

Design and Access Statement

Reading International Business Park

DESIGN AND ACCESS STATEMENT

06-11-20

Quality Assurance Check

TITLE:	Design and Access Statement	DATE:
Prepared	Lucas Lou	04/11/20
1st Check	Holly Wells	04/11/20
Final Check	Holly Wells	05/11/20
Approval	Holly Wells	06/11/20

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Introduction

1.00

Introduction



Introduction

1.01 Application Overview

This Design & Access Statement, prepared on behalf of the Applicant, Tristan Capital and Alchemy, presents a vision for the rejuvenation of Reading International Business Park.

BuckleyGrayYeoman's proposals seek to redevelop the current site to become a premier business park and provide high quality, contemporary office space as well as market leading tenant amenity and soft services with a new building entrance.

The design aims to transform the site by introducing high quality, prominent and contemporary architecture focusing on the key ambitions:

- Provide a refurbished workplace for the modern office tenant;
- Enhance landscaping improvements;
- Enhance connections between arrival areas and the entrance lobby;
- Provide amenity for the well-being of occupants;
- Improve the image of the building;
- Reinforce the sustainability and wellness agenda.

The scheme has been designed in accordance with national, regional and local planning policy and Building Regulations. It will be delivered to new environmental standards, targeting a BREEAM 'Excellent' rating for the new elements of the scheme through exceptional design and quality, promoting the health and well-being of the occupants. WELL accreditation will also be sought.

This document should be read in conjunction with:

Preliminary Ecological Appraisal, Bat survey report, Arboricultural Impact Assessment (tree survey report) - Greengage

External Lighting - Foundry

Heritage Assessment - Bidwells

Landscape Report (included in this document) - Churchman Thornhill Finch

Planning Statement - Carter Jonas

Waste Management Strategy, Travel Plan, Delivery and Servicing Plan and Transport Technical Note - Velocity

Planning Drawings (included in the appendix)- BGY



INTERNAL STREET VIEW

Introduction

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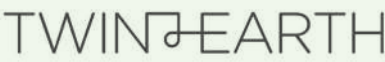
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Site and Context

2.00

Site and Context

2.01 Site Location

The application site (the Site) is Reading International Business Park.

The location of the Site is to the South / South West of Reading Town Centre.

The Site sits within a wider area of development around and along the A33 Basingstoke Road just off Junction 11 of the M4 which is one of the main arteries into Reading.

To the west of the Site is an undeveloped industrial plot which was originally due to be a third and final phase of Reading International Business Park. Beyond is Tesco's regional distribution depot.

To the north is a built area along the A33 comprising mostly of warehouse buildings, offices, retail parks and a hotel. These developments continue along the A33 towards Reading Town Centre.

Further east across the A33 is a large residential area known as Whitley Wood.

To the south of the Site is Junction 11 of the M4, the key east-west motorway corridor for the region, providing excellent road access to the M25, M40 and M3 national motorway network.

A bus stop is located on the door step at Reading International, providing a regular service from Reading town centre arriving and departing every 15 minutes at peak times (including on-ward connection to MereOak Park & Ride located south of the Site).

The Site is not within a conservation area nor within the greenbelt. It has also not been identified as having significant flood risk .



SATELLITE IMAGE N.T.S. ⓘ

Site and Context

2.02 The Site and Elements

Reading International is an iconic shaped office building configured in six blocks within an approximately 8 hectare site. The office building has been flexibly designed to operate either as a landmark headquarters facility or a multi-let office campus. The property was developed over two phases, achieving practical completion in 2000 and 2001.

The site was originally occupied by MCI, who became Verizon in 2006, and is a landmark building overlooking Junction 11 of the M4. However Verizon now only occupy one third of the building. Over about 180,000 sqft is vacant, and the existing building presents as tired and in need of major refurbishment to appeal to modern occupiers.

The main elements of the site are as follows

1) The main building:

- 4-5 storey building including basement level
- a 17m high glazed curved atrium at the front of the building known as “the street”
- 6 circular “drums” with WCs and risers and 6 cores containing stairs and lifts
- office spaces within “links” and “spurs” of the crescent shaped building.

2) Basement amenities:

- a small on-site gymnasium operated by Nuffield Health in the basement for building users
- undercroft car parking for building users
- some small cycle stores

3) The Dot and surrounding landscape:

- single storey building
- an ancillary building currently containing the site restaurant
- landscape that includes water features and sculptures

4) The Farmhouse (also referred to as Little Lea Farmhouse and Little Lea Cottage):

- 2 storey building
- a Grade II listed structure

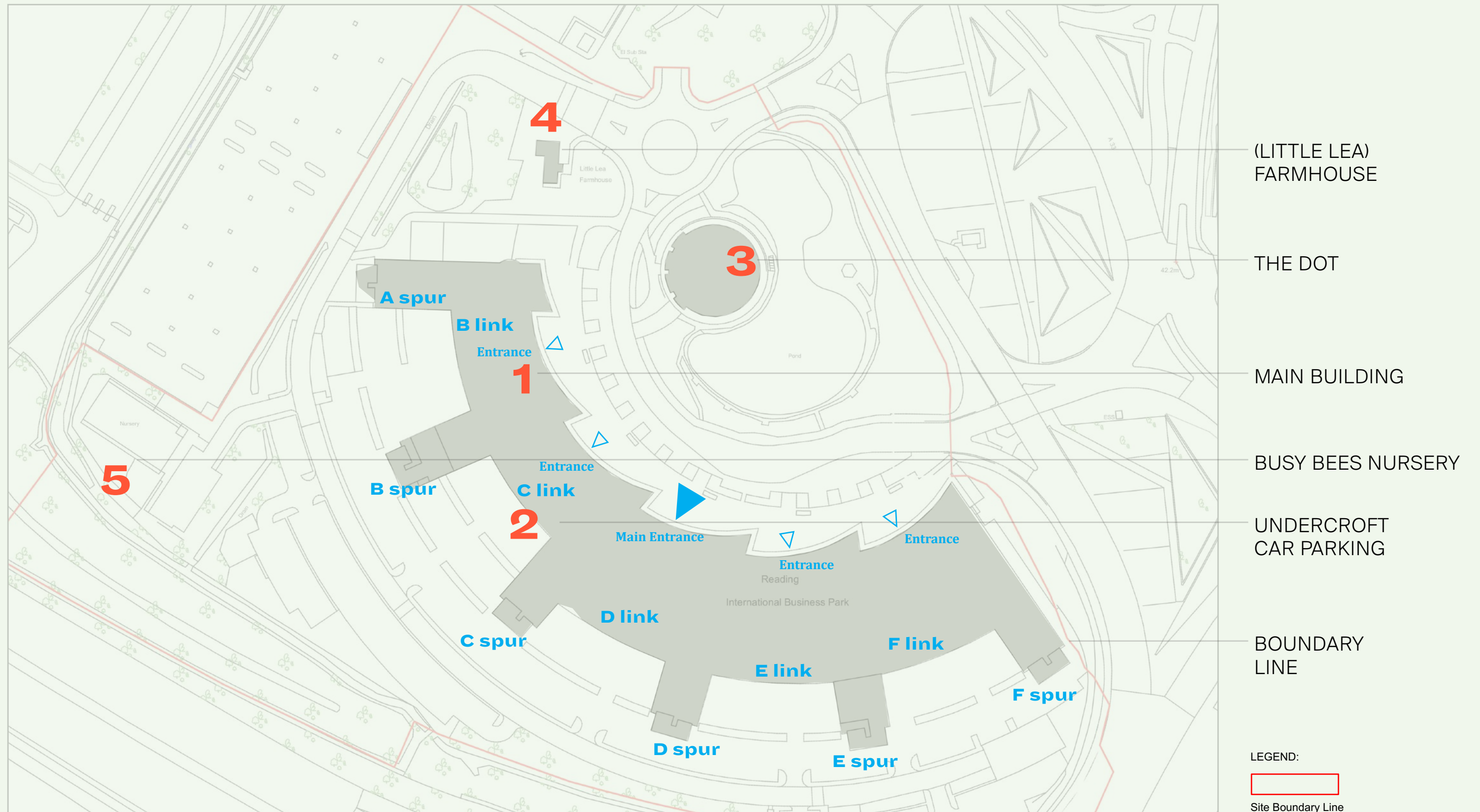
5) Busy Bees Nursery:

- on site nursery building
- no changes proposed within this application
- independently operated



AERIAL SITE PHOTOGRAPH

Site and Context



SITE PLAN BASED ON OS MAP N.T.S (SEPARATE 1:1250 SITE PLAN IS INCLUDED IN THE APPENDIX)



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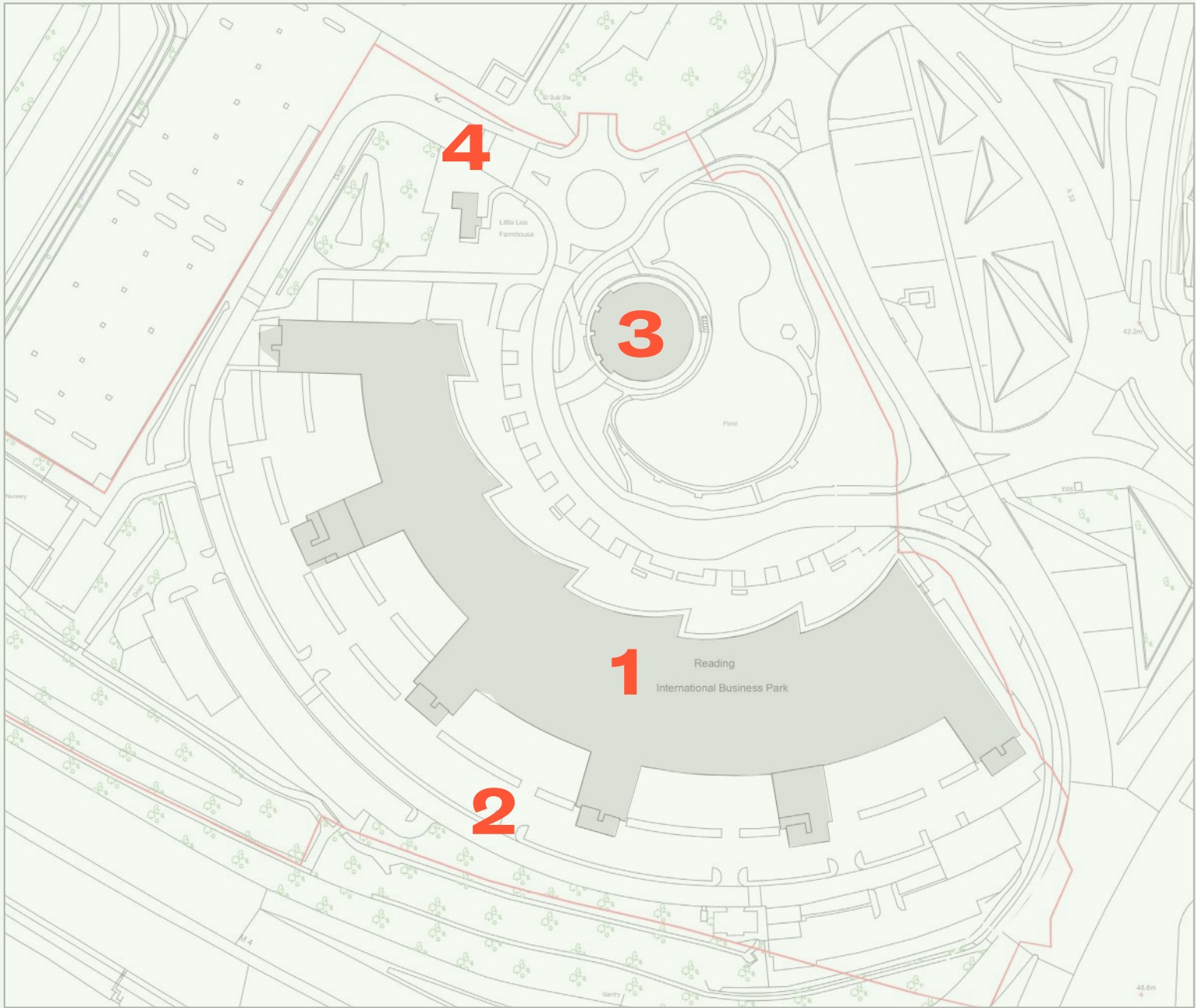
BUCKLEY GRAY YEOMAN

Site and Context

2.03 Photographs of Existing Elements

The following photographs give an overall impression of each distinctive element on site.

They will be further analysed in the ‘Our Proposal’ section of this document.



1 MAIN BUILDING



FRONT ENTRANCE



TERRACE VIEW



REAR ELEVATION

Site and Context

2 BASEMENT AND AMENITIES



EXISTING CYCLE STORE



BASEMENT ENTRANCE



BASEMENT CAR PARK

3 THE DOT AND LANDSCAPE



THE DOT INTERNAL



THE DOT ELEVATION



THE DOT IN CONTEXT

4 THE FARMHOUSE



FRONT ELEVATION



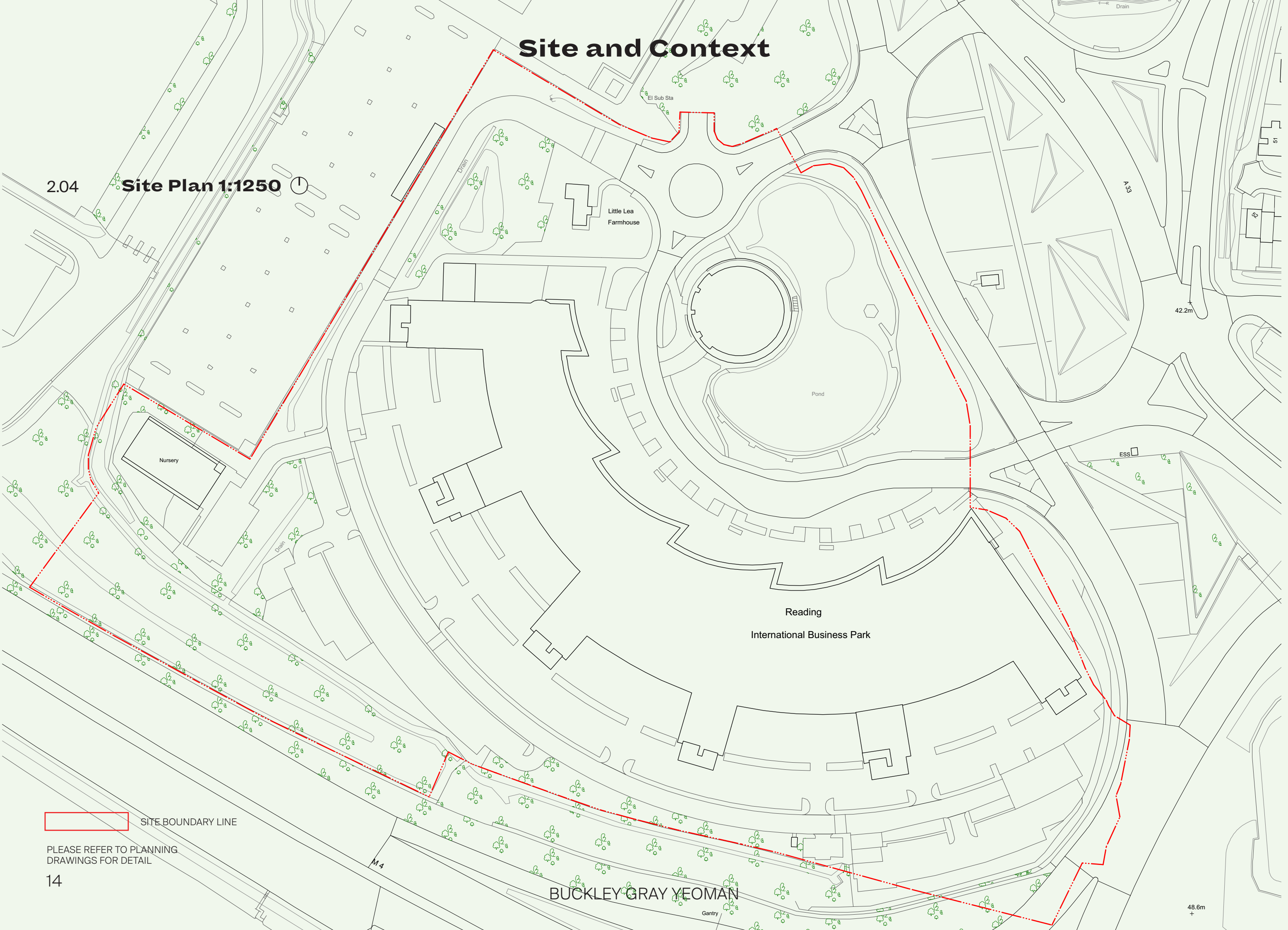
DOWNSTAIRS INTERNAL

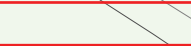


UPSTAIRS INTERNAL

Site and Context

2.04 **Site Plan 1:1250**



 SITE BOUNDARY LINE

PLEASE REFER TO PLANNING
DRAWINGS FOR DETAIL

Site and Context

2.05 Planning History

Despite having a long planning history, the online planning records for the Site are limited. Regardless, we consider that the following planning permissions are relevant to the proposals:

97/0595/OA – “Development for unrestricted B1 use (36,695.5 square metres gross) including 1,260 car parking spaces, associated leisure use, creche including 15 car parking spaces, retention B2 use in established depot, service parking, servicing, landscaping, estate roads and access”. This Outline planning permission was granted in June 1998.

99/0010/RM – “Offices (Use Class B1) with associated leisure and creche facilities, car parking, landscaping, servicing and estate roads (Reserved Matters Application for Siting, Design, External Appearance and Landscaping)” – Planning permission was granted in April 1999.

Design Brief and Concept

3.00

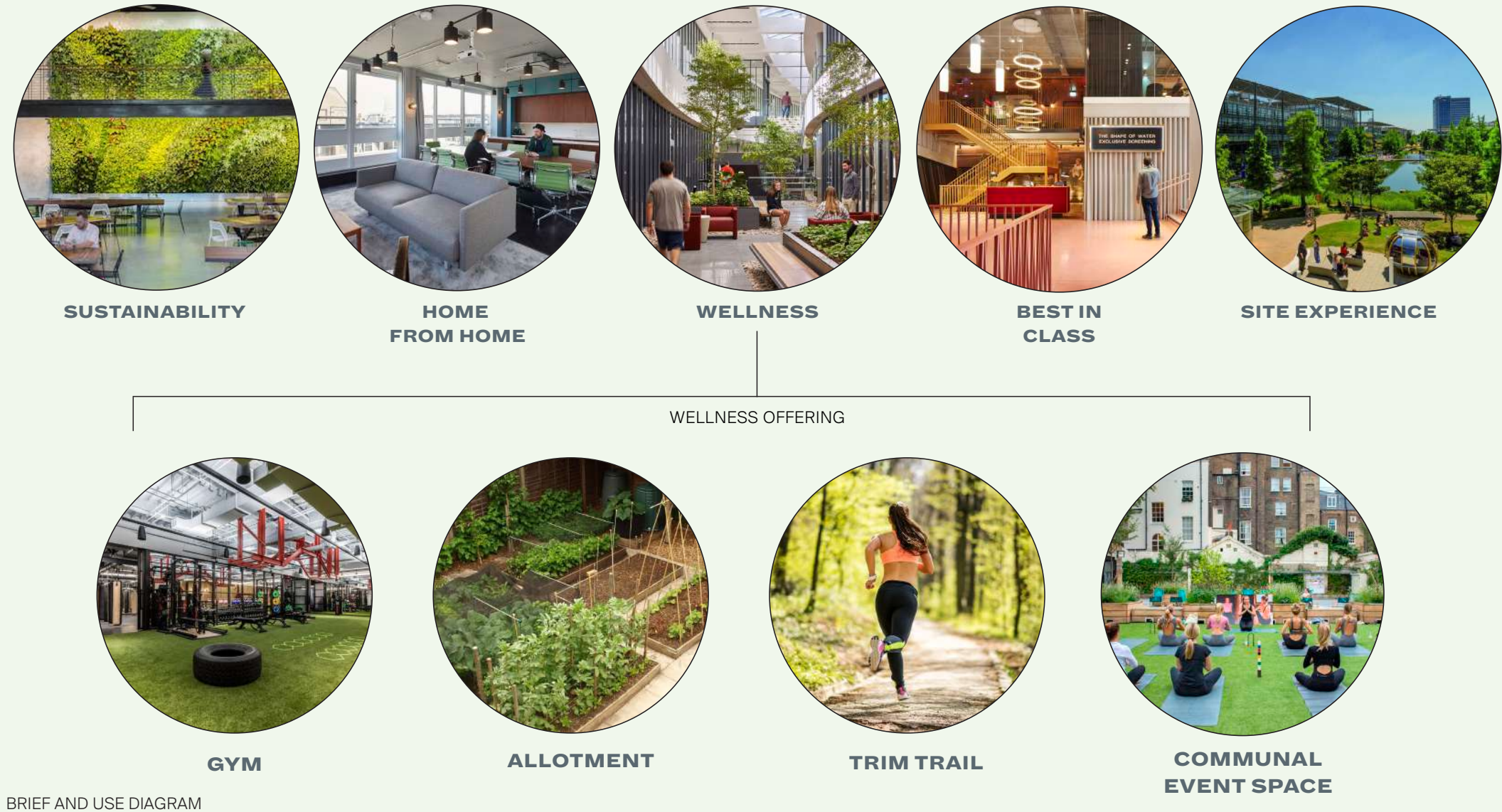
Design Brief and Concept

3.01 Client Brief

Reading International is a unique building with over 375,000 sq ft of offices in a single building and is currently home to 6 companies.

It provides an opportunity for a business community and “business park in one building” which is without equal in Reading or in fact the wider Thames Valley. However the current experience on site is underwhelming; with a poor arrival experience, lack of any identity, poor and dated amenity provision and poor sustainability and wellness credentials.

Tristan Capital Partners’ and Alchemy’s vision for this project is to turn Reading International into the premier business park on the M4 corridor. The building will become an aspirational place to work and a ‘home from home’ for between 2500 and 3,000 workers. The property will not only undergo a physical transformation to create high quality, contemporary office space, but also deliver a market leading tenant amenity and soft services whilst also ensuring that the building performs to the highest standards possible in terms of sustainability and wellness. The scheme intends to be an exemplar of contemporary refurbishment and repositioning in the business park market.



Design Brief and Concept

3.02 Sustainability Aims by Twin and Earth

The project has set a number of aims and specific goals to support the global fight against climate change and at the same time provide a healthy and enjoyable environment for occupants. Many of the goals embrace the policies within Reading Borough Council’s Local Plan including those relating to carbon reduction, climate change mitigation and ecology.

The following tables prepared by Twin and Earth summarises the aims and goals, which will be further reviewed as the design evolves. These are all outline goals that remain under review and costing. As many as possible will be delivered as far as budgets allow.

Social Value

AIM	OUTLINE GOALS
 To incorporate social value within the design, construction, and operation of the development to improve societal outcomes.	- Undertake pre-works occupancy assessment – identify operational offer e.g. events and amenity offer - Engage with third sector organisations and campaigns to evaluate how the development can benefit the wider community and implement viable solutions. - All direct employees of the Principal Contractor (Tier 1) must pay the Living Wage. Tier 2 suppliers are to report the payment of the Living Wage. - Organise site visits for the local schools to the development during construction - Engage with local supply chain early on to identify how their services could be incorporated into the development process - Develop mechanisms for local stakeholders to discuss the ongoing success of the development, such as community governance structures or forums - Identify locations for additional opportunities within the public realm (e.g. farmer's markets, exhibitions) and develop strategy for implementation during operation.

Health & Wellbeing

AIM	OUTLINE GOALS
 To ensure that best practice comfort levels are provided, and wellbeing is promoted for building users.	- Achieve certification with WELL v2 (Core & Shell) - Target to be confirmed following pre-assessment - Develop a Covid-19 strategy – based on guidance from: WELL, fitwel, BCO, MTT, BGY

Environmental Certification

AIM	OUTLINE GOALS
 To meet sustainability aims beyond those captured within other sections.	Achieve BREEAM Certification with a minimum rating of Excellent and aspirational rating of Outstanding

Energy & Carbon Reduction

AIM	OUTLINE GOALS
 To reduce the operational carbon emissions associated with the building and to contribute to the route to net zero carbon.	- Prohibit fossil fuel combustion in refurbished parts of the building - Consider opportunities for electric heat pumps - Consider opportunities for PV and wind power - Provide extensive submetering and a BEMS system.

Circular Economy

AIM	OUTLINE GOALS
 To reduce waste and the embodied carbon emissions associated with the building over its life cycle.	- Undertake an audit prior to strip out works to identify opportunities for re-use - Engage with Globechain to identify opportunities for recycling of strip out materials - At least 10% of the total value of materials used should derive from recycled and reused content in the products and materials selected. - Implement design measures such as layer independence or a well-developed plant replacement strategy to improve future adaptability. - Explore opportunities for performance economy through procurement of products as a service. - Undertake BREEAM studies relating to circular economy

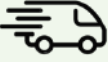
IT & Digitalisation

AIM	OUTLINE GOALS
 To ensure best-practice levels of connectivity, energy efficiency and user comfort	- Explore opportunities for the implementation of Smart Spaces or equivalent, including a user 'app' - Achieve WiredScore certification with a minimum rating of Gold and an aspiration for Platinum.

Ecology

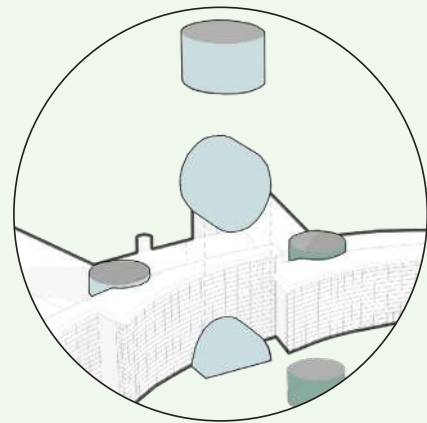
AIM	OUTLINE GOALS
 To protect and enhance the ecological value of the site.	- Appoint an Ecologist during RIBA Stage 2 and enhance the site's ecology in line with their recommendations. - Provide gardening space of at least 0.1m2 per occupant (upto 70m² maximum). Can include a combination of the following: garden with food bearing plants, greenhouse, edible landscaping (fruit trees, herbs) Include garden – as per WELL standard - Include internal greenery as part of a biophilic design strategy

Transport

AIM	OUTLINE GOALS
 To promote more sustainable forms of transport, and future proof the development for expected uptake in electric vehicle use	- Achieve a minimum Cycling Score of Gold (Aspiration for Platinum) - Provide active and passive infrastructure for EV charging - Include sufficient cycle spaces and changing / shower facilities in line with BREEAM - Provide weekly cycle servicing on site (paid service) – e.g. 'Pete's Bike Shed' - Signup to the easitNETWORK to provide tenants with travel discounts, benefits schemes. - Provide priority spaces for car sharing

Design Brief and Concept

3.03 Key Architectural Moves



Repositioning RIBP

Improve the image of the building, redressing the facade with new branding and lighting, reinforcing the Sustainability Agenda



Enhanced Entrance & Reception Area

Create a new main entrance, improving the legibility of the building and arrival experience



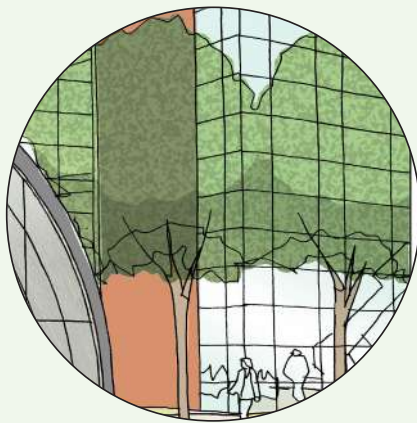
New Connections

Introduce connections between the new ground floor entrance and basement amenities, improvements to the street connect existing spaces with the new interventions



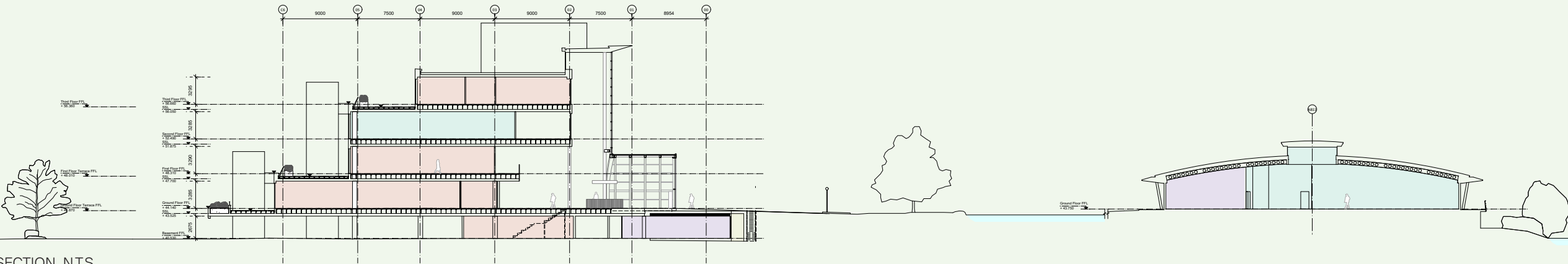
Well Being Offering & Refurbished Workspace

Provide a strong F&B offer and better equipped Wellness Activities; refurbishing all vacant office areas, WCs and communal areas



New Landscape

Maximise the potential of the existing landscape, enhancing the enjoyment of the lake view, creating greener spaces



PROPOSED SITE SECTION N.T.S.

Design Brief and Concept

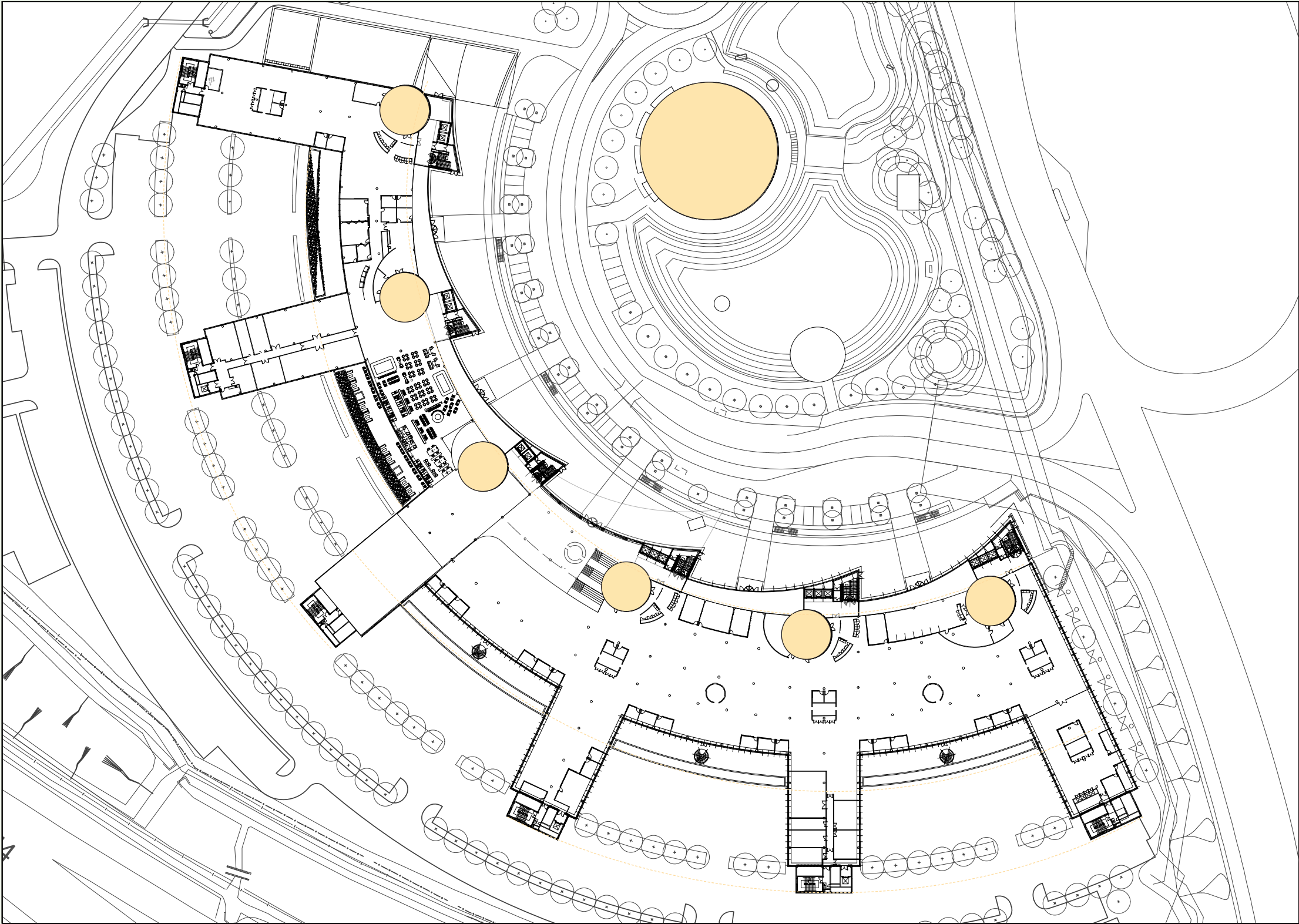
3.04 Design Concept

The proposal seeks to use the existing geometries evident on site to derive future proposals.

The main geometrical shape evident on site is the circle. This is present in the plan form of the The Dot, the vertical circulation towers known as ‘the drums’ and the crescent arrangement of the main building.

The main entrance to the building is hard to identify as the entrances to all 6 blocks are the same.

Visitors regularly highlight this lack of a clear and visible entrance as being a difficulty when arriving on site.



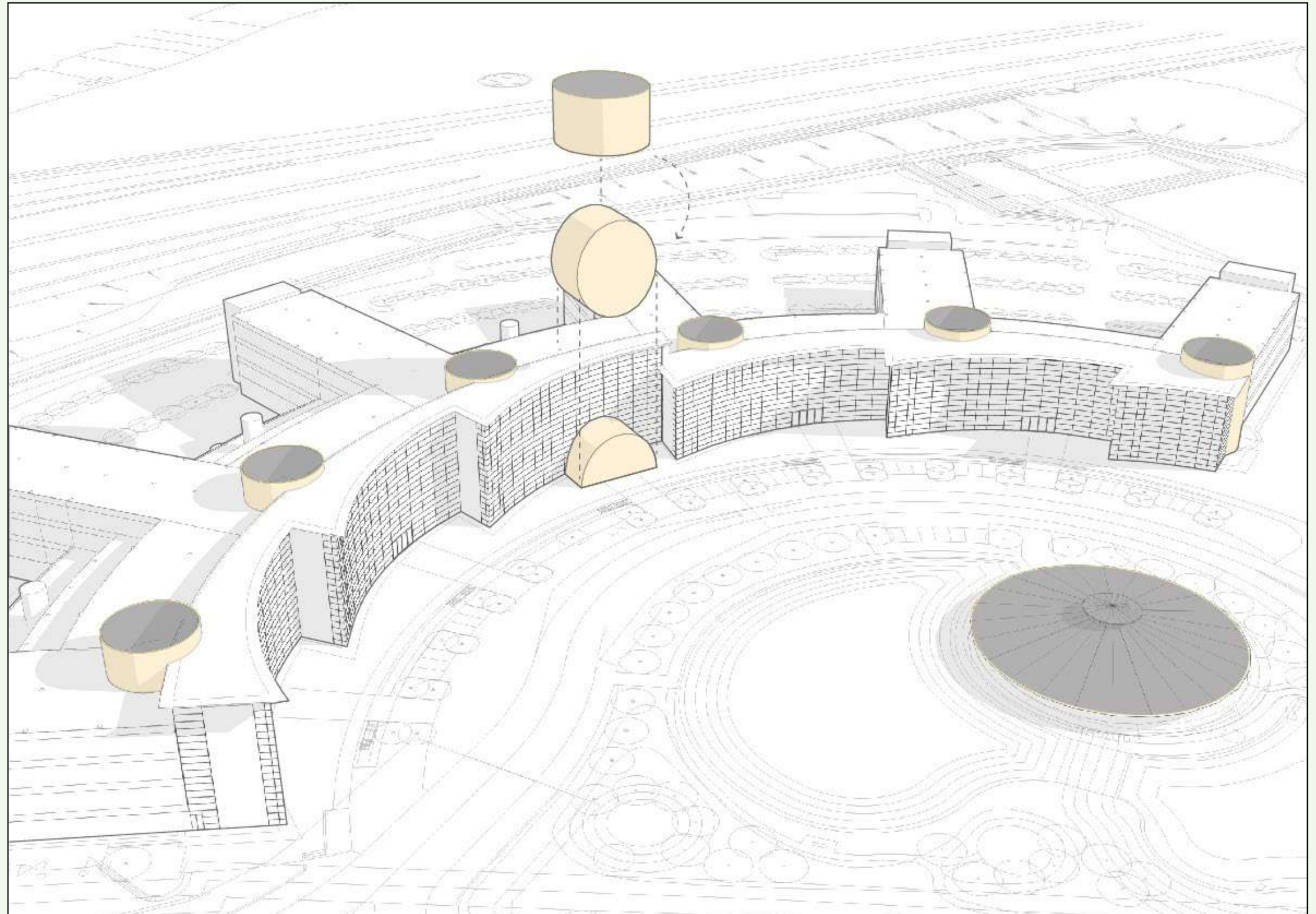
EXISTING GEOMETRIES AT SITE

Design Brief and Concept

3.04 Design Concept

The proposal seeks to improve this condition by introducing a semi circular arch form to the main entrance. This will dramatically improve the prominence of the main entrance and enhance the user experience of the building.

Other elements within the proposal are informed by this circular motif including the reception desk.



INTRODUCTION OF SEMI-CIRCULAR ARCH MAIN ENTRANCE