

FORBURY COURT FIFTH FLOOR

MAY 2018

Design & Access Statement

BMO  Global Asset Management



MINIFIE ARCHITECTS



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INTRODUCTION, SITE LOCATION AND EXISTING FIFTH FLOOR

Introduction

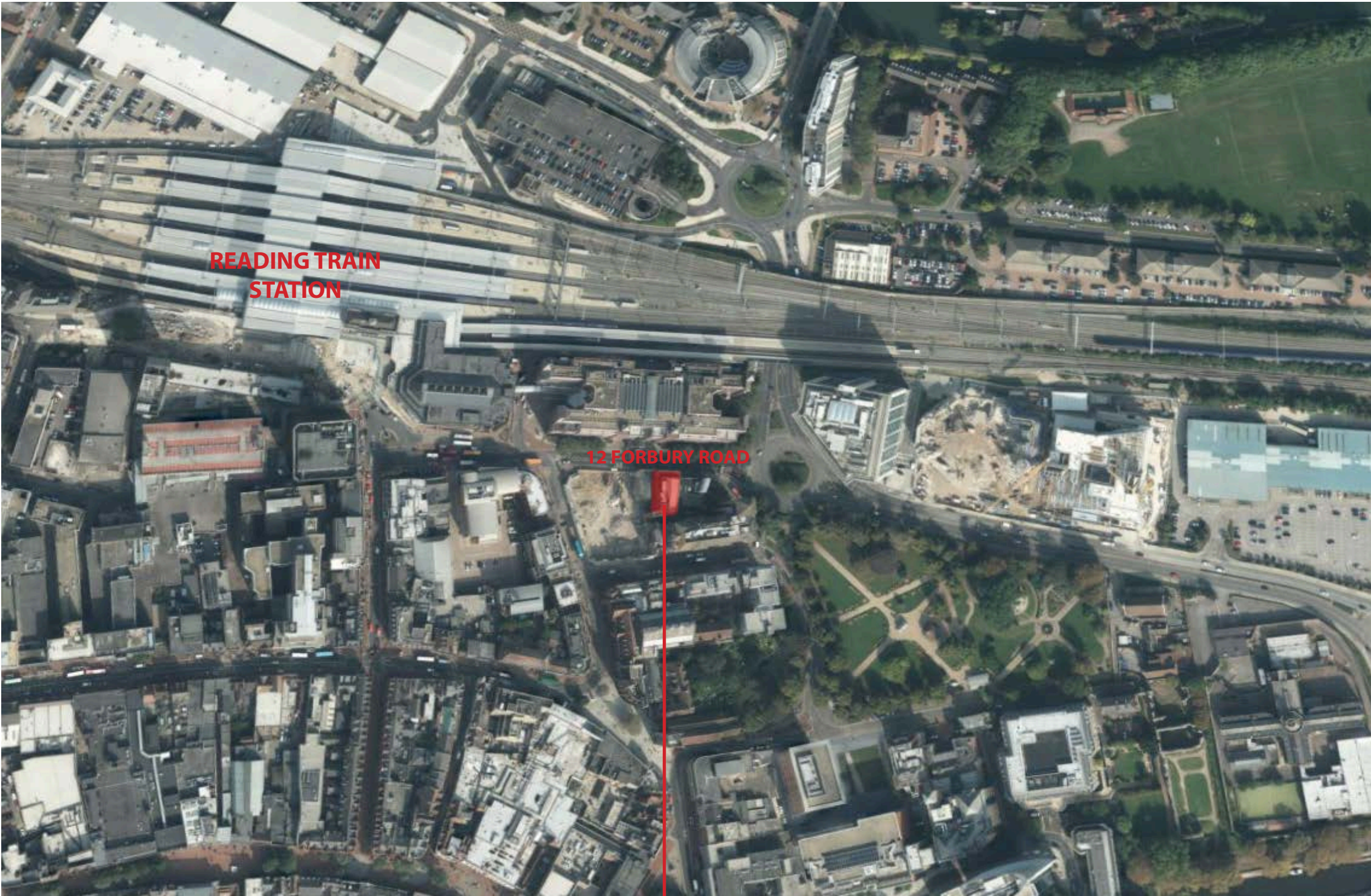
This Design and Access statement is submitted on behalf of BMO Global Asset Management in support of a full planning application for minor exterior modifications to the existing fabric, in connection with a fifth floor infill extension and new plant and plant screen to the roof of 12 Forbury Court.

The site

The site is set along the busy frontage of Forbury Road and is close to the Reading main line train station. Reading is an important commercial centre- the town hosts the headquarters of several large companies as well as being a major retail centre. Whilst located close enough to London to be regarded as part of the London commuter belt, Reading is a new inward destination for commuters and will be enhanced by the opening of Crossrail.

The site falls within the Abby Quarter boundary and is close to the Market Place/ London Street Conservation Area.

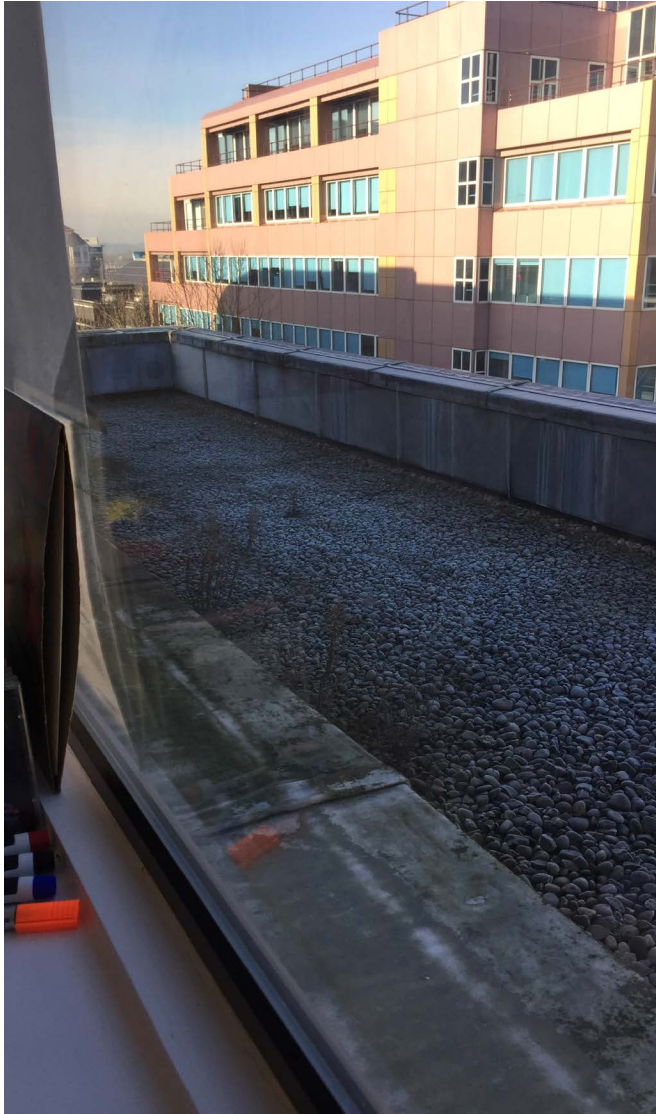
The building operates as entirely B1 office.



Forbury Court



Forbury Court front elevation

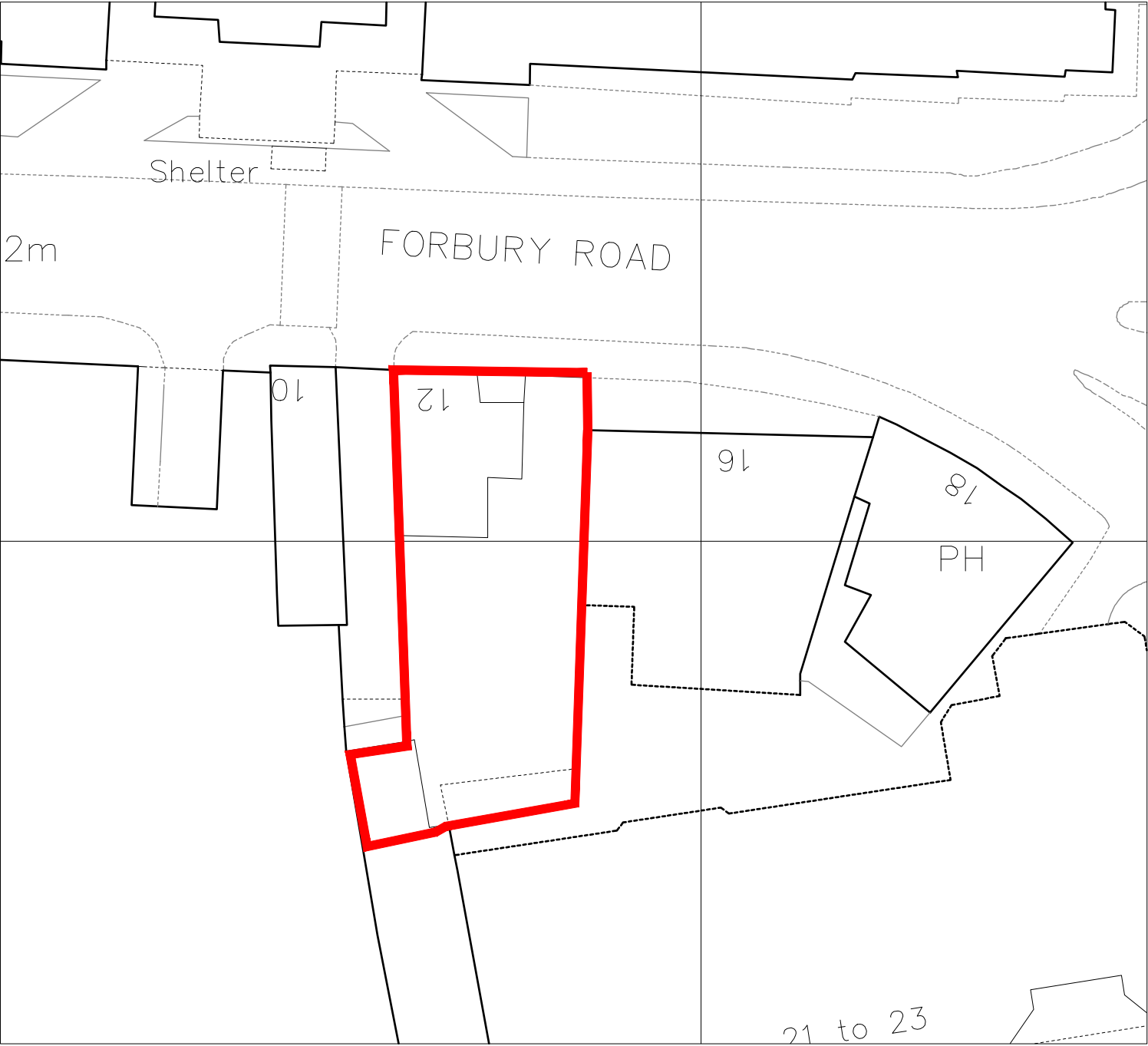


Existing 5th floor terrace overlooking Forbury Road

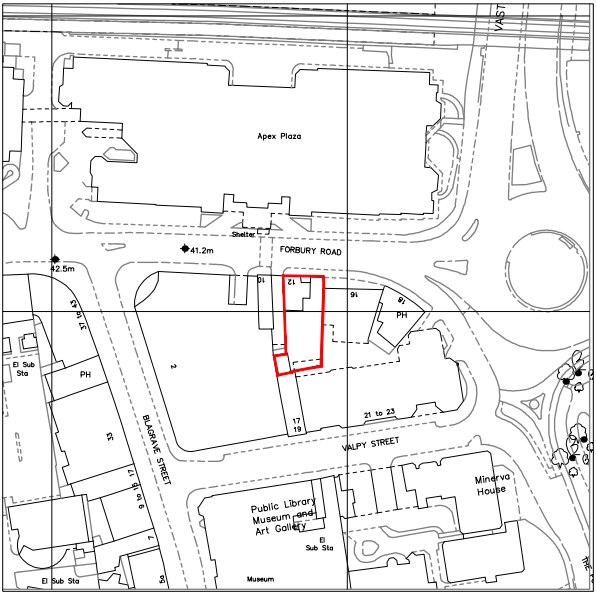


Forbury Court Roof

Site Plan

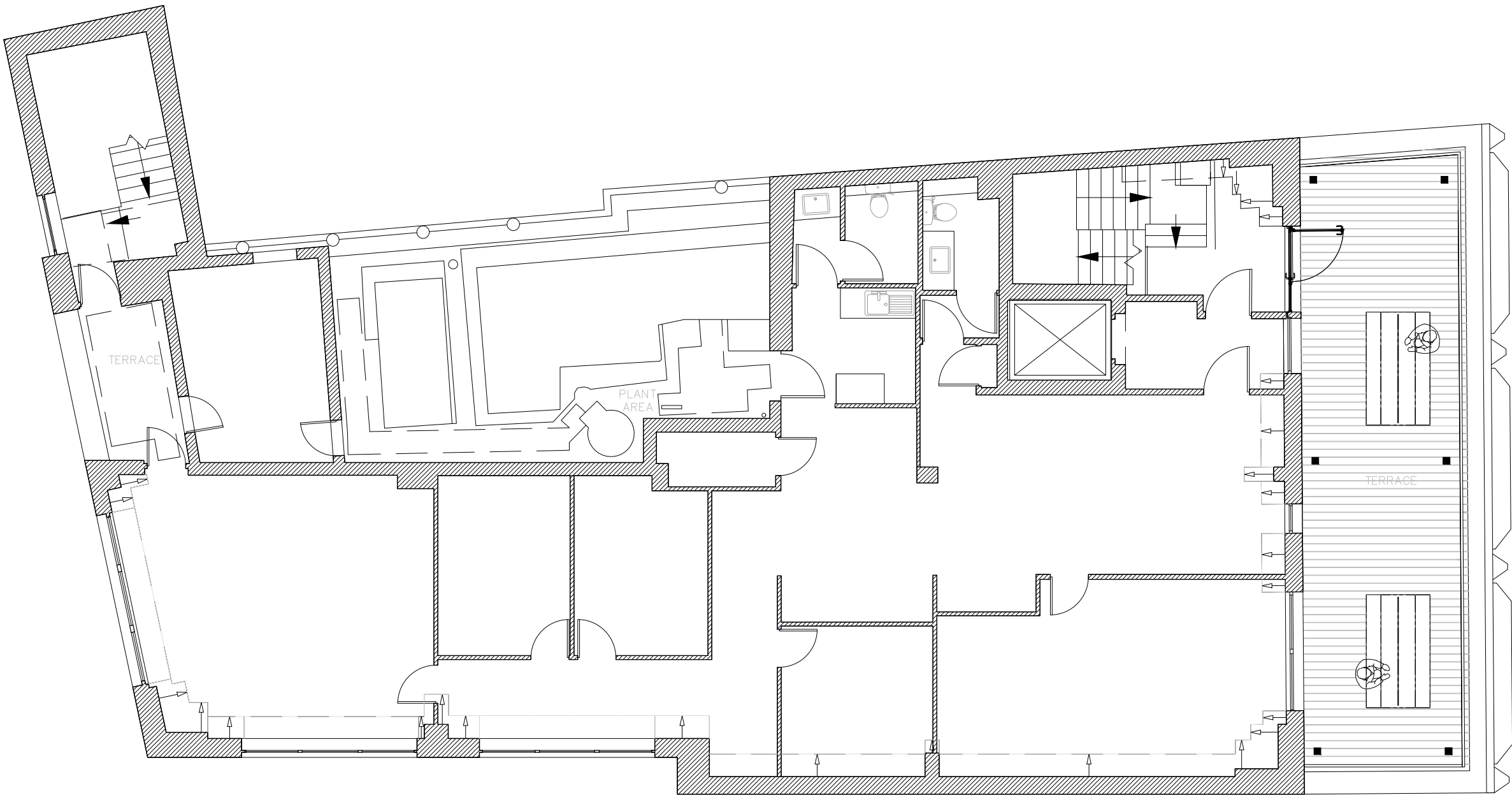


01 SITE
Scale: 1:200 BLOCK PLAN



02 SITE
Scale: 1:1250 PLAN

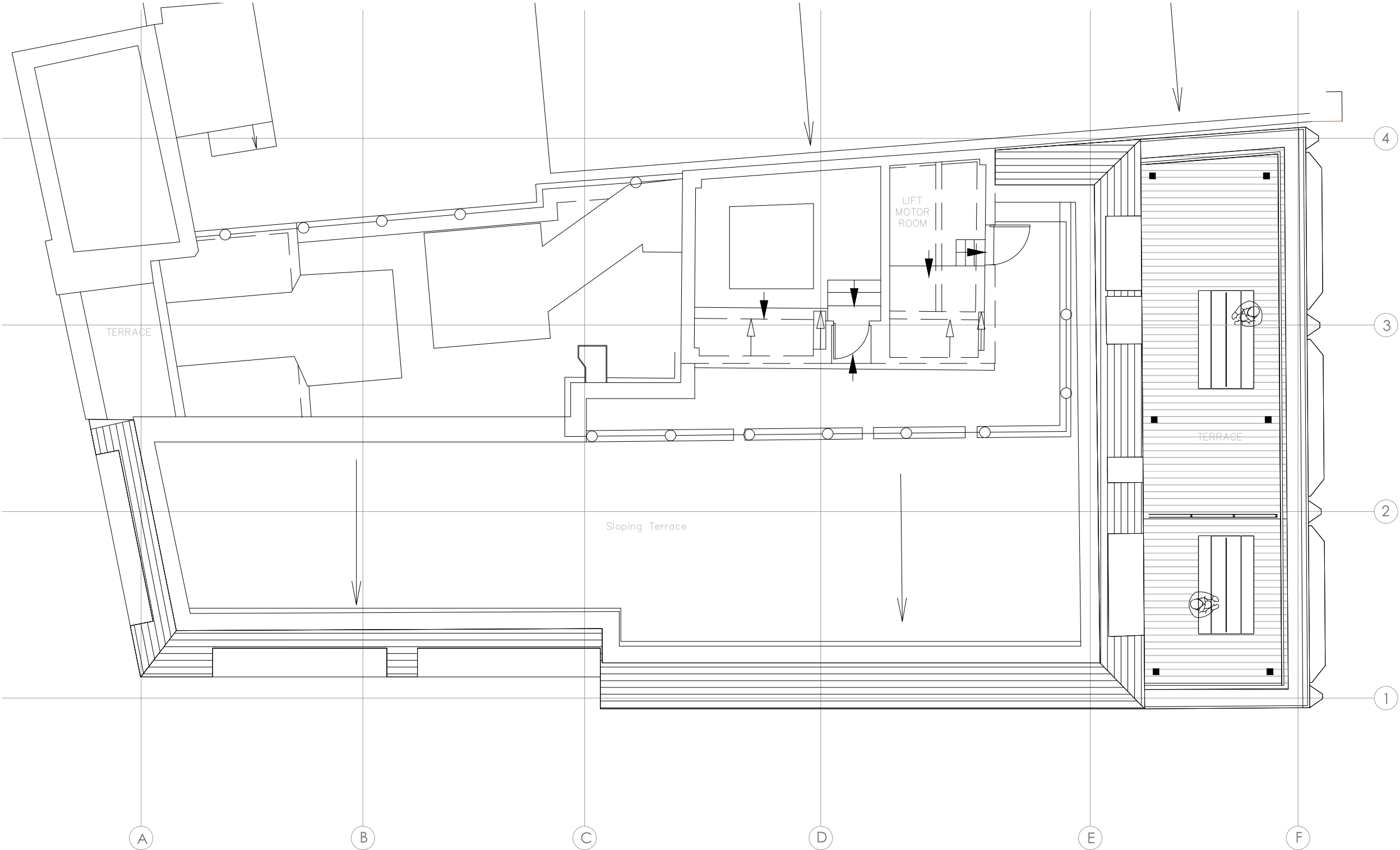
Existing Fifth Floor Plan



01 | EXISTING FIFTH
Scale: 1: 50 | PLAN



Existing Roof Plan

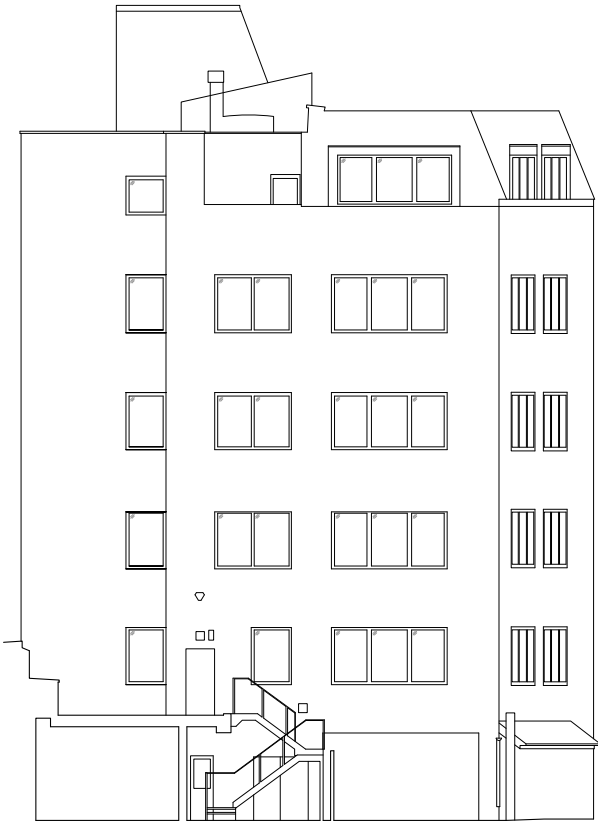


01 | EXISTING ROOF
Scale: 1: 50 | PLAN

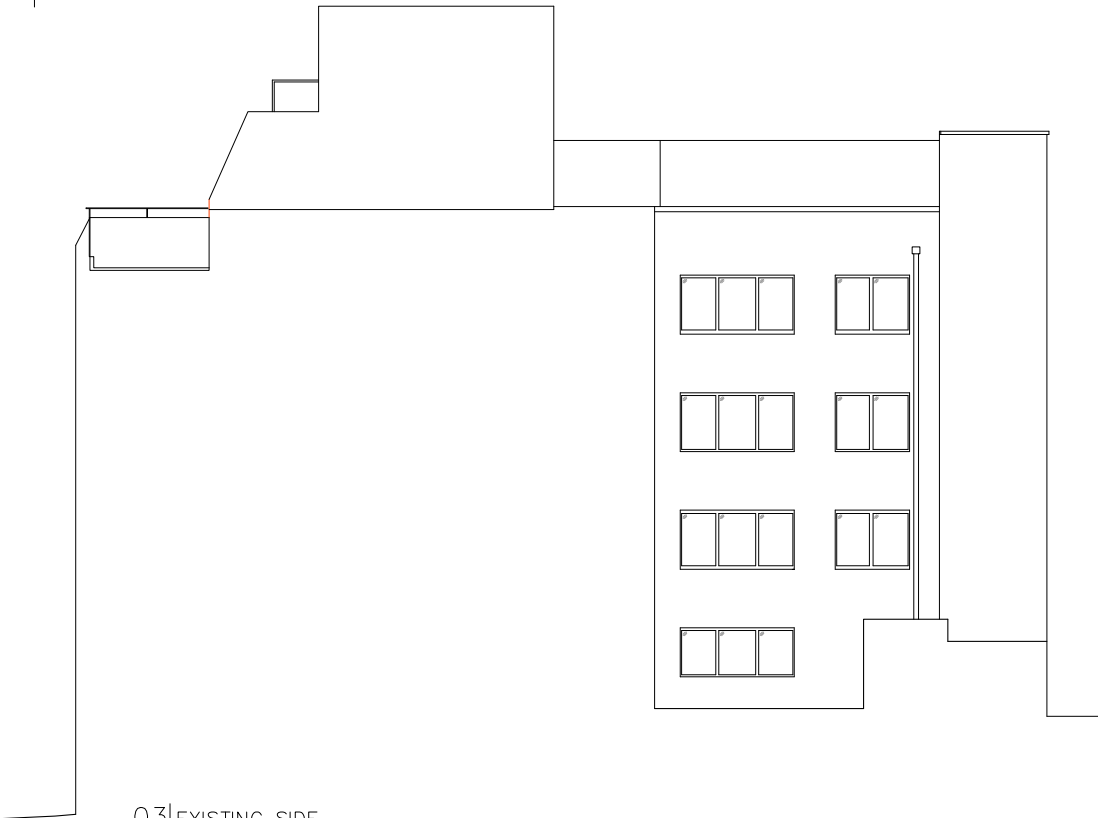
Existing Elevations



01 | EXISTING FRONT
Scale: 1:100 | ELEVATION



02 | EXISTING REAR
Scale: 1:100 | ELEVATION



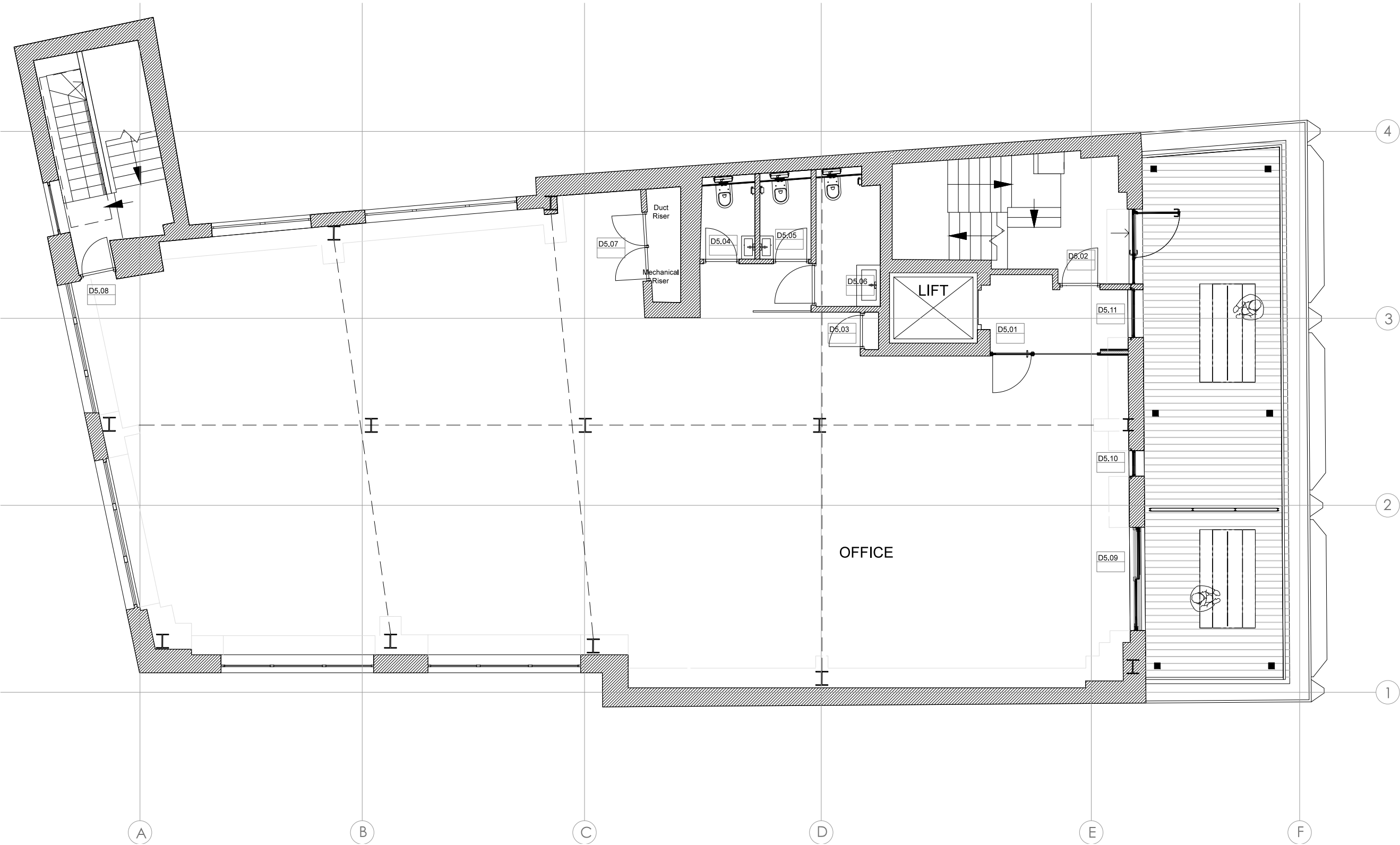
03 | EXISTING SIDE
Scale: 1:100 | ELEVATION



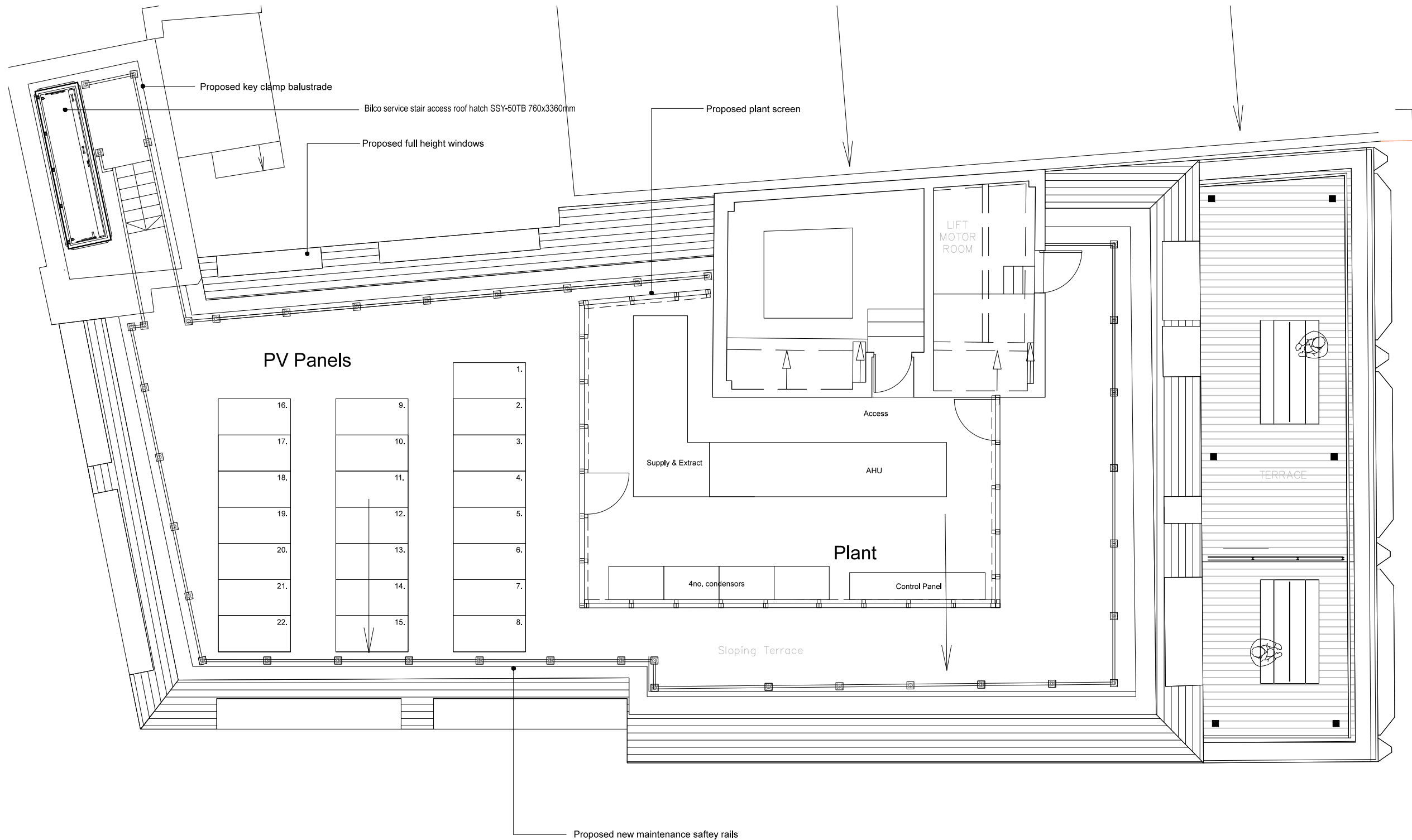
04 | EXISTING SIDE
Scale: 1:100 | ELEVATION

THE PROPOSAL

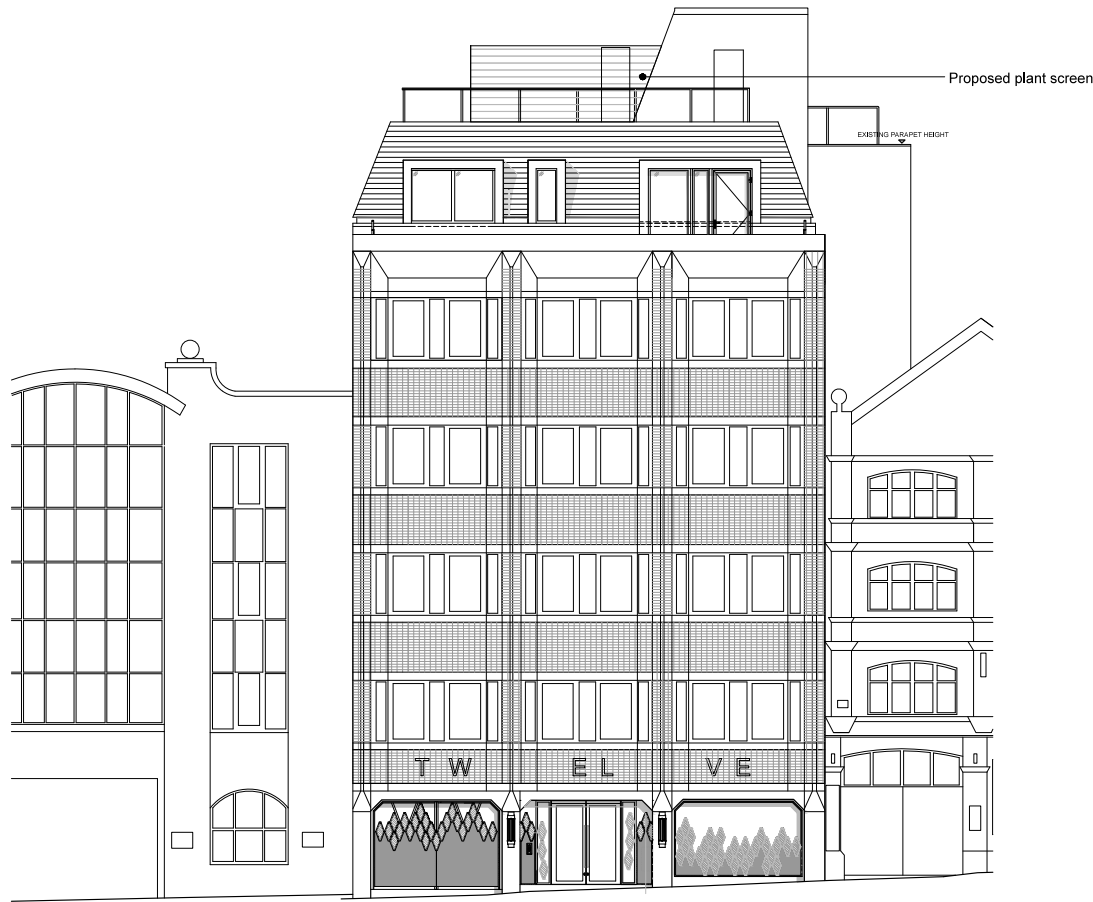
Proposed Plan



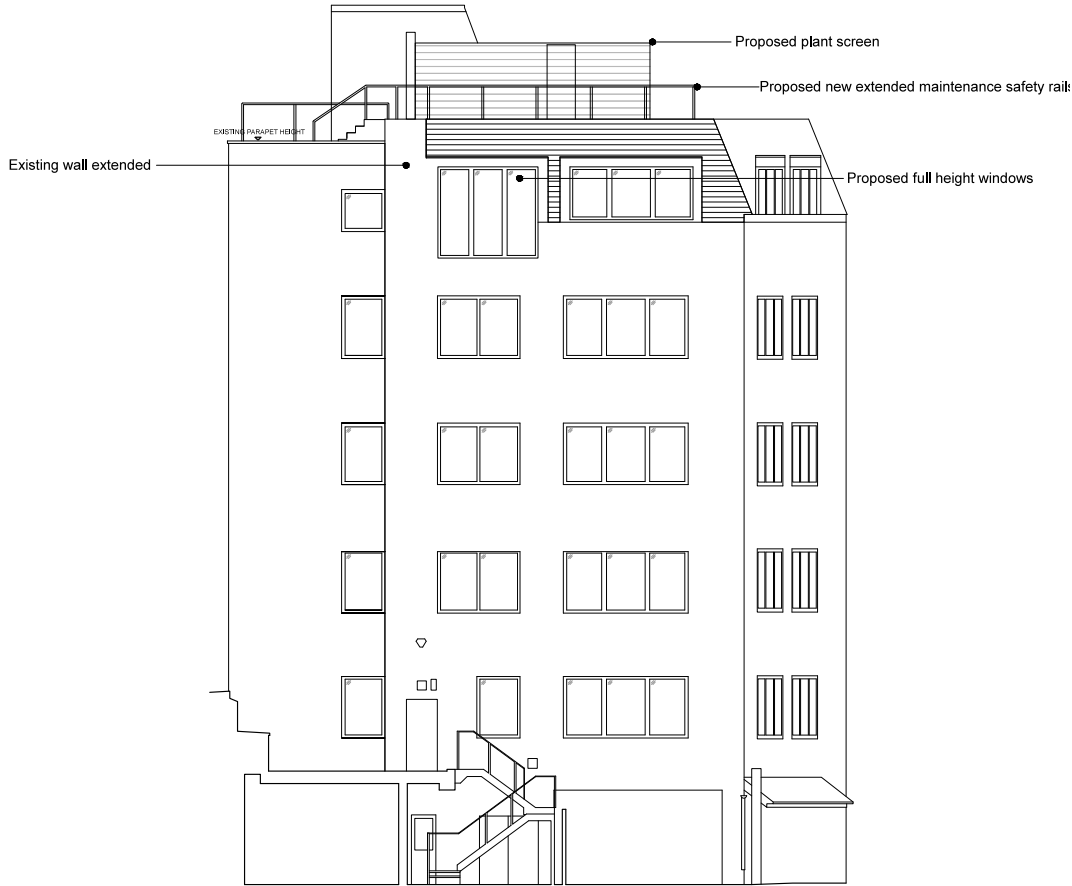
Proposed Roof Plan



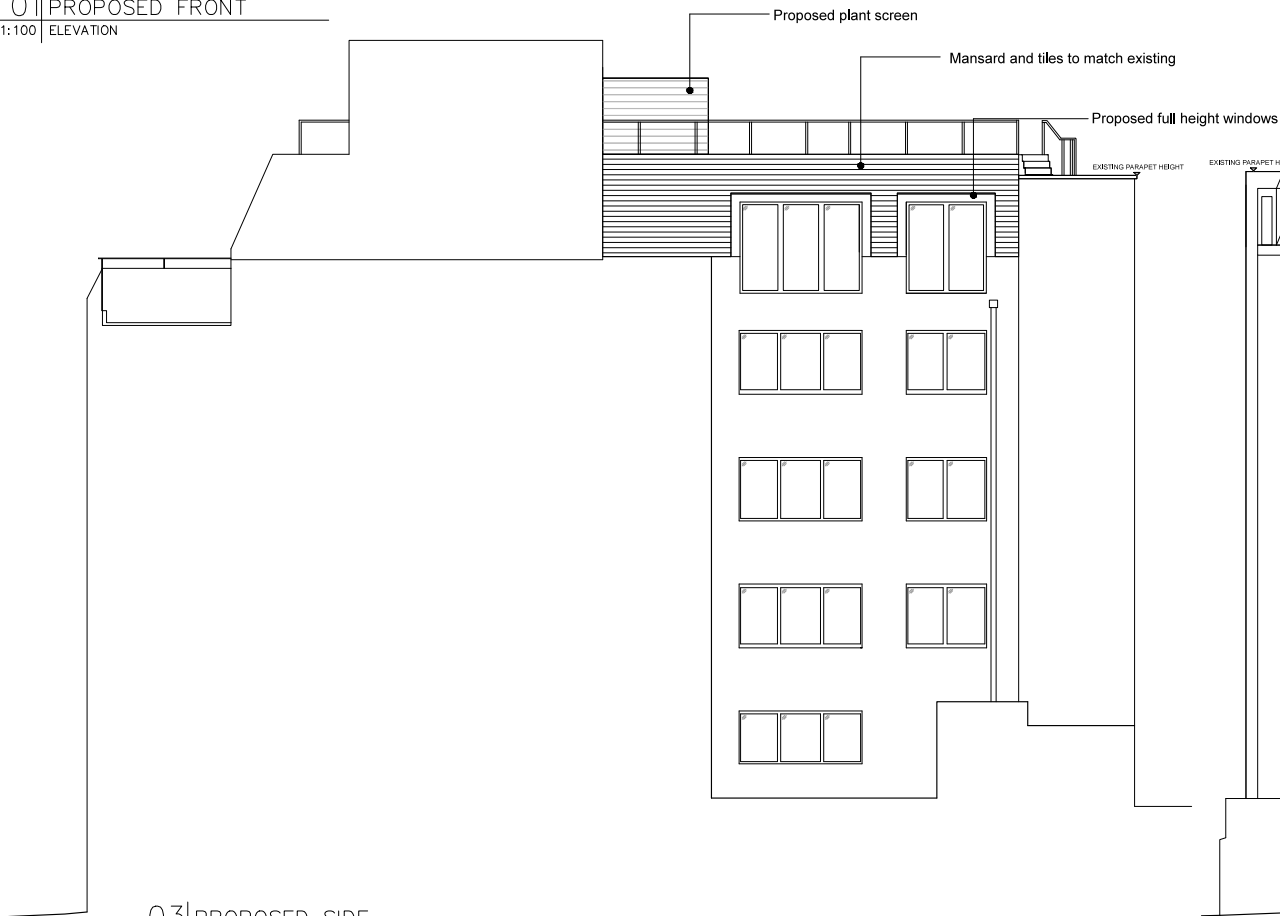
Proposed Elevations



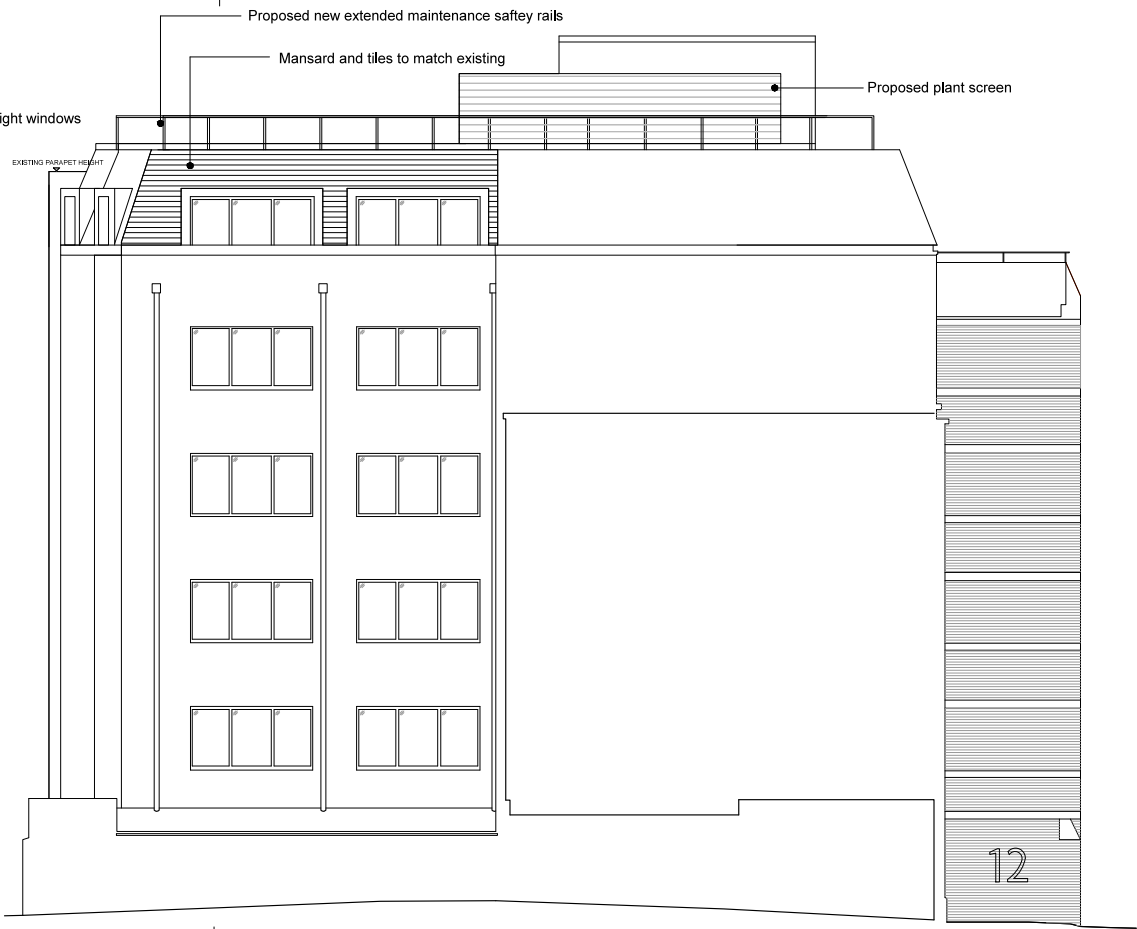
01 | PROPOSED FRONT
Scale: 1:100 | ELEVATION



02 | PROPOSED REAR
Scale: 1:100 | ELEVATION



03 | PROPOSED SIDE
Scale: 1:100 | ELEVATION



04 | PROPOSED SIDE
Scale: 1:100 | ELEVATION



CONCLUSION

Conclusion

The design of the Fifth Floor infill extension will greatly improve the office space and the addition of floor to ceiling windows to the side and rear elevations will improve the quality of light. The new plant will allow for a better air conditioning system and give a more comfortable working environment.

Furthermore, the inclusion of 22 photovoltaic panels will improve the environmental impact of the building.

New access to the roof via a proposed accessible ladder and roof hatch within the existing stairwell will allow for easy maintenance.





Studio 1, Marshalsea Road
Borough
London, SE1 1HL

email: hello@minifiarchitects.co.uk
website: www.minifiarchitects.co.uk