

Access and Design statement
Osaka, Unit R16 Riverside Mall, The Oracle, Reading RG1 2AG

DESIGN

USE: A3

AMOUNT
As Existing

LAYOUT
As existing

SCALE
As Existing

LANDSCAPING
As Existing



Existing exterior photo

APPEARANCE

We are proposing to move the main door to the left hand side of the entrance. New shopfront will be black timber painted frame with solid oak timber highlights.

We are also proposing to replace the existing red canvas with the black canvas and valance. Canvas and valance sizes and heights will be as existing. Retractable canvas mechanism is to be reused and painted black.

Signage: Existing red powder coated aluminium box with internally illuminated letters will be replaced using oak timber wrapped sign with white internally illuminated letters. Box height will be the same however the box width will be increased to match the size of the canvas awning below.



Image of the proposed exterior

ACCESS STATEMENT

Main access into the premises is to be moved to the side; however the floor levels are to stay the same. Levelled access into the premises with a large door handles in contrasting colour to the door (for visually impaired).

Osaka recognize the importance of providing an inclusive environment for staff and customers.

APPROACHING THE BUILDING

1. Is the approach from the boundary on the site to the principle entrance level, which is less than 1 in 60? YES
2. If the gradient is between 1 in 60 and 1 in 20, do ramped approach and steps comply with approved document M – 2010? N/A
3. If the gradient exceeds 1 in 20, do ramped approach and steps comply with Approved Document M – 2010? N/A
4. If the total difference in level between the boundary of the site and entrance to the building exceeds 2m, is a lifting device provided? N/A
5. Are warnings provided at road crossings and changes in levels (i.e. blisters and corduroy paving)? N/A
6. Are any obstructions en-route to the entrance adequately guarded and provided with cane detection? N/A
7. Are external handrails, with no weather protection, designed to not be cold to the touch, ie plastic coated or similar? N/A

ENTRANCE TO THE BUILDING

1. Are entrance doors manually open able? YES
2. If Yes is weather protection provided? YES
3. If a self closer is fitted is the force required to open door less than 20 N? YES
4. Are entrance doors electronically opened? No
5. Does manner of automatic opening comply with Approved Document M for opening before person reaches door? N/A
6. Opening where security is required eg: N/A
 - Push Pads
 - Swipe Cards
 - Voice Entrance

7. For all doors is the location of the door in the elevation evident? YES
8. Are any handles on doors evident – contrasting? YES
9. If glazing is provided does appropriate manifestation comply with
Approved document? YES