HKS

SSE
1 FORBURY PLACE, READING, RG1

DESIGN AND ACCESS STATEMENT

REVISION 1 – 23.05.17

1 Introduction

This Design and Access Statement has been produced in order to support consent for the installation of 2 external corporate brand signs at 1 Forbury Place, Reading. This document is submitted on behalf of SSE plc who are proposing to add the additional signage to the planted areas in front of the building's South facade. The signs will therefore be in full view to the public, highlighting the client's presence within the building and guiding visitors to the property.

2 Background

SSE is a Scottish energy company which operates in Ireland and the United Kingdom. It is involved in the generation and supply of electricity and gas, the operation of gas and telecoms networks and other energy-related services such as gas storage, contracting, connections and metering.

3 Structure of statement

This statement sets out an overview of the proposed works to the planters in front of the South facade.

4 Construction Works

The project being carried out by SSE comprises of the construction works as follows:

- Affixing new signs, which will be pre made off site before being brought to the building for installation. Some work will be required to secure the signs within the existing planters for security and safety.

5 Site context

Surrounding Area/ Site Description
The property is situated within the town of Reading in Berkshire, the site is located between Forbury Road and the West Coast Main Line near Reading Town Centre. Forbury Road forms an eastern section of Reading's Inner Distribution Road, a ring road in central Reading.

The building is sited next to a retail park, with large units for brands such as Home Sense and Toys R Us.

1 Forbury Place benefits from its proximity to major travel links and excellent facilities within the area. This includes a comprehensive pedestrian and cycle route network and road crossing facilities.

The main bus terminal for the town and the entrance to Reading train station are only a few minutes walk away.

There is a security barrier controlled access road on the left of the main building that leads to ground level parking and loading areas and then ramps down to a basement car park.

The building is approached using level access from street level. A security desk monitors all visitors and can provide assistance at all times of the day. The desk is manned 24 hours a day, 7 days a week.

The property is solely tenanted by SSE, who will be executing a CAT B refurbishment on all floors.

Access
The signs are to be installed at low level in the existing planted areas in front of the South building facade and will not impede access to pedestrians or vehicles once installed.

Circulation
The building has seven upper floors, served by six fully compliant lifts from ground floor to sixth and four lifts continue to the seventh floor. The internal staircases have a clear width of 1050mm.

6 Design Proposal

Overall, the applicant aims to install the signs to the planters at low level as indicated by the supporting drawings. The signs are to be made from 3mm aluminium and powder coated white with the SSE logo made of stainless steel and painted brand colours of blue and green. The sign has been sized to an appropriate scale that fits within the planter. The size of the sign to the furthest extremities is to be 3000mm w x 2500mm h (only 1800mm exposed above ground) x 200mm d. The signs will not be backlit. Further details are shown on drawing SSE-A-L-20-P28.

7 Means of Escape

All main circulation corridors are of relatively short distances or are adjacent to open plan areas providing ample opportunity for passing places for wheelchair users.

Means of escape in the event of a fire will be from one of four dedicated fire escape staircases. Doors to these staircases will automatically release once the alarm is sounded.

No lifts will be used during an escape from this building.

8 Sanitary Accommodation

All the sanitary accommodation for the main building, including accessible toilets are located within the two cores. The existing basement core contains showering facilities for cyclists.

The building is not open to the public.

The density figure of staff on the floor is below the maximum capacity given the size of the stairwells. This low density means the office is well within the requirement for WC provision in accordance with BS6465

10 Welfare Facilities

SSE may have wheelchair bound employees or guests and this building will provide accessibility throughout. Designated disabled parking is provided.

11 Sustainability

All materials are selected to be suitable for the purpose of an outside environment.

12 Accessibility

The proposals do not affect any of the existing build and as such the original provisions under the Equality Act 2010 (or previous Disabled Discrimination Act 1995) remain.

13 Conclusion

The enclosed applicant presents an external branding scheme that is fairly minimal and in keeping with the scale of the building. The colours of the SSE logo are natural colours of blue and green, so should not be garish to the surrounding area. The placement of the logos will notify the area that a large company is occupying the newly built One Forbury Place, which should attract other prominent companies to the area.