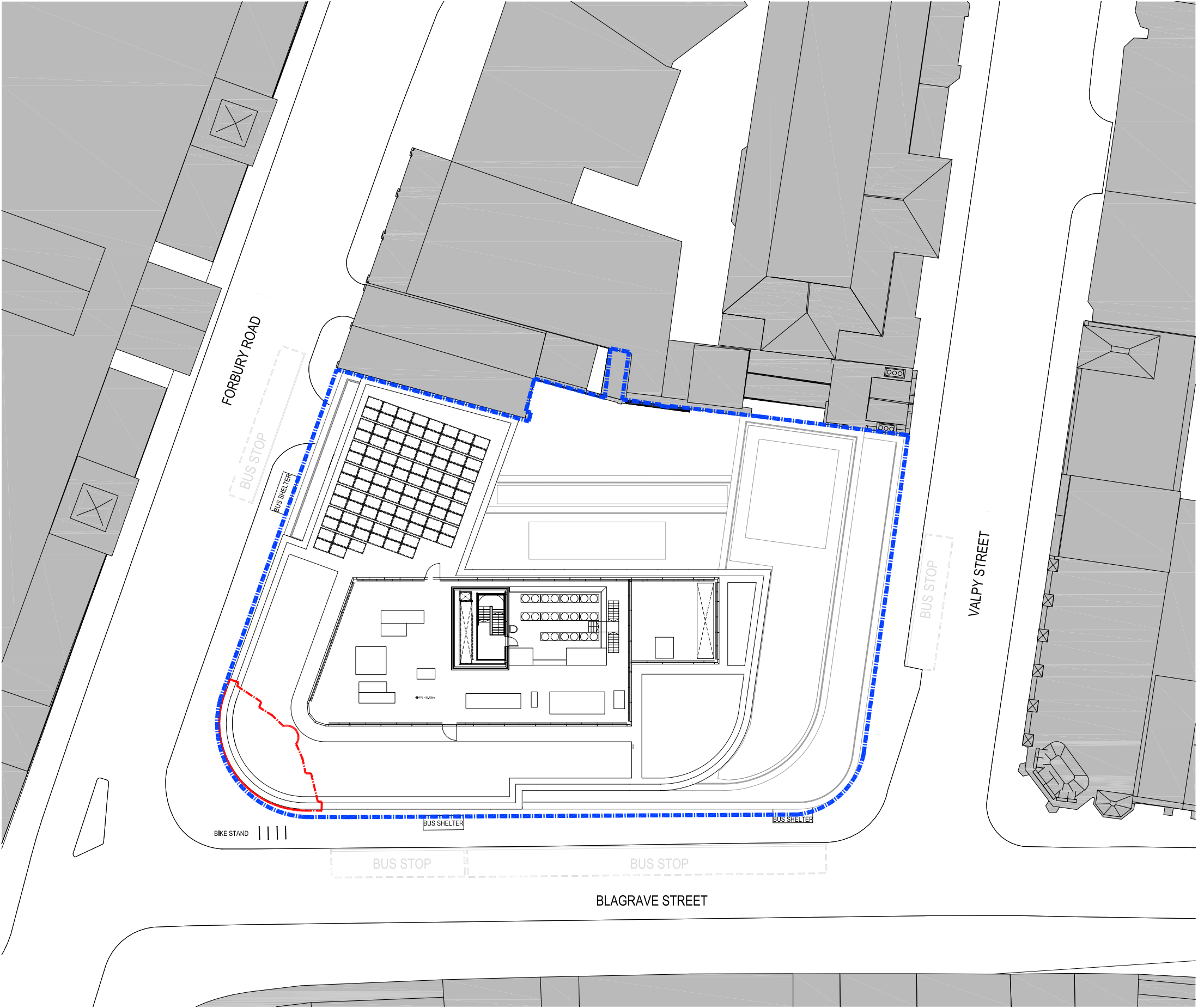
Design Team:

- Client - Oval Real Estate
- Project Manager - NRP
- Architect - Darling Associates
- Planning Consultant - Turley
- Fire Engineer - Urban Change
- Structural Engineer - MNP
- M&E - Hoare Lea

1 Existing Building

Existing Building

1.1 Site Plan - 1.400@A3



Existing Building

1.2 Entrance Site Photos



Existing Building

1.3 Entrance Site Photos



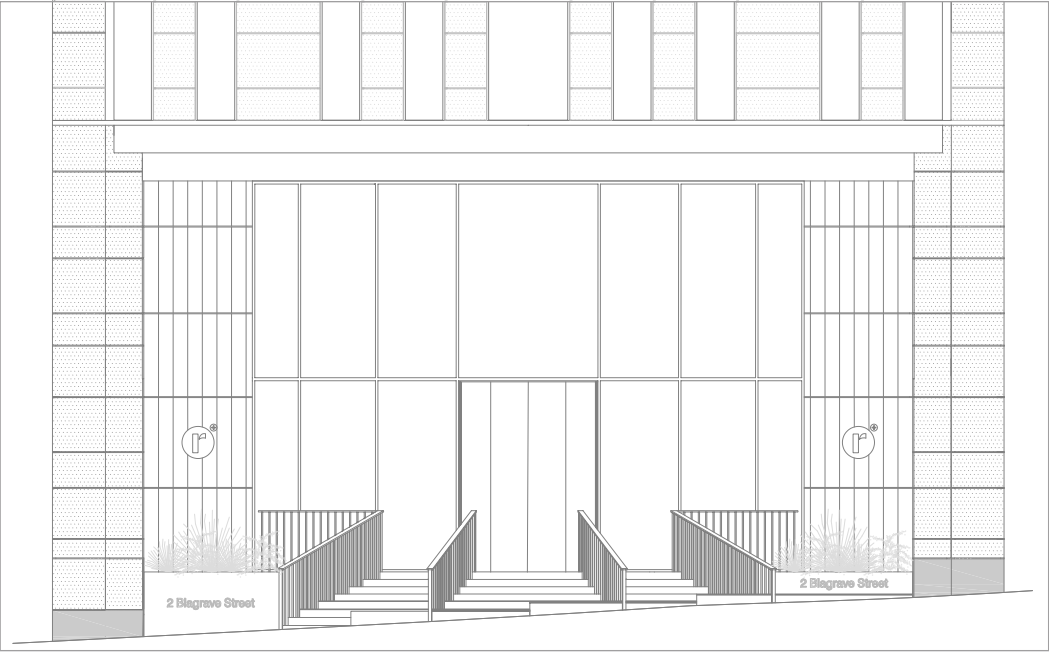
2 Design Proposal

Design Proposal

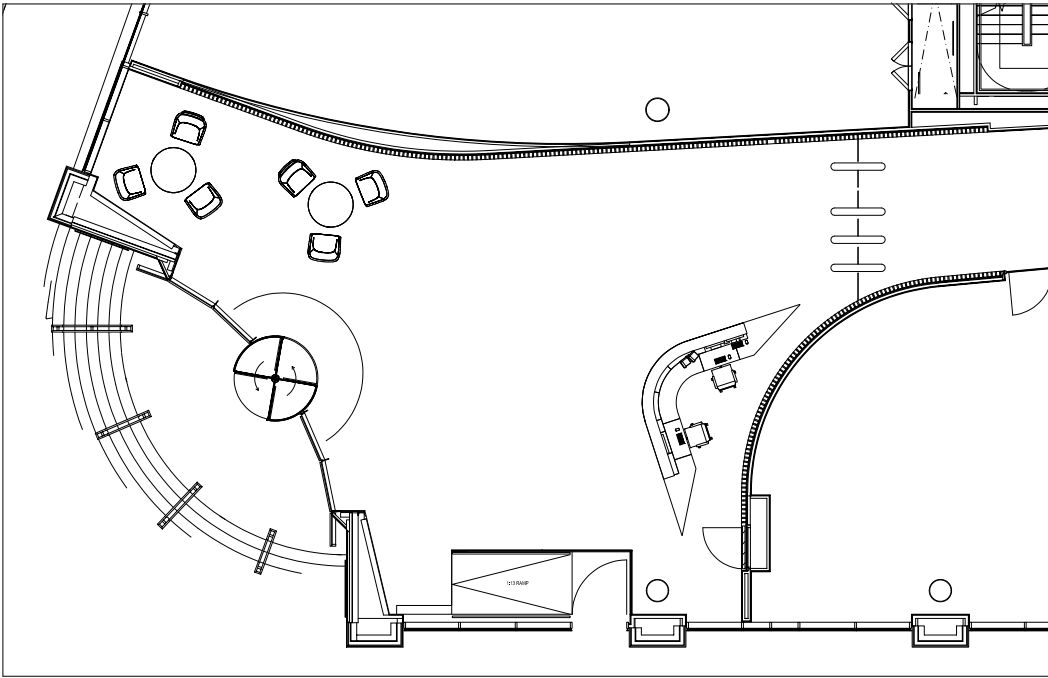
2.1 Design



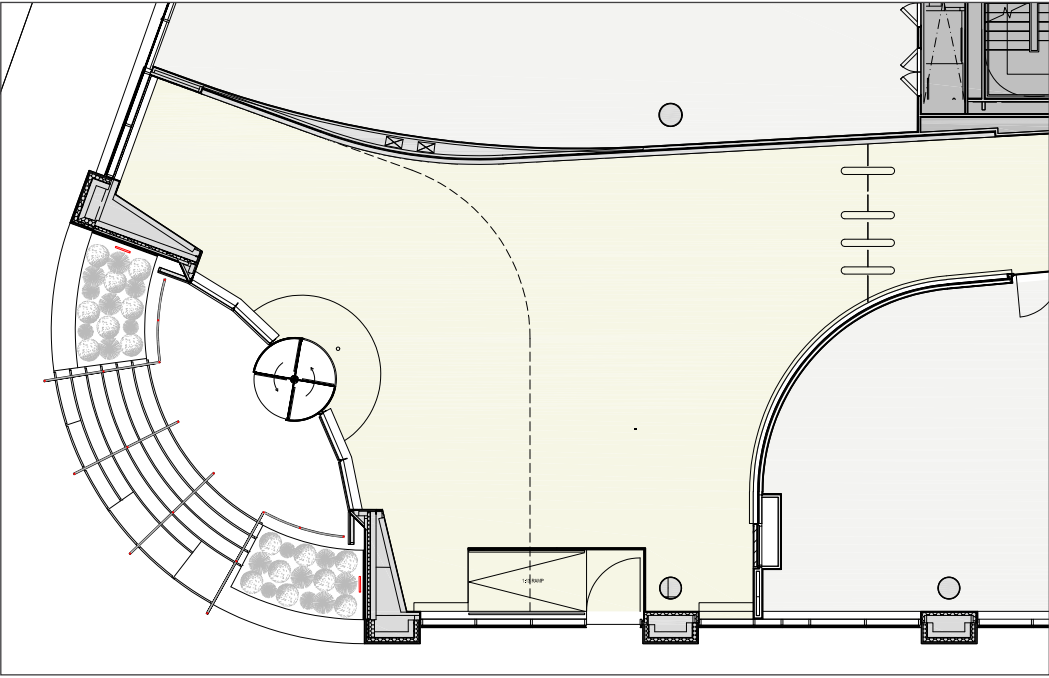
02: Existing Elevation



04: Proposed Elevation



01: Existing Ground Floor Plan



03: Proposed Ground Floor Plan

R+ is located within a few minutes’ walk from the Train station and central bus stop offering great communications, while it is clearly visible from Reading Train station approach. The design team worked through a series of options to enhance the experience of arriving in the R+.

The existing entrance

- Located in a prime postion,
- Current weakness is the corporate feel of the building from the exterior along with the North Facing entrance of the building.
- A very dark and unfriendly approach.

The proposed entrance

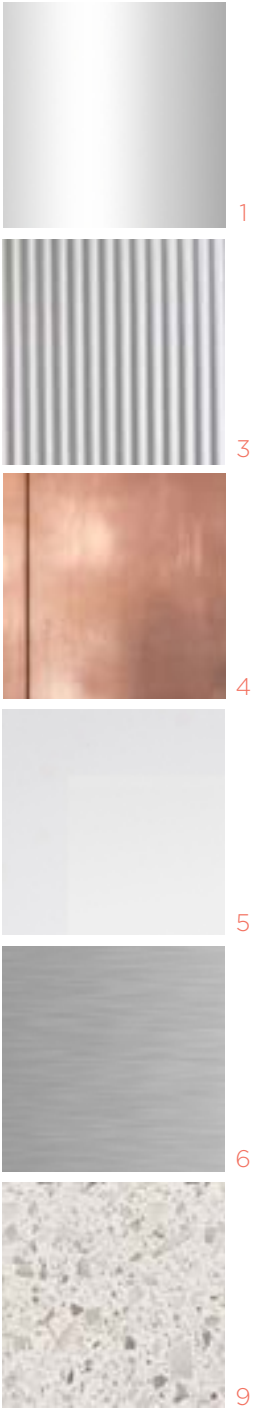
- Shaped to accommodate new wider steps in concrete finish with new stainless-steel railings and new concrete landing with planters at both sides, allowing for a smoother approach.
- Introducing a lighter material palette with polished stainless-steel soffit, fluted glass wall panels and that together with the existing copper wall panels capture and reflect the daylight.
- Creating a bright entrance that could serve as a point of attraction from Reading train station.
- A bespoke external lighting design has been carefully incorporated to prevent glare and impact on the neighbours’ buildings thought the day and during the night-time.

Design Proposal

2.2 Material Study & Flavours

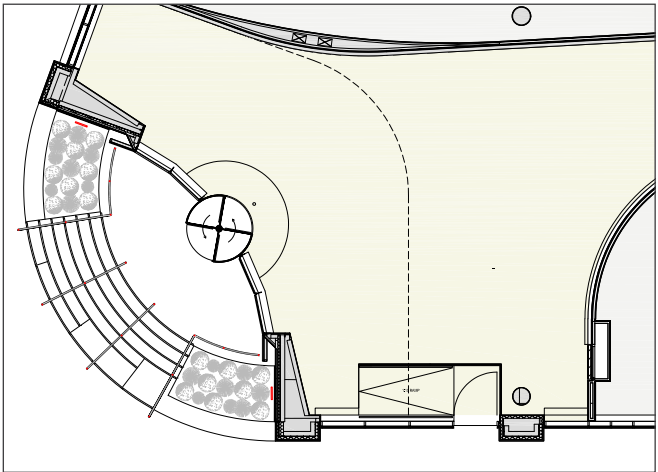


Material Snapshot



Material Precedents

- Material Key:**
- 1. Proposed Polished Stainless Steel Ceiling
 - 2. Downlights Recessed in Canopy Soffit by Lighting Specialist
 - 3. Proposed Fluted Glass Wall Panels
 - 4. Existing Copper Wall Panels
 - 5. Existing Aluminum and Glazing Curtain Wall
 - 6. Proposed Polished Stainless Steel Railings and Stairs Strips
 - 7. Low Level Lights under Railing
 - 8. Floor Recessed Low Level Wall Wash
 - 9. Proposed Stairs in concrete finish and Entrance Landing



Proposed Reception Entrance

2.3 CGI View



