

DARLING ASSOCIATES
ARCHITECTS

Design & Access Statement

R+ Reading
Blagrove Street RG1 1AZ

March 2021

R+ Reading

Introduction

This document has been prepared by Darling Associates on behalf of Oval Real Estate to outline the new external stair 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 an external staircase is required within the existing lightwell. This will be designed to be sleek in appearance to minimise impact to the neighbouring buildings.

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

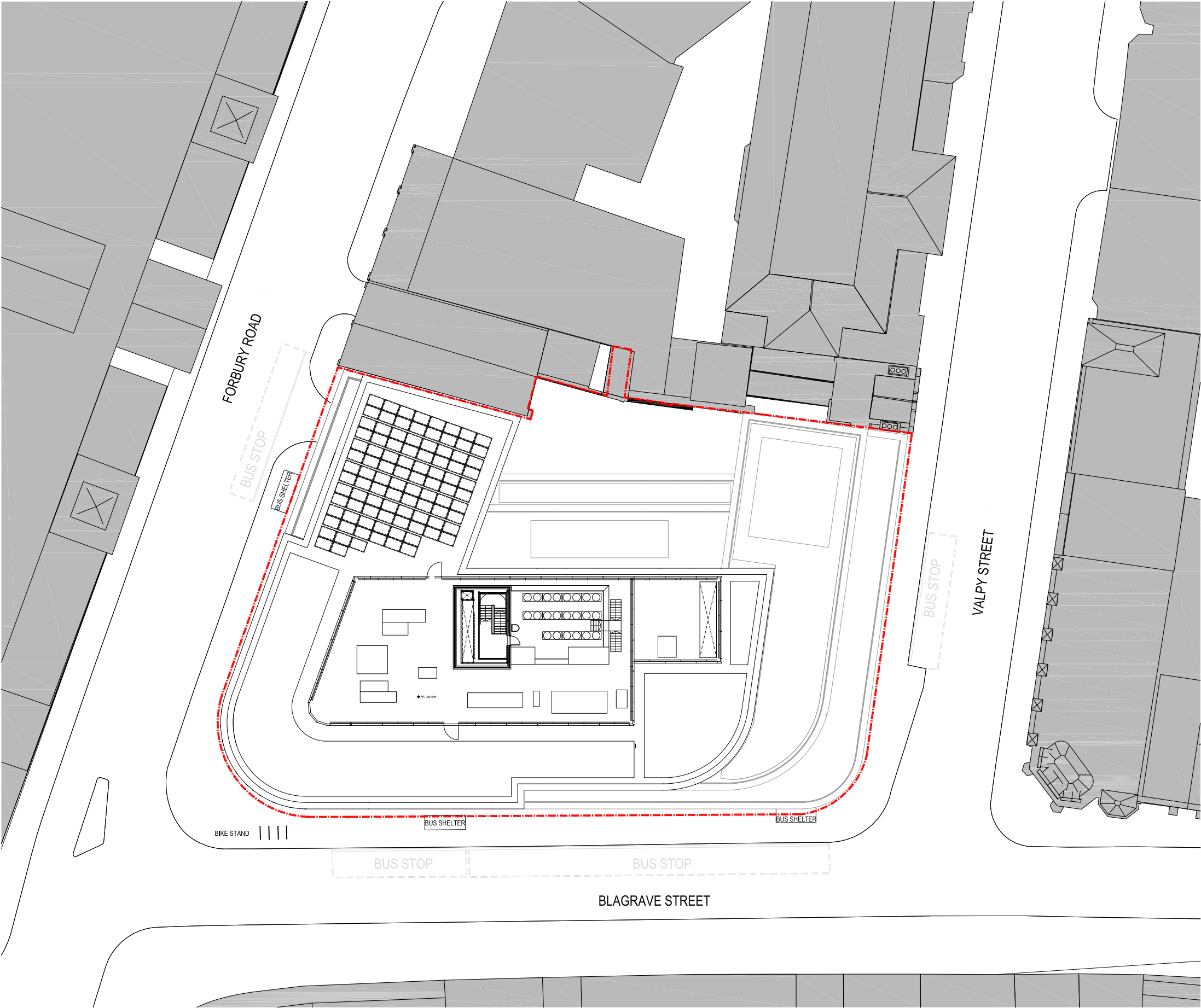
Design Team:

- 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

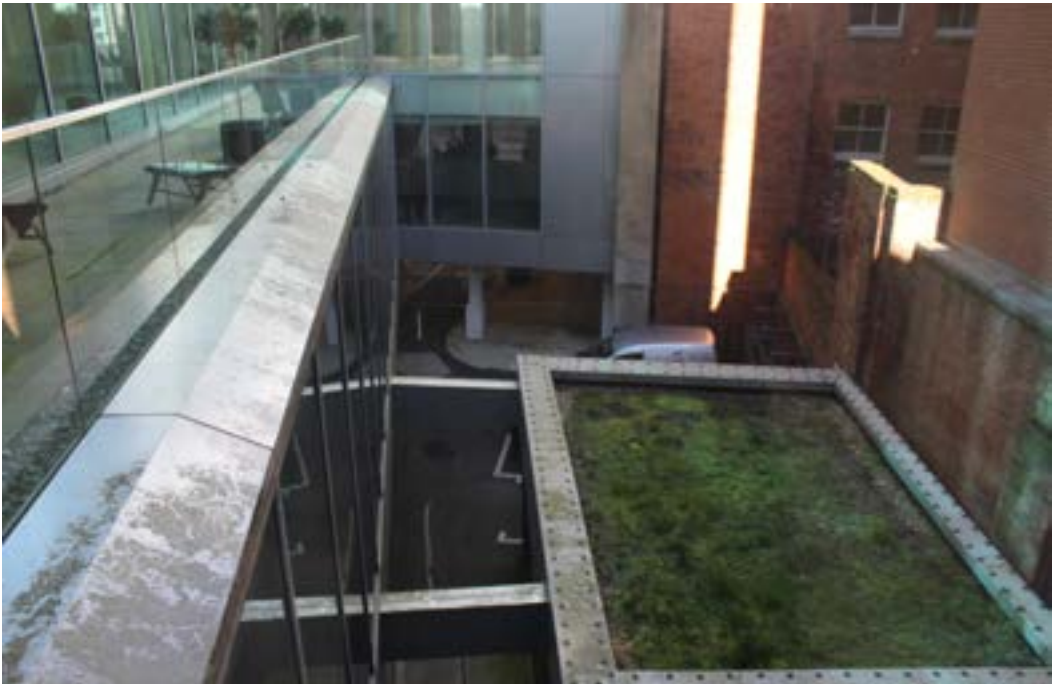
Existing Building

1.1 Site Plan - 1.400@A3



Existing Building

1.2 Lightwell Site Photos



Existing Building

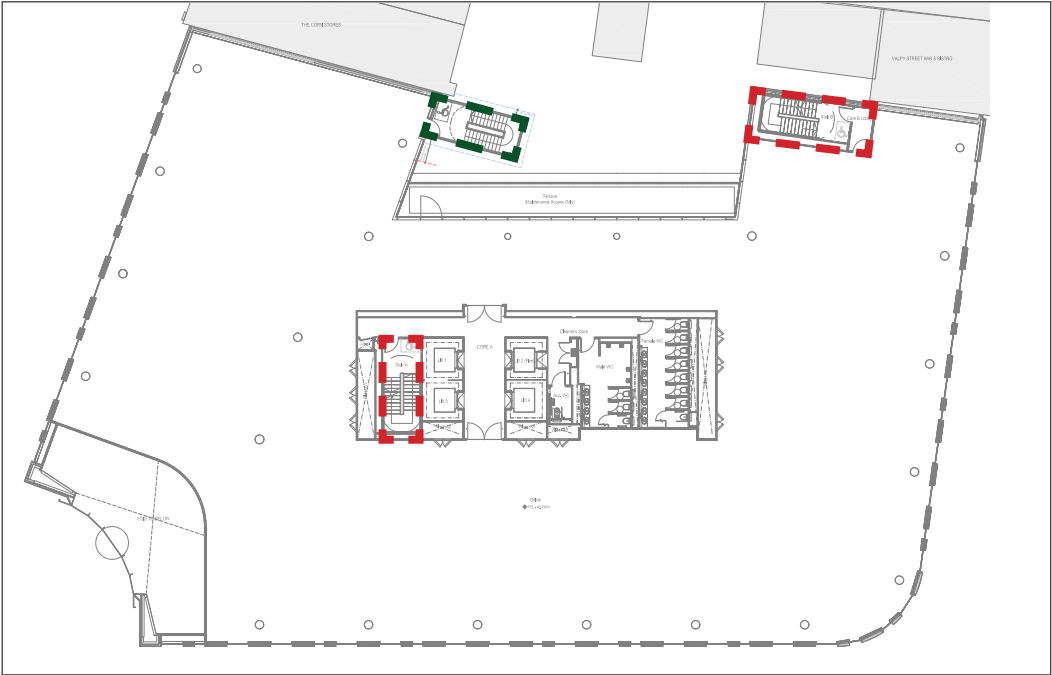
1.3 Lightwell Site Photos



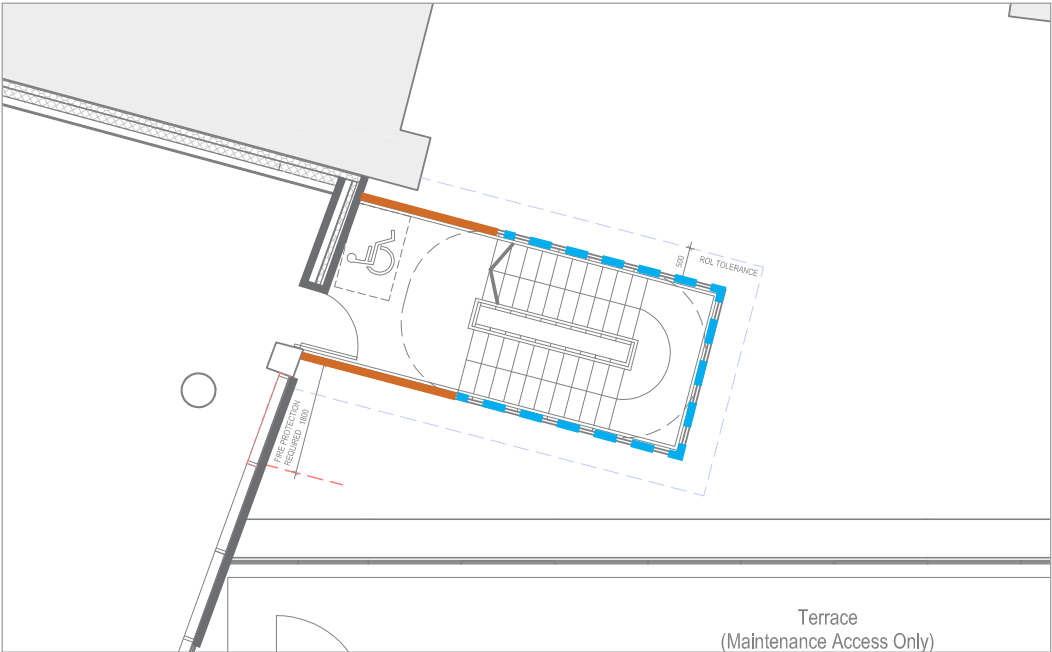
2 Design Proposal

Design Proposal

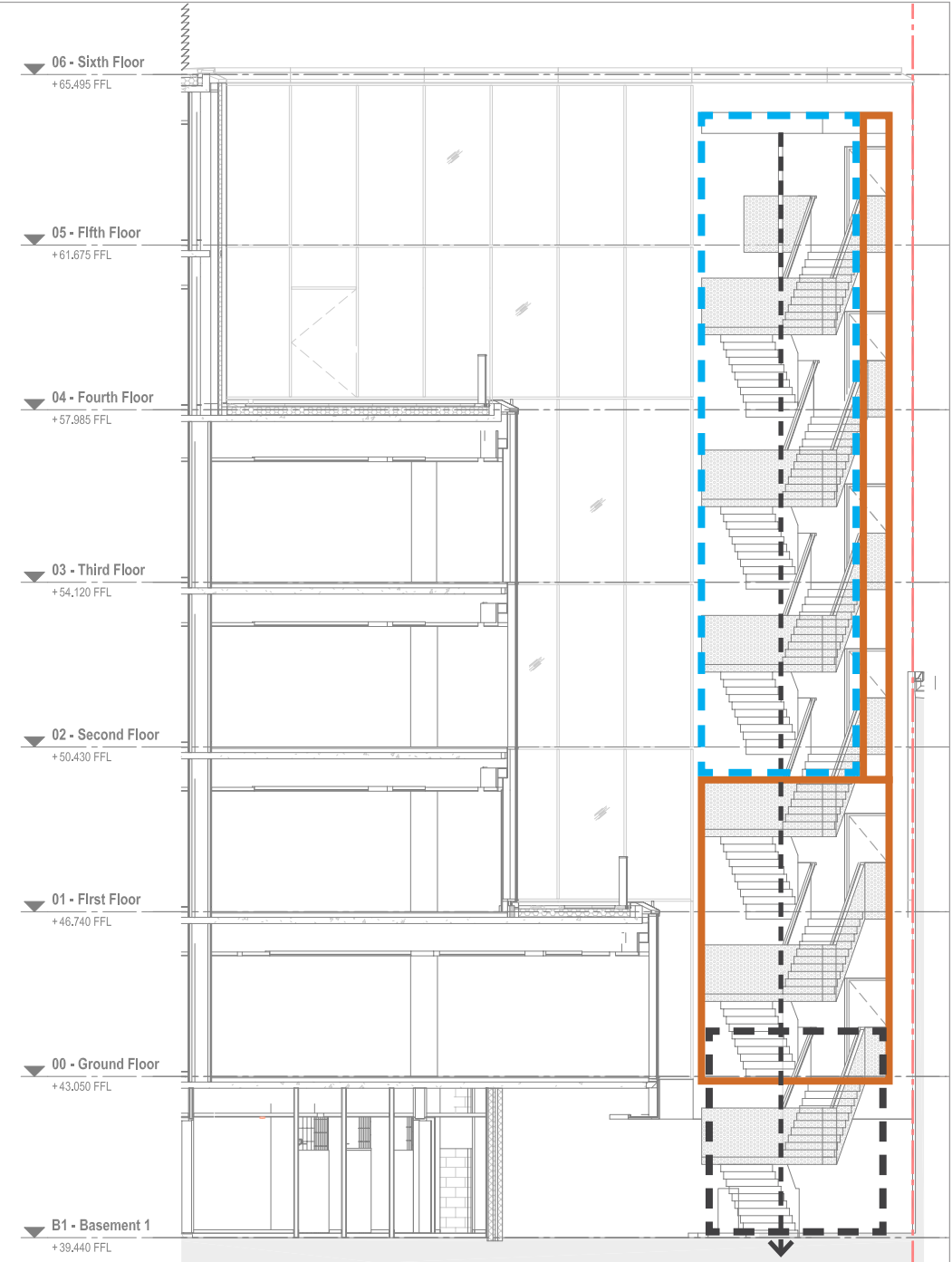
2.1 Design Development



01: Typical Floor Plan with Fire Escapes



02: Proposed Stairwell Design Limitations



03: Initial Elevation Layout with Low Level Stairwell Cladding

Key:

- | | | |
|---------------------------------------|----------------------------------|-------------------------------------|
| — Existing Fire Escape Routes | — Solid Panels | — Existing Cladding Retained |
| — Proposed External Fire Escape Route | — Mesh/Perforated Metal Cladding | — Proposed Structural Loading route |

To minimise the impact of the external escape stair the design team worked through a series of options. It is important for the stairwell to sit seamlessly within the existing lightwell due to its visibility from both the floor plate and the neighbours.

Diagram **01** indicates the existing building has two means of escape and this must be increased to 3 in order to comply with travel distances and allow each wing to be subdivided. The location has been analysed as to not interfere with the neighbouring properties.

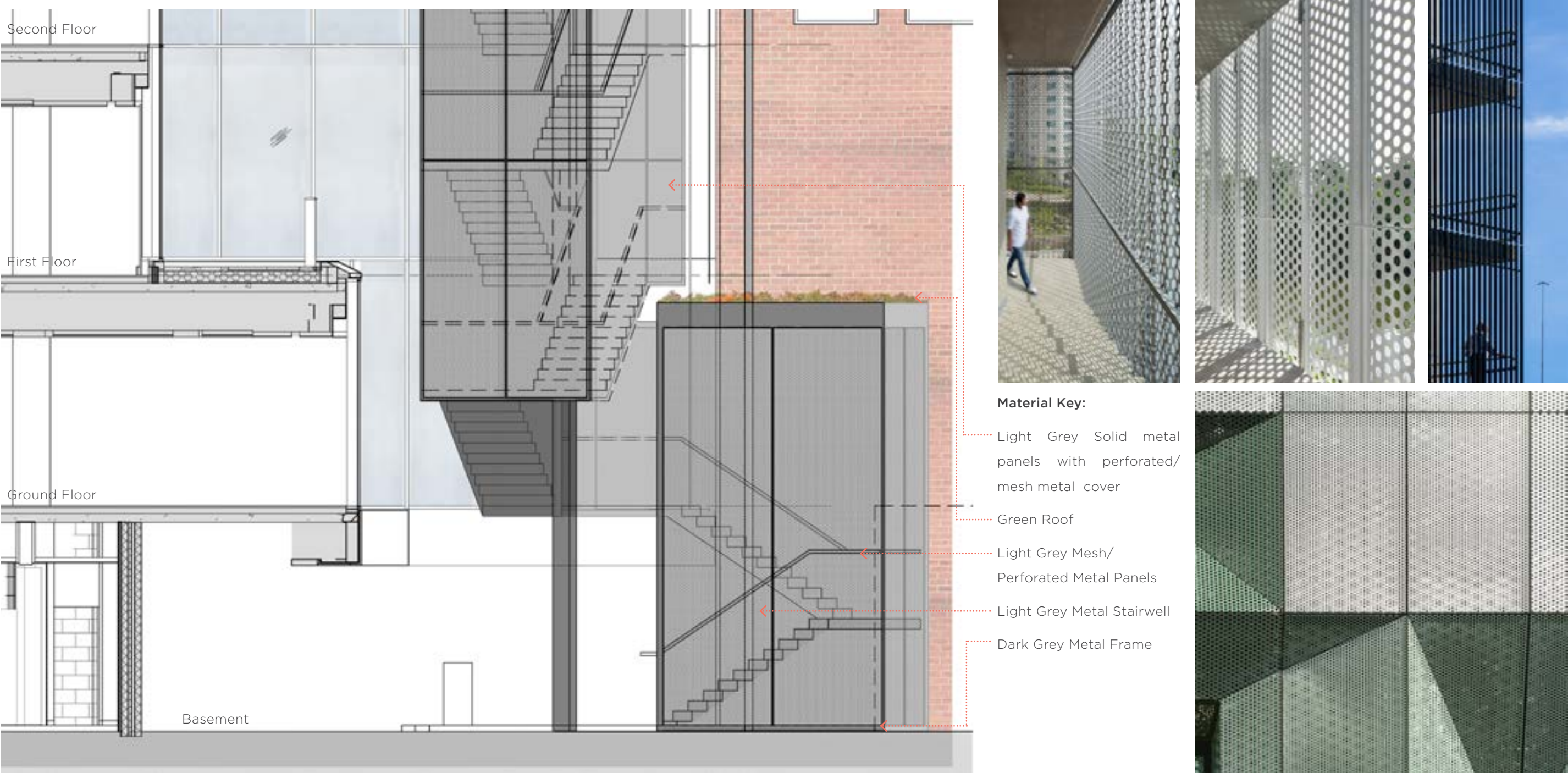
Diagram **02** outlines the cladding framework to ensure fire protection to the existing building. To prevent changes to the existing cladding arrangement the existing wall is being retained due to structural limitations and a single curtain wall panel is being replaced with a solid panel and access door. The cladding will match the existing grey panels. The mesh/perforated metal enclosure to the stairwell lighten the mass, ensure a high quality design aesthetic and as this is the South facing facade provide a route for daylight into the office floor plate.

The elevation in Diagram **03** shows the initial low level cladding design. As outlined above, to provide suitable fire protection, the panels must be full height especially at the lower levels where the stair is in close proximity to the external wall line.

The structural loading path has been altered to prevent a clash with below ground electrical routes into the existing substation at Basement level. The route from Ground to Basement has been rotated 90degrees to ensure suitable maintenance access.

Design Proposal

2.2 Material Study & Flavours

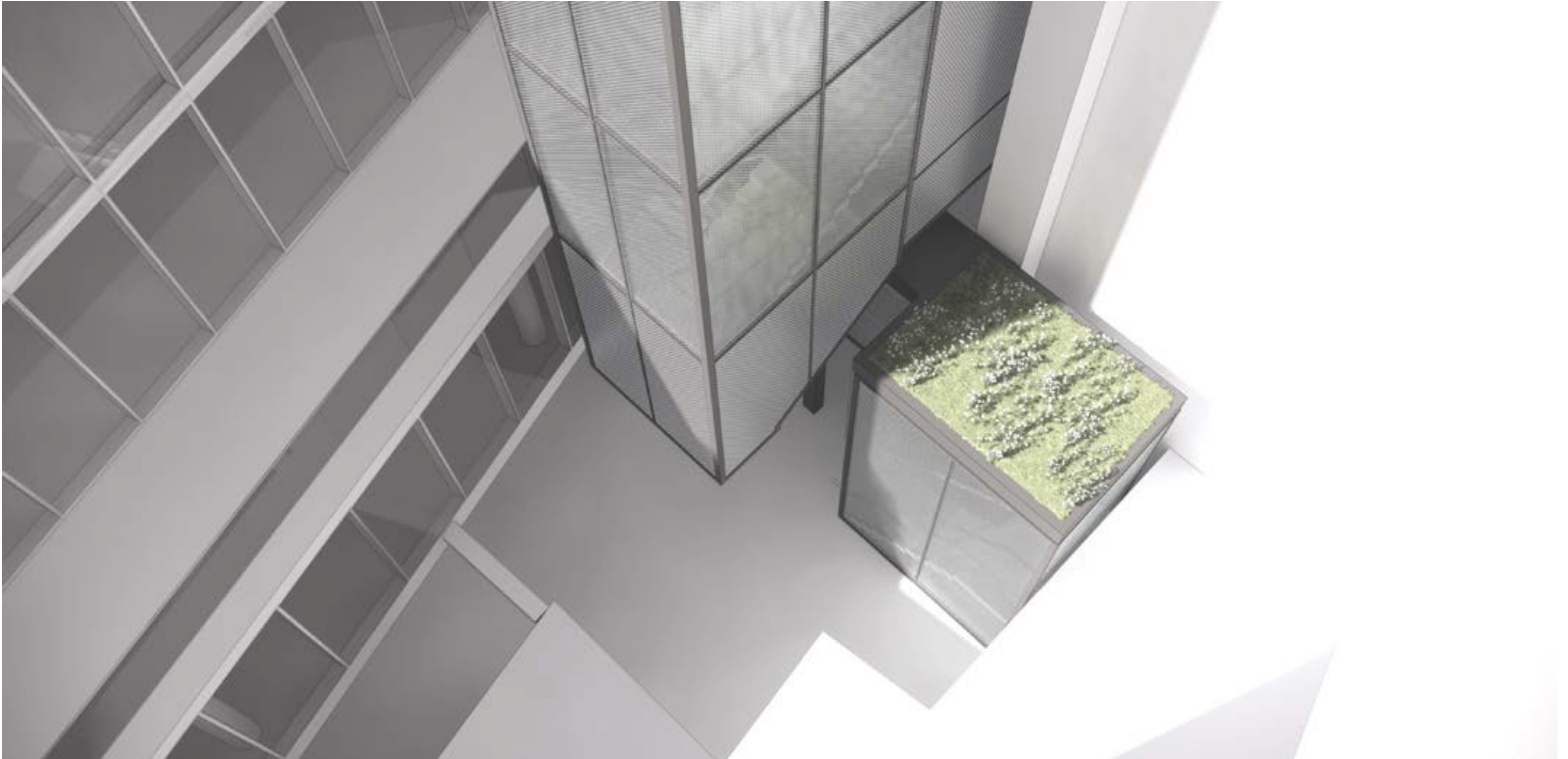


External Stairwell Basement to Ground

Design Proposal
2.3 3D Aerial View



2.4 Close Aerial Shot of Basement - First Floor



2.5 Ground Floor Close-up

