

Design & Access Statement

Project: One Forbury Square, The Forbury, Reading, RG1 3BB
Ref: 8110 / 4.1

Date: March 2018

Type of Development: Removal of the existing entrance doors to offices and replacing with new powered assisted entrance doors to conform with DDA requirements including new internally illuminated signage and LV LED downlights to replace existing over door panel and spraying existing surround and canopy as shown on drawings 8110/P-01, P-02 and P-03.

Date of Application: 28th March 2018

Prepared By: tmd Building Consultancy Ltd on behalf of LF Canlife UK Property ACS

Design Statement

Existing Building

The existing building is a 5-storey office building with A3 restaurant use to part of the ground floor (shown hatched on drawing 8110 – P-03) built in circa 2006 as part of the redevelopment of The Forbury.

The existing elevation is shown on drawing 8110 – P-02

Proposed Building Work

The proposal includes the removal of the existing original entrance doors and over door signage panel and replacing with pair of powered assisted doors on sensors to improve accessibility under Part M of the Building Regulations incorporating new building signage panel over with 2No LV LED downlights.

The existing projecting reveal to the entrance doors and canopy will be re-sprayed in Matt Black to enhance the entrance to a more modern appearance and make the entrance more prominent.

Building name in the fascia shall be internally illuminated over the doors.

The proposed elevation is shown on drawing 8110 – P-02

Access

Access to the building will remain as existing, except the current configuration of the existing doors will be power assisted controlled by sensors.