

DESIGN AND ACCESS STATEMENT

Site. 1 London Street, Reading, RG1 4PN
for FIELD SEYMOUR PARKES LLP

1. The Physical Characteristics

A grade 2 Listed building facing on to London Street with a painted render finish with the new [Unlisted] section in facing brickwork with sandstone sills and lintels to the windows.

2. Social Characteristics

A mix of commercial office, retail shops and restaurants and residential.

3. Economic Impact

No significant economic impact is envisaged

4. Why Chose this Location

The applicants own the freehold of the property and is ideal for client access being on various bus routes, the nearby Oracle car parking and for the staff the access to nearby shops and restaurants.

5. Conflicting Issues

None that we know of

6. The Proposed Use

The existing building is purely A2 commercial use and has been owned by the clients for many years.. internal development over the years as developed slowly with the present layout meaning the clients had very little space for expansion. The clients had looked at re-location for expansion space.. but as an exercise asked Metrix Commercial Interiors Ltd to look at a blank paper exercise at re-planning the interior space to see if a better use could be made of the area.

The brief was to position all [client facing] meeting rooms on the ground floor and keep the various related teams together, the new layouts allow for more meeting rooms, and even allowing for a built expansion number, there is still further expansion space for a further 20 places.

The new scheme allows for upgrade toilet facilities to all floors and a dedicated disability toilet on the ground floor.

We now have shower facilities for people using cycles, storage lockers and safe

storage area for the cycles.

There is new kitchen/staff breakout areas on the working floors

A new AC system for all working areas.

The Roof, due to age related wear and tear, will need to be re-faced.. the client has appointed SHGL to consult on a BREEAM rating for this building.

7. Relationship with existing buildings

Because there is no additions to the building, there should be no conflicts with neighbouring buildings. The AC consultants have specified quiet running condensers with the fans pointing upwards, the client will commission a noise survey to find the optimum position for the AC Condensers to have the very minimum noise effect to the neighbouring buildings.

8. Landscaping

To the front/riverside we have proposed the removal of the low height brick planters [which seem to attract people to use on the evening to drink and smoke] the client will create a grassed area enclosed by wrought iron fencing [to match the river side fencing.

To the walkway under the building the flat/low walls will now have an angled tops facing down towards the river, to discourage the use as tables during out of hours.

The rear car park will have shrub areas removed, the trees will be retained. Low walls will be rebuilt and wrought iron fencing fitted to the eastern perimeter.

The walkway along the riverside need some of the paving flags replaced/relayed.

The brick edging to the car park to be lifted and relayed at a slight angle to allow for the depth of a new tarmacadam surface to the existing car park. The car park guide lines to be painted and an allowance made to convert 1 no bay to a disabled bay. New Coffin Bollard to be fitted to the entrance to discourage out of hours parking.

9. Access

The access up to the car park is as existing, no changes envisaged except for the coffin bollards to the entrance.