

FORBURY COURT

JUNE 2017

Design & Access Statement

BMO  Global Asset Management



MINIFIE ARCHITECTS



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INTRODUCTION, SITE LOCATION AND EXISTING BUILDING

Introduction

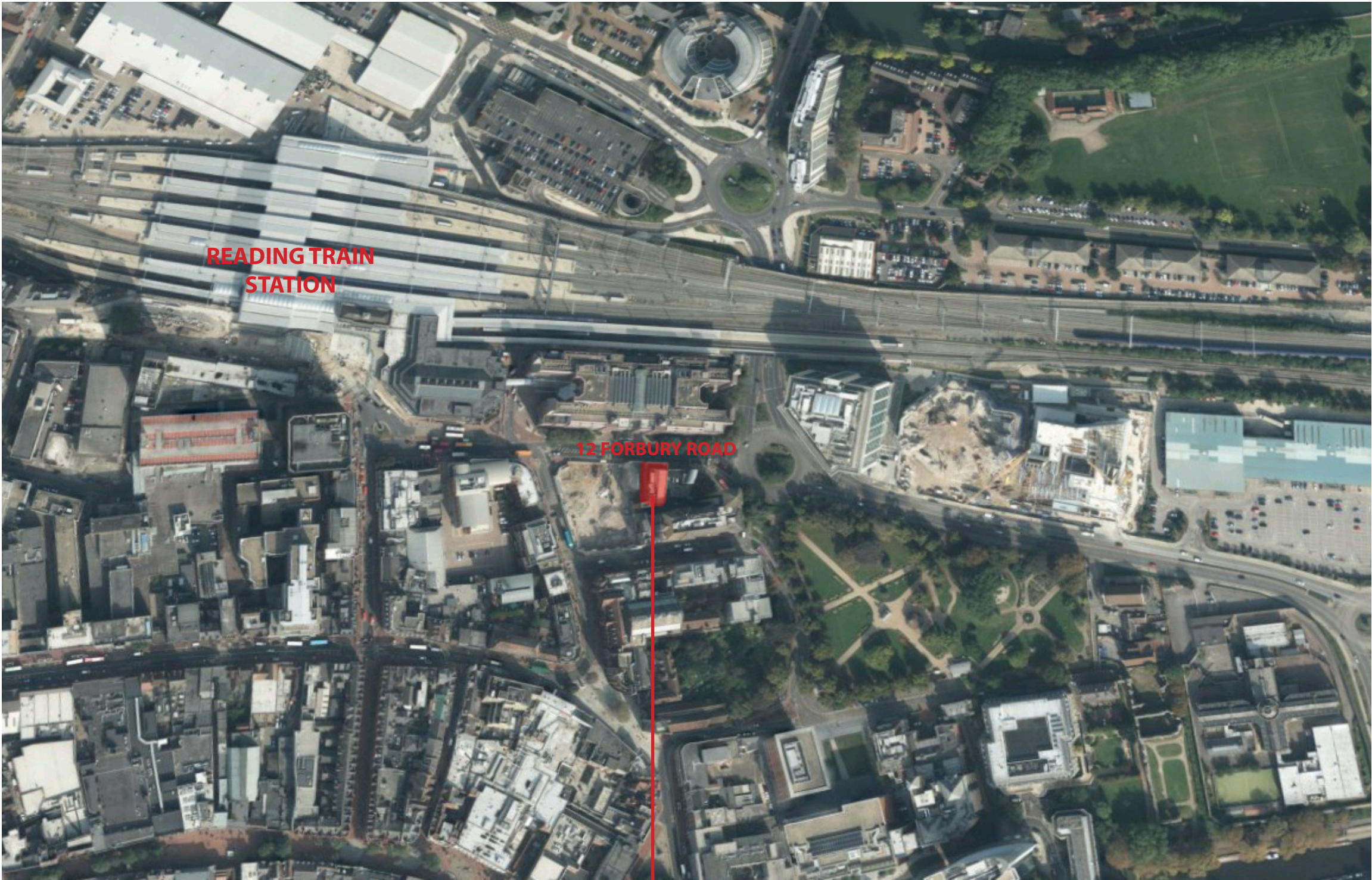
This Design and Access statement is submitted on behalf of BMO Global Asset Management in support of a full planning application for exterior modifications to the existing fabric, in connection with a general programme of internal and external refurbishment works to Forbury Court, 12 Forbury Road, Reading.

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 entrance on Forbury Road

THE PROPOSAL

Proposed External Works and modifications

The building was built in the early 1990's and the client has owned it for a number of years. They are now looking to carry out a full refurbishment of 3n° floors, reception, car park along with the front and side façade to regenerate this dated and tired building to meet the standard of its neighbouring contemporaries.

The existing brick facade is to be painted matt black as a way of changing and unifying the elevation of the building, leaving the number 12 in exposed red brick, as a brand identity. This will be applied to the front and side approach of the building along Forbury Road.

A silver coloured metal frame and mesh will form a gate and screen over the entrance reveals to both the dry riser and the letter boxes either side. The shape was derived from the existing columns around the entrance, and has

been repeated in modules with graduating levels of density to control the view and light into the car park and reception space. We are also proposing lighting to the ground level façade.

The proposed work entails new full height entrance doors and side glazed panels. The existing window frame is to be painted black. The entrance will have a level access, with new DDA compliant intercom system to the reveal.

The new car park gates within the existing entrance will have new remote access for both cycles and cars users to the building.

Landscaping

It is also proposed to repave the pavement to the width of the existing building in flush granite setts.



Light fitting



Black painted brick



Building numbering in brick work



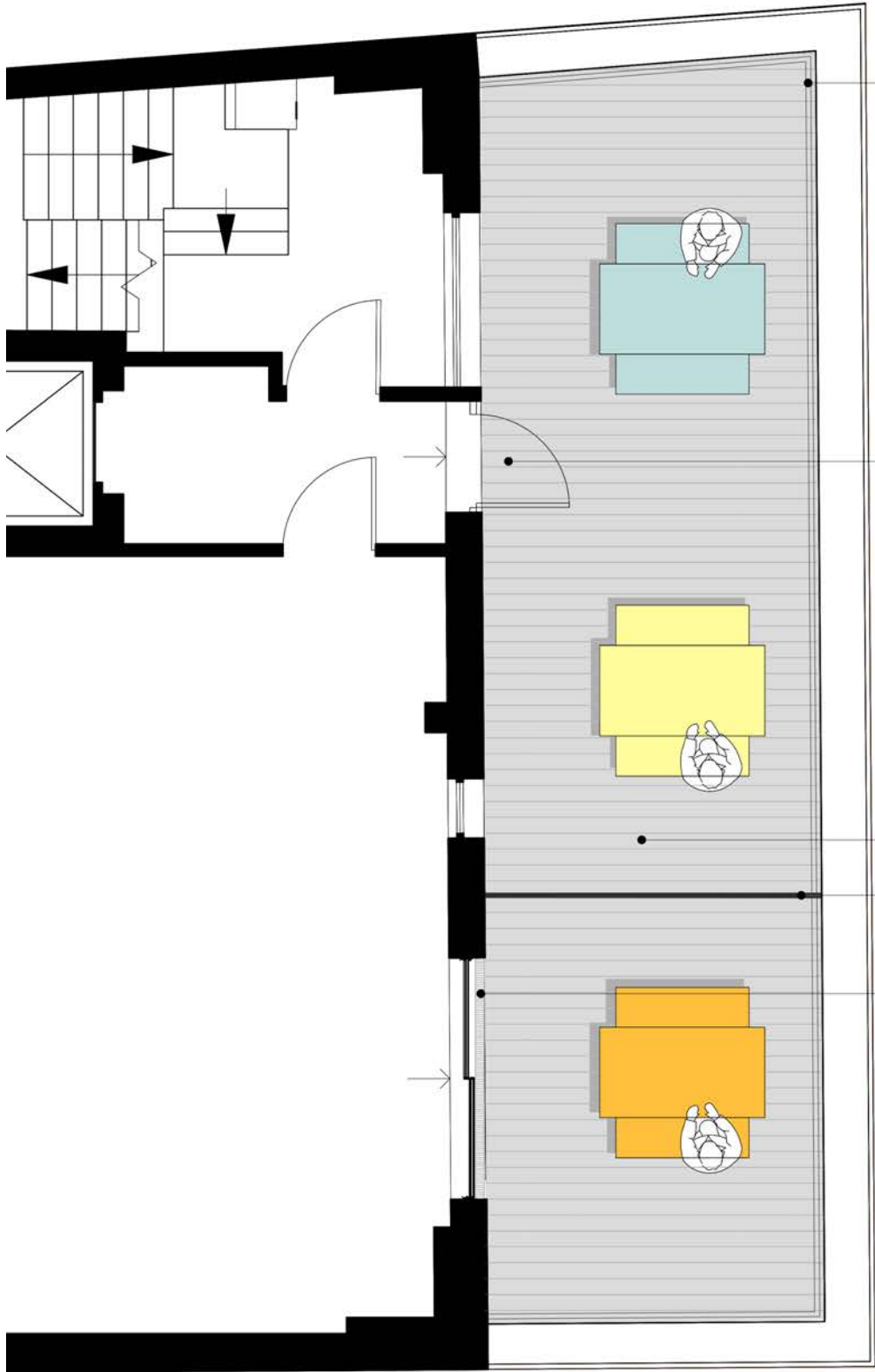
Mesh/ metal frame

Proposed Front Elevation



Proposed Terrace

We propose to create a communal terrace on the 5th floor for the tenants, which will have a new metal black balustrade along with grey composite decking and low-level metal tube lights. Sliding doors will provide access from the 5th floor office and metal benches, and colourful planters will provide a usable amenity space for the tenant, and a unique selling point for the office.



Proposed balustrade

Proposed communal door onto terrace

Proposed composite decking

Screen dividing private/communal terrace

Proposed sliding door onto terrace from 5th floor office



Composite decking



Coloured metal benches



Coloured metal planters



Access

The building is located within a short distance from Reading train station and bus terminal. At present, there are no dedicated showers or cycle racks. It is therefore proposed to lose 2n° car parking spaces to make way for 12 cycle spaces and two shower/changing facilities within the existing ground floor car park. We are incorporating an area for condensing units into existing storage.

In terms of inclusive access it is the intention to keep the existing level access into the building. We also propose to refurbish the existing disabled toilet within the existing reception space. All floors are accessible by the existing lift with disabled refuges located within each lift lobby.

Source of Guidance

Statutory requirements:

Disability Discrimination Act 1995.
Approved Document M 2004
edition of the Building Regulations.
Non Statutory guidance where possible.

British standard BS 8300. The design of buildings and their approach to meet the needs of disabled people.



CONCLUSION

Conclusion

The design of the entrance ironmongery and signage on Forbury Road will greatly improve the frontage of the building, which combined with the painting of the facade to correlate the materiality, will offer a more enticing and attractive elevation. The proposed works will improve the existing arrangement for people with disabilities, as well as providing commuter facilities for cyclists. The new fifth floor terrace overlooking Forbury Road will be an additional communal feature.





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