Apex Plaza
3 Forbury Road
Reading RG1 1AX

New Changing Facilities Building with secure cycle storage
New entry doors to car park

Design & Access Statement

1901_DAS_02

August 2020

1. Site & Surroundings

The site is located towards the south of Reading Station and to the north of Readings main shopping area. The existing building is located on Forbury Road.
The building has buildings of a similar size on the east & north sides and the station building to the west.

Site Location

Aerial view of the building

View of proposed site area

View at basement level

2. The Existing Building

The building has a basement carpark and seven upper levels of accommodation. The building is a modern style and was constructed in 1988. The building is in a good condition and the owners are looking to refurbish office space as demand requires.
The building has a large internal atrium, and office space surrounding this, on all floors.
The building has office buildings to its south and east and the railway entry buildings to its west.

3. Design

It is proposed to provide the new Changing facilities building in order to improve the facilities for cyclists in the building. The existing building has good provision for disabled staff in terms of disabled toilets and showers, which are located over several floors but is lacking in provision for cyclists.

It is proposed to use part of the service road as the location for the new building as this will have no impact on the surrounding building or Reading Station.

It is proposed to incorporate a green roof on the building in order to improve the view from the station platforms, help with biodiversity and reduce the water runoff from this area. The green roof will help the feel of the area, linking with the existing planting to the east.

As the building is at basement level is it proposed to use a green plastisol finish which will help brighten up the environment at this low level.

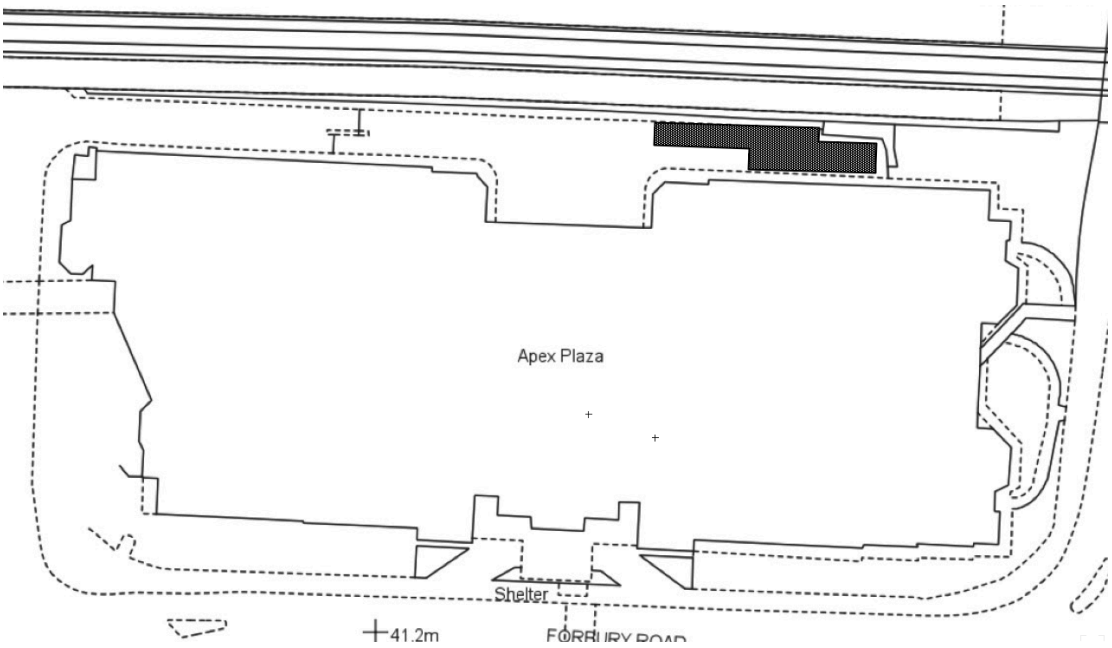
New doors into the carpark will allow staff good access to the new facilities. The secure cycle storage will allow staff to come down the access ramp and have easy access for cycle parking.
It is proposed to upgrade the existing cycle storage in the carpark area and to have a cycle repair area.

It is proposed to have 18 external cycle spaces is a two-tier system within the secure area.

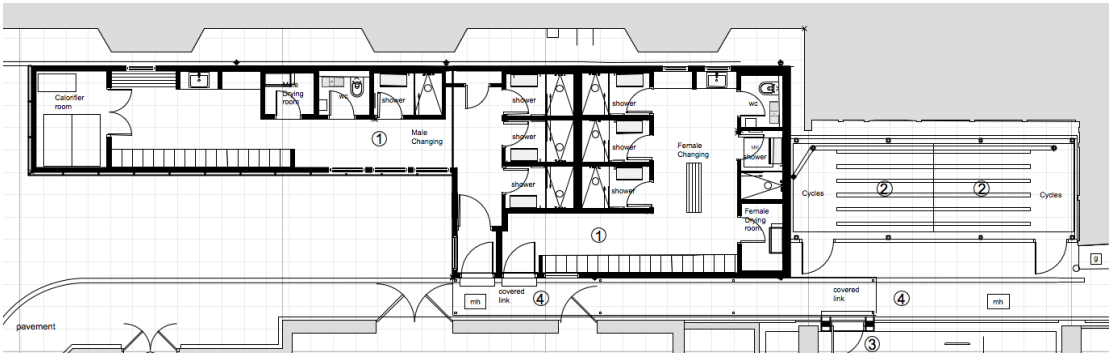
Use
The building is used as an office building.

Amount
The site area is 8,224m2
Existing floor space all levels 19,044 m2 / 204,996 sqft
Proposed floor space for the Changing Facilities Building 87m2 / 936sqft

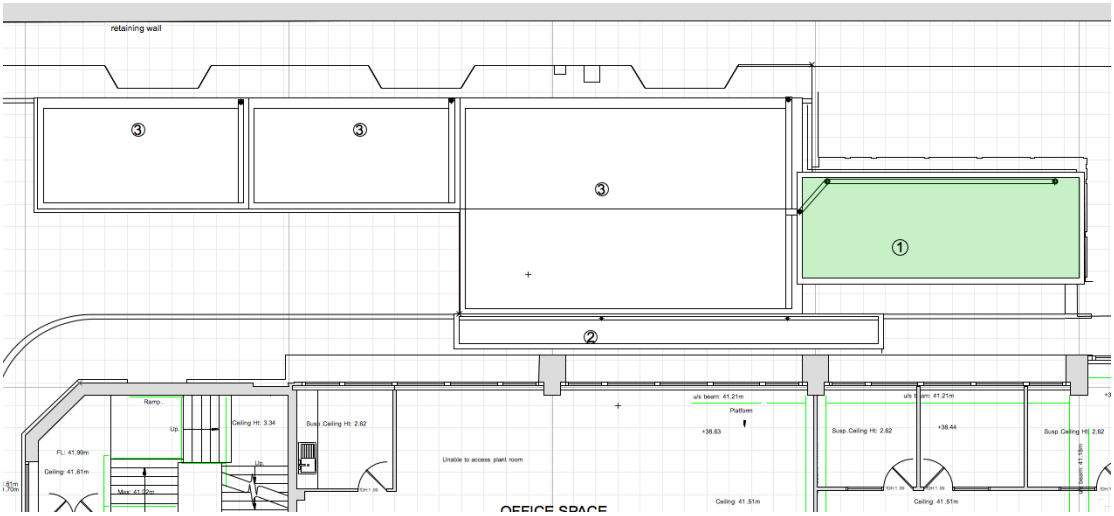
Layout
The new building is at Basement floor is located in the north/west area of the site.
See below the Basement floor plan indicating the new proposed Changing Facilities Building.



Site Plan



Basement Floor – Part Plan



Ground Floor – Part Plan

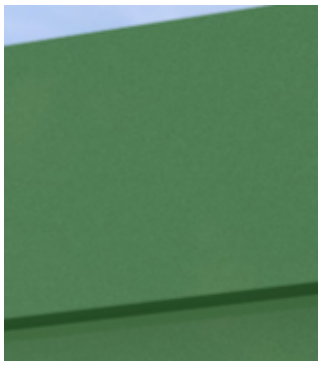
Scale / height

The extension is in keeping with the scale of the existing building.

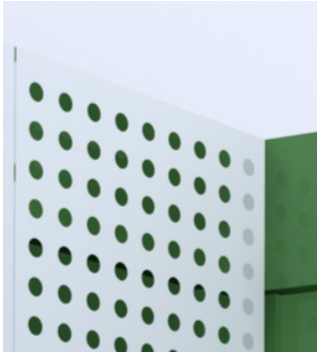
Appearance

It is proposed to use materials that will work well in this location.
It is proposed to use a green plastisol finish to the external walls with a decorative section to the main view of the building when approaching down the access ramp, this will be formed of perforated aluminium panels with a white painted finish and painted signage and symbols. Painted metal is to be used to form the windows and entrance doors to both changing areas. A painted metal mesh is to be used on the secure cycle store area, with painted metal mesh doors.

Finishes for the proposed building.

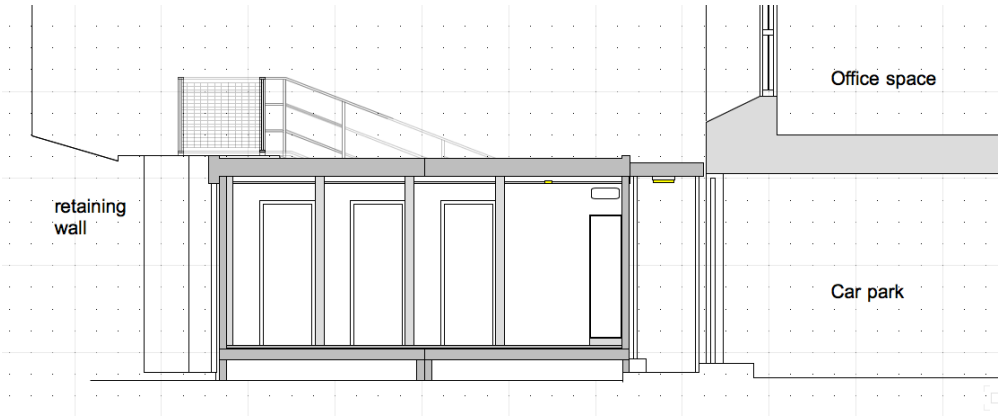


Green plastisol cladding.

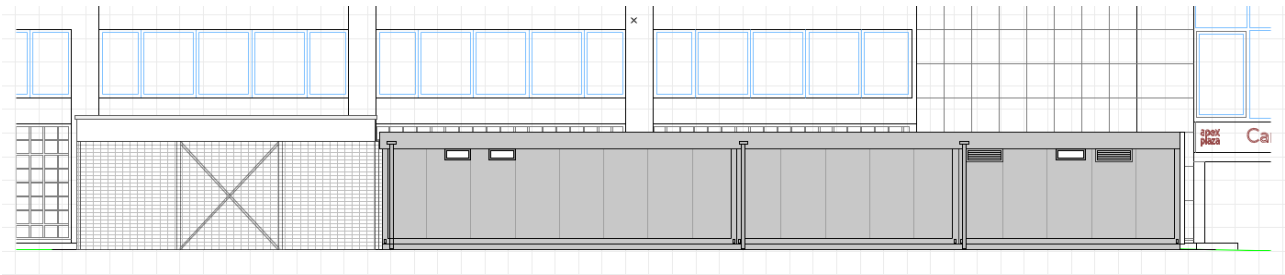


Painted perforated metal panels, colour white.

Below are the sections & elevations indicating the new proposed Changing Facilities Building.

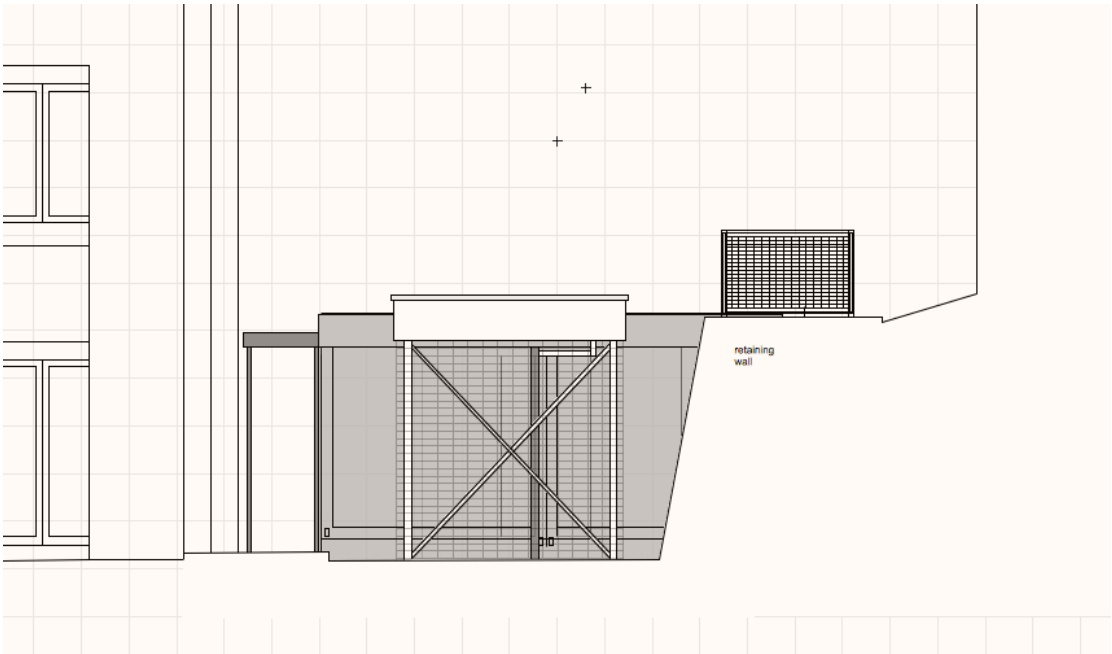


Section looking East

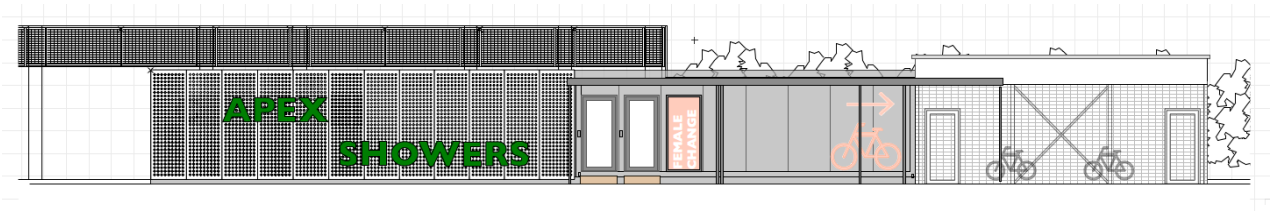


Proposed North Elevation

Proposed West Elevation



Proposed East Elevation



Proposed South Elevation

4. Access Issues

The new building will be accessed externally via the pathway outside the carpark entrance. The access road to the carpark enters the site from the west.
A new entrance door to the carpark and building will be formed in the north elevation.
Disabled people can gain access to the main building through level access to the entrance hall.
All lifts fully comply with access provision for disabled users.
Toilets and disabled toilets are provided on all floors. Disabled showering facilities are existing on several floors within the main building.
The existing fire access arrangements will remain as at present, the proposals will not change this arrangement.

5. Landscaping

The existing landscaping will be retained.