

Planning Application - Atlantic House

Design and Access Statement



Ref: TVP-BDP-XX-XX-RP-A-000600

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Existing lobby at Atlantic House

1. Introduction

This document relates to the planning application for the following proposals:

- An additional deck added to the existing Multi Storey Car Park (MSCP)
- New cycle storage shelter
- Replacement façade elements to Atlantic House



The following drawings have been included in the appendix to support this application:

Site Location Plan	TVP-BDP-XX-XX-PL-A-90-0001
Existing Site Plan	TVP-BDP-XX-XX-PL-A-90-0010
Proposed Site Plan	TVP-BDP-XX-XX-PL-A-90-0011
MSCP Existing Plans	TVP-BDP-20-XX-PL-A-20-0001
MSCP Proposed Plans	TVP-BDP-20-XX-PL-A-20-0002
MSCP Existing Site Sections	TVP-BDP-20-XX-SE-A-20-0001
MSCP Proposed Site Sections	TVP-BDP-20-XX-SE-A-20-0002
MSCP Existing Elevations	TVP-BDP-20-XX-EL-A-20-0001
MSCP Proposed Elevations	TVP-BDP-20-XX-EL-A-20-0002
Cycle Shelter	TVP-BDP-20-XX-DT-A-20-0010
Window Scoping Elevations	TVP-BDP-10-XX-EL-A-31-0001
Existing 3D Views of MSCP	TVP-BDP-20-XX-VS-A-20-0001
Proposed 3D Views of MSCP	TVP-BDP-20-XX-VS-A-20-0002

The following documents support this application:

Report 1:	Ecology Survey
Report 2:	Tree Survey
Report 3:	External Lighting Assessment
Report 4:	Acoustic Report
Report 5:	Transport/Highways Report

2. Planning Status

This Design and Access Statement supports the planning application for the construction of an additional deck on an existing MSCP, cycle storage and replacement facade elements to Atlantic House.

Background

Planning Permission for a change of use from B1 Office to a new police Base (Class: Sui Generis) was approved under reference 190856 in September 2019. The change of use application and the proposals that are the subject of this application enable TVP to relocate from the current Police Station in Castle Street (which is considered no longer fit for purpose) and therefore deliver an efficient and effective police service for Reading.

Justification

The additional deck on the MSCP will increase the net number of parking spaces by 48 to 201 spaces in total, however 67-77 of these spaces will be dedicated for operational vehicles, thus retaining between 126-136 spaces for staff and visitors. The majority of these spaces are required for operational vehicles to enable Thames Valley Police to carry out policing duties. Staff will require parking spaces for use outside regular working hours when it is not feasible to use public transport e.g. for night shifts. A detailed breakdown of this information is set out in the accompanying Ridge statement.

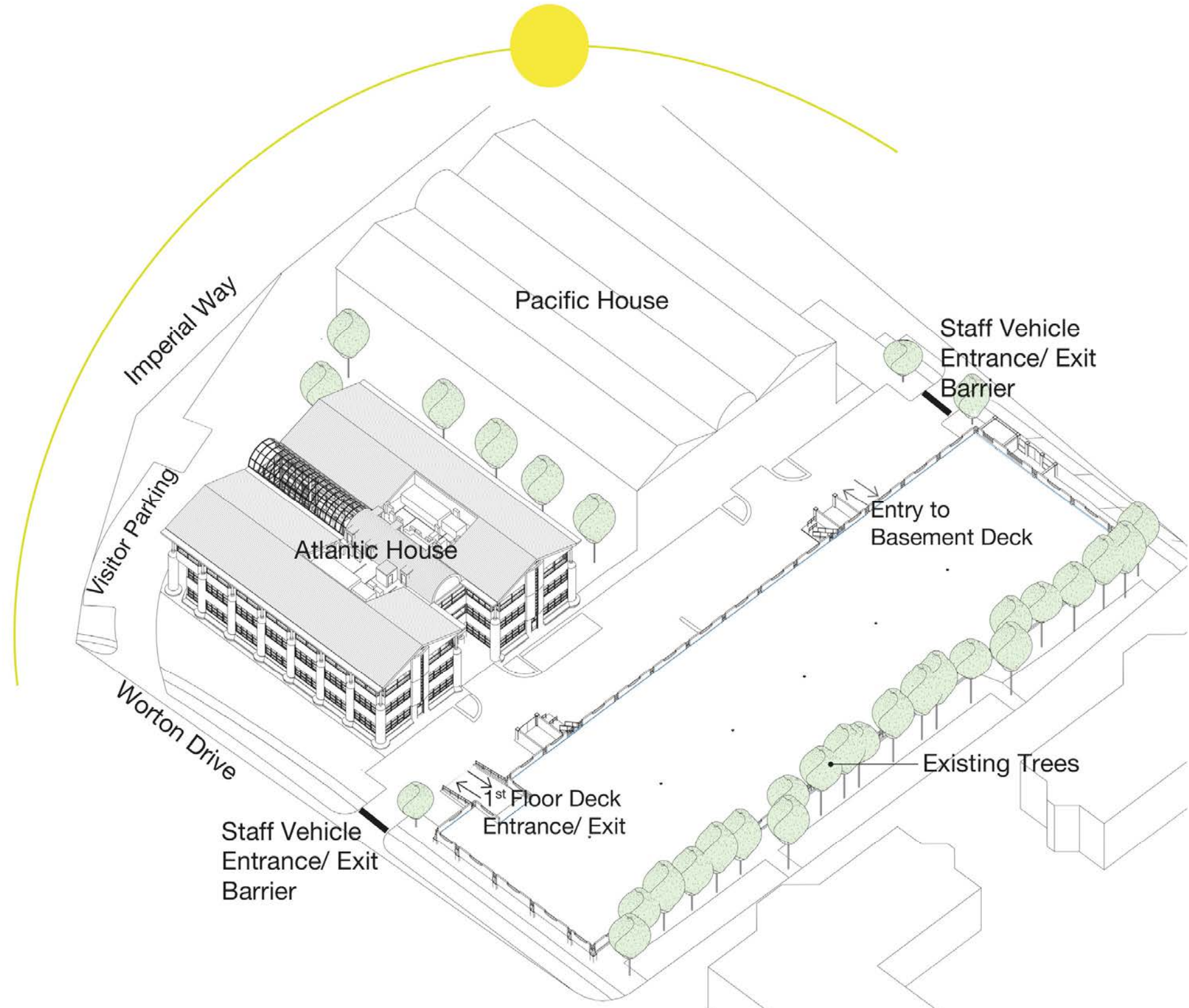
3. Site Analysis

Site

The site is located off Imperial Way in Reading, RG2 0TD.

Atlantic House and the existing multi-storey car park are set within the Worton Grange Industrial Estate on the outskirts of Reading. This is close to J11 of the M4 motorway.

The existing MSCP provides parking for both Atlantic House and the occupants of the neighbouring Pacific House (ground level parking is also provided adjacent to the respective buildings). Although TVP own the freehold of Atlantic House, car parking spaces are leased from the company (CLS Ltd) responsible for the shared areas, at present TVP lease 153 car parking spaces the majority on the current top deck of the MSCP.



4. Design Proposals

Car Park

The proposal is to clad the MSCP (and the security vehicle gates) with framed panels with a mesh infill. This will mitigate the risk of unauthorised access and will provide a visual deterrent for vandalism. Access control will be required for entry. Principles from Secure by Design and Parkmark will be adopted.

The existing floor to floor height is approx. 2.9m and we propose the same for the new deck. This allows for a 1:9 ramp with 1:12 transition elements, and is set out between existing structural bays. For further details, see section drawing no. TVP-BDP-20-XX-SE-A-20-0002.

Main Building

The proposal is to upgrade the glazing specification on the ground floor windows as the adjacent building Pacific House has done. This can be achieved by either replacing the glazing system with an enhanced glazing specification or using secondary glazing. For further details, see drawing no. TVP-BDP-10-XX-EL-A-31-0001.

The proposal would also include removing the lobby arrangement to the front screen.

Cycle Shelter

The proposal is to clad the cycle shelter with framed panels with a mesh infill. This is to provide a robust design with minimal maintenance required. For further details, see drawing no. TVP-BDP-20-XX-DT-A-20-0010.



Ground floor windows and escape doors



Main entrance screen

5. Car Park Materials

Our proposal is to clad the MSCP in framed panels with a mesh infill, similar to the precedent images on this page. For further details of the mesh cladding see drawings no. TVP-BDP-20-XX-DT-A-20-0001.

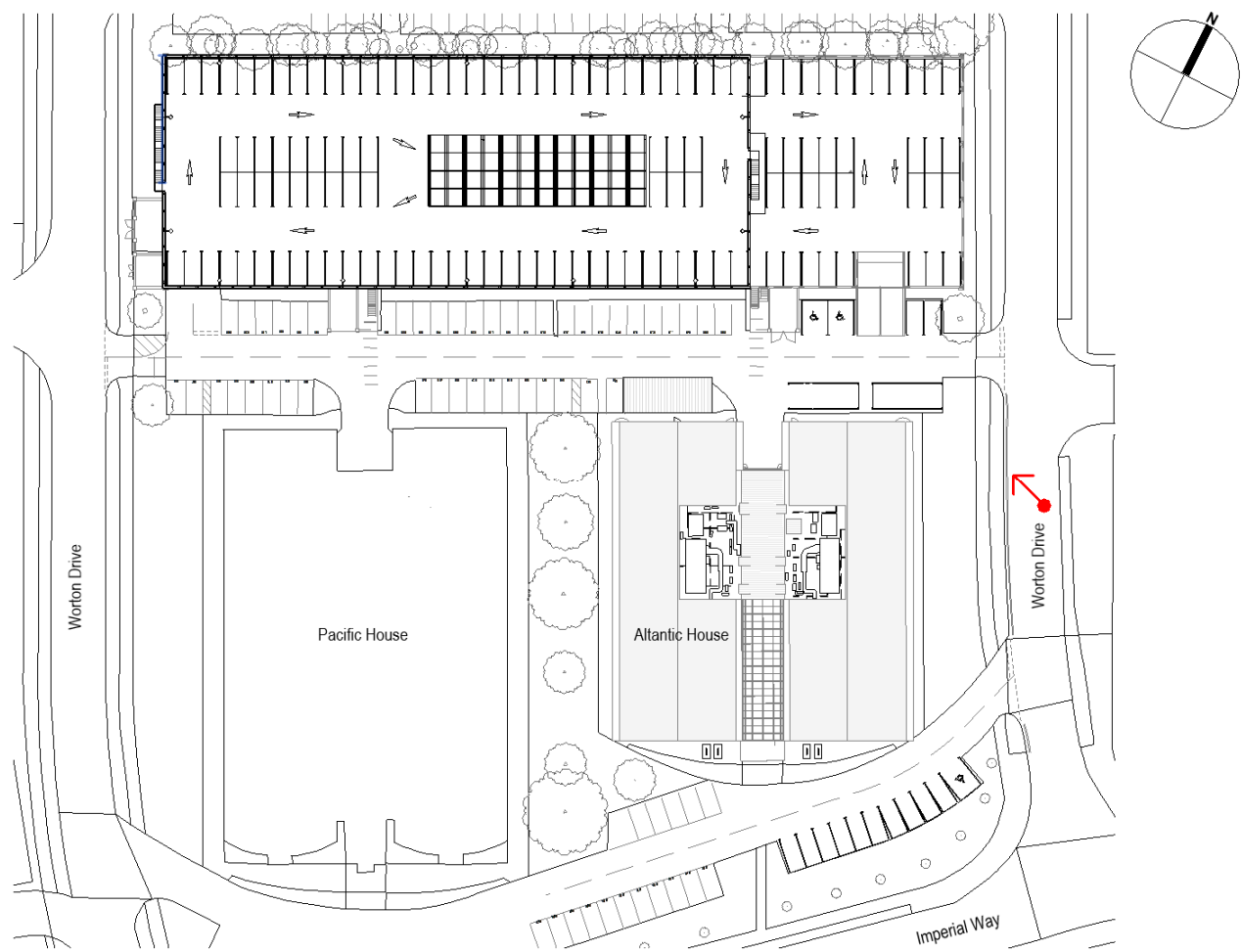
There is an opportunity to encourage appropriate planting to grow within the cladding, acting as a visual screen and enhancing biodiversity opportunities on site, the accompanying ecology report also identifies this opportunity.



Precedent images

6. Visual Impact Assessment

As shown by the street views, the visual impact of adding an additional deck to the MSCP will be minimal.



Worton Drive East: Street view showing the existing MSCP



Worton Drive East: Street view showing the proposed MSCP

6. Visual Impact Assessment

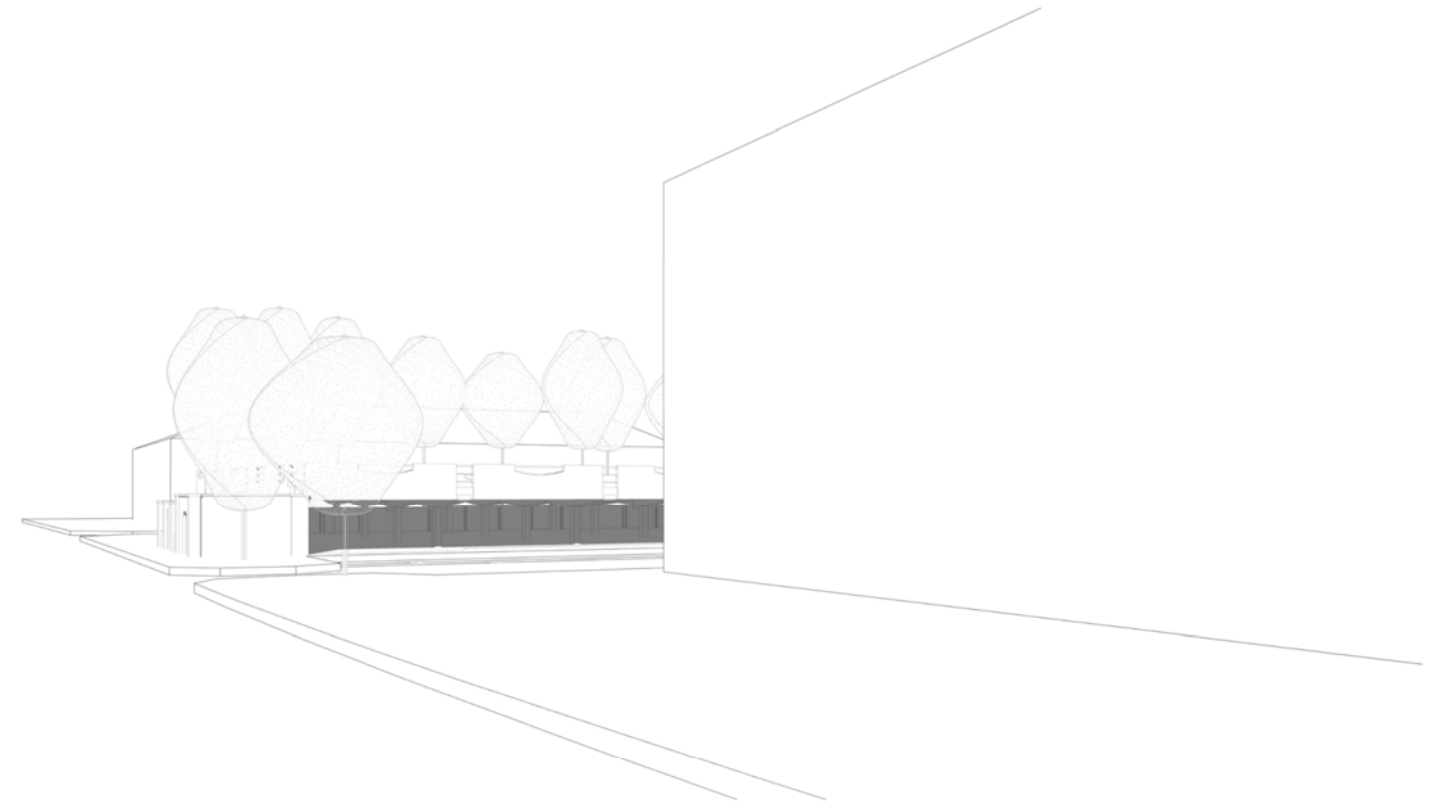
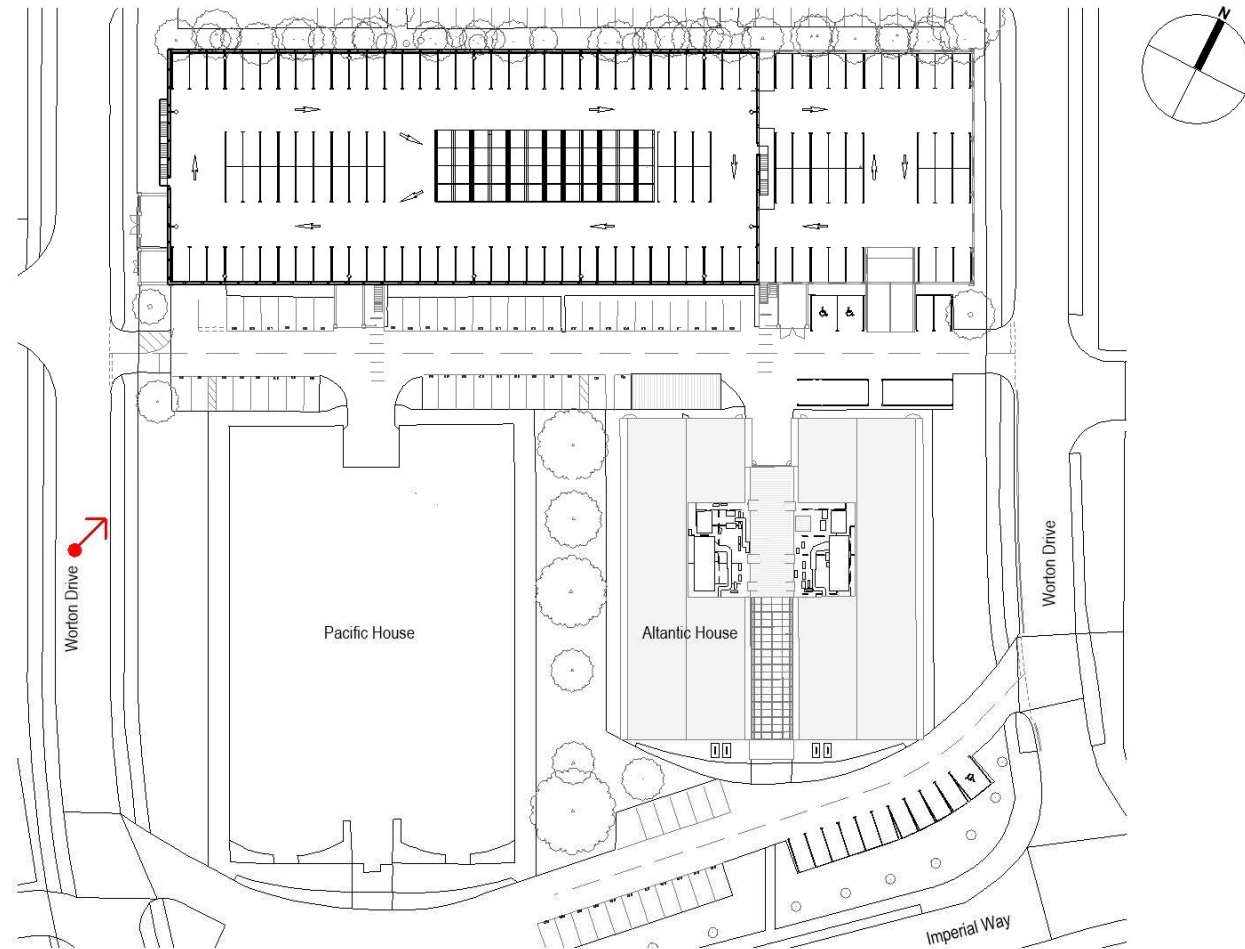


The MSCP is situated on Worton Drive, a circular road containing commercial/industrial properties. The visual impact as illustrated on this page will not appear out of context with the local area, which is made up of similarly designed units.

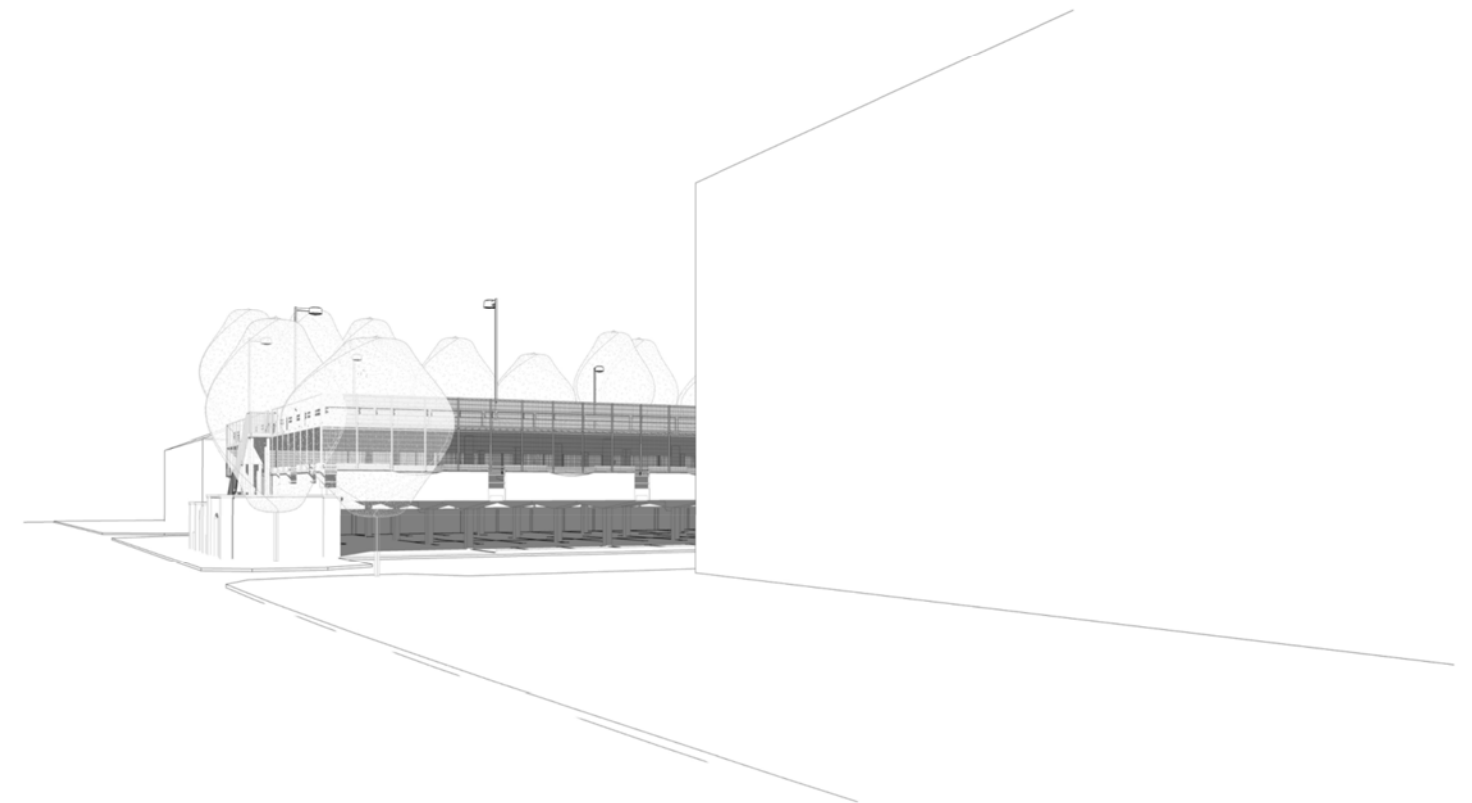
There is no architectural merit to the site and surrounding area, the prevailing characteristic is commercial/ industrial, therefore the proposal will not adversely impact on any neighbours visual or residential amenities. (Reference Local Plan CC7).

6. Visual Impact Assessment

As shown by the street views, the visual impact of adding an additional deck to the MSCP will be minimal.



Worton Drive West: Street view showing the existing MSCP



Worton Drive West: Street view showing the proposed MSCP

7. Sustainability Statement

Biodiversity

In line with the National Planning Policy Framework (NPPF) and local planning policy, (EN12 section b) measures to protect and enhance, along with providing net gains for biodiversity on site should be incorporated into any scheme. Climbing plants to increase invertebrate diversity are proposed at the base of the mesh cladding on the MSCP. Figure 3 as included in the appendix show additional opportunities for biodiversity enhancement.

Electric Charging Points

Electric charging points for 12 operational vehicles will be provided (Reference Local Planning Policy TR5). We are adding infrastructure for a further 4 electric charging points for future proofing. This is further illustrated in the Transport Report.

PVs

PV's will be provided to the top deck of the MSCP, also as recommended by the Ecology Report. These also provide shading/ cover to the ramp underneath.

Cycle Shelter

A designated cycle store will be provided on site as illustrated in the application drawings. This will use double stack racks to achieve maximum use of space. Additional cycle hoops will be provided at the front of Atlantic House for visitors to promote cycling in line with Local Planning Policy TR4.

BREEAM Principles

The following items are proposed in the scheme:

- ◇ ADT security assessment of the building.
- ◇ Thermal modelling of the building to minimise overheating.
- ◇ Include for PVs.
- ◇ Manage the disposal of the removed buildings services (re-use where practical).
- ◇ Sub-metering of energy and water use.
- ◇ Maximise daylight and effective use of lighting control.
- ◇ Electric vehicle charging points.
- ◇ External lighting control.
- ◇ Low impact refrigerant and collection vessels to be specified.
- ◇ Recycled materials used for insulation of building services elements, e.g. ductwork.

7. Sustainability Statement

TVP are committed to sustainable development by applying the following **lean, mean, green** philosophy to the use of energy as follows:

Lean – review passive measures that could be applied to the M&E services systems to avoid the need for energy, i.e.

- ◇ employ natural ventilation in the atrium.
- ◇ improve building fabric (new GF windows, improve air tightness) to reduce heat loss.
- ◇ night time cooling via new ventilation systems.

Mean – where energy is required use modern efficient systems, plant and control to manage the energy input more effectively, i.e.

- ◇ apply heat recovery to all ventilation systems.
- ◇ provide occupancy control to ventilation systems: CO₂ and PIR
- ◇ use low demand control routines to ventilation systems to reduce fan speeds at low occupancy.
- ◇ increase the ΔT on heating system design to reduce pumping energy
- ◇ provide zone control to heating and cooling systems.
- ◇ employ variable speed pumping to reduce pumping energy at low loads
- ◇ use efficient LED lighting and occupancy/daylight linking control to reduce lighting energy.
- ◇ meter all significant electrical, heating, cooling and water loads to allow trend logging and allow more effective management of energy use
- ◇ Use low water use appliances to reduce water demand.

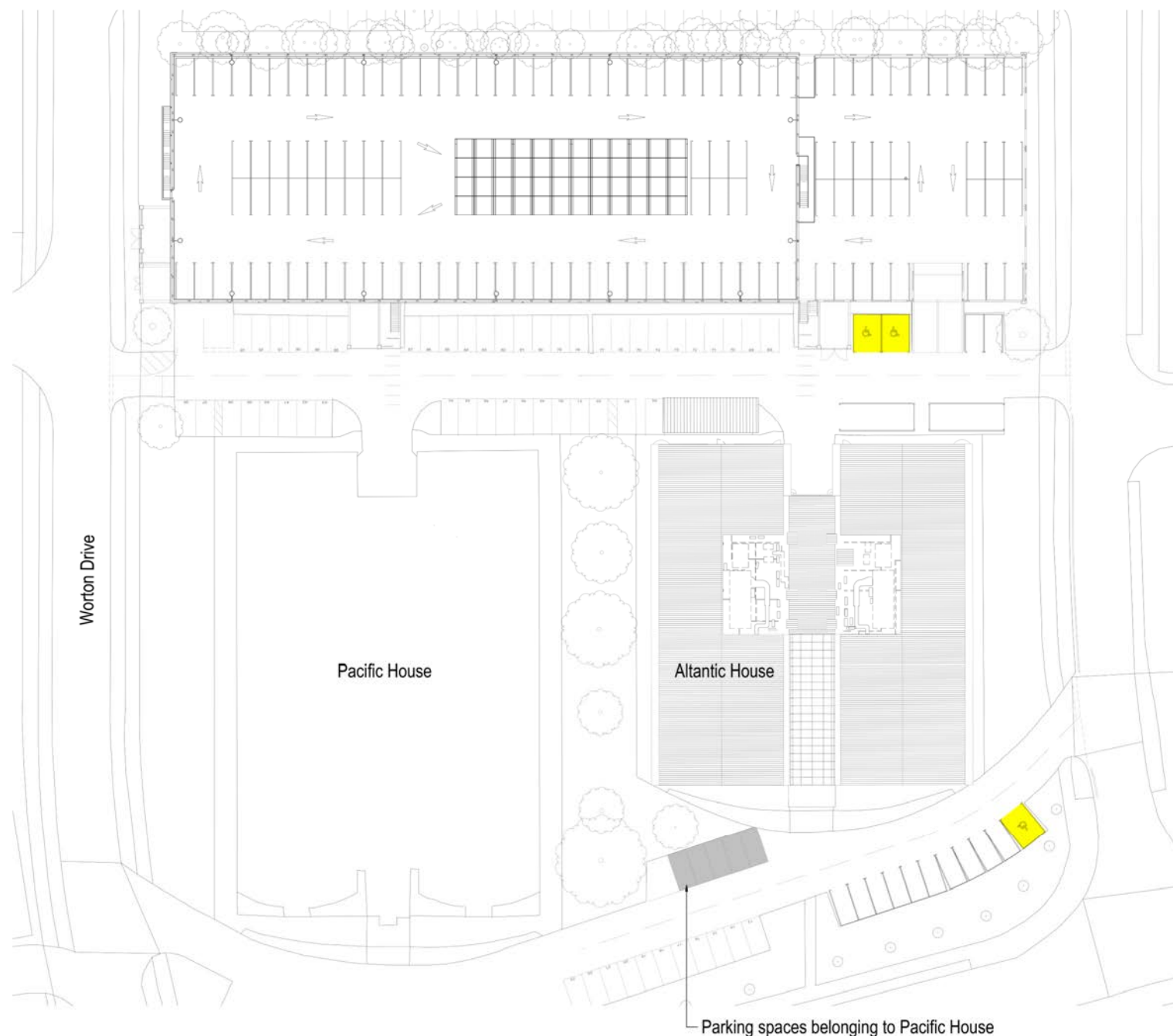
Green – where energy is to be generated, investigate and use green technology to generate energy i.e.:

- ◇ photovoltaics to generate electricity from the sun.
- ◇ where active cooling is required use low impact refrigerants.

These principles will enhance the sustainability of the building. Currently many M&E systems (ventilation, cooling and hot and cold water) are past their useful life expectancy hence the proposal to replace them with more efficient systems.

8. Access Statement

We are providing 3no. wheelchair surface level parking spaces at the rear of Atlantic House to ensure close proximity to the building and 1no. wheelchair parking space for visitors is located at the front of the building.



The following list summarises other key accessibility items that are proposed to be included within the layout.

- ◇ New automatic doors to main entrance
- ◇ Level access
- ◇ Disabled refuges to escape stairs
- ◇ Low point to kitchenettes
- ◇ Colour contrast to door frames and doors
- ◇ Wheelchair accessible WC to each level
- ◇ Accessible shower to the locker room
- ◇ Gender neutral toilets
- ◇ Additional disabled toilet at upper floors
- ◇ Faith and well being room

9. Drainage Proposals

It is proposed that the new upper deck be laid to falls in order to direct the rainwater to gulleys and pipes. These will run down to connect to the existing pipes. The new ramp will require a gulley at the base to avoid collection of water.

There is no overall change to the discharge of water to the sewers and hence no need to consider introducing controls to limit the flow. This has been accepted by Reading Borough Council as the Lead Local Flood Authority.