

ABBEY GARDENS

Design and Access Statement

1. Introduction

This is an existing large office building over several floors in central Reading. Currently being upgraded to CAT A and CAT B fit out. This application concerns the removal of 2no existing glazed window panel and replaced with aluminium fresh air louvres to aid the mechanical air conditioning works to ground and first floors. This will be decorated to match existing sashwork This has previously been carried out on another floor.

2. What are the **features** on the existing site?

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- gardens, landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites.

Existing large office building up to 30,000 sqft footprint, built in the 1980's and recently refurbished. Located adjacent to the River Kennet and King Street in central Reading.

3. Please provide details of how **access** issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials
- **Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building**
- Way-finding and signage
- An assessment of means of escape

Very infrequent access will be required for maintenance. This will be achieved externally by lifting platform and all necessary method statements and risk assessments.

4. Please provide details of the **layout** of proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

NO CHANGES TO LAYOUT. NOT APPLICABLE

5. Please provide details of the **scale/appearance** of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

NO CHANGES TO LAYOUT. NOT APPLICABLE

6. Please provide details of the **landscaping** in the proposed development

When choosing trees and plants the following factors should be considered:

- Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions?
- Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.
- Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is

subterranean development a metre depth of soil must be provided over the structure.

NOT APPLICABLE

7. Please provide details of how **Heritage Assets** issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

NOT APPLICABLE