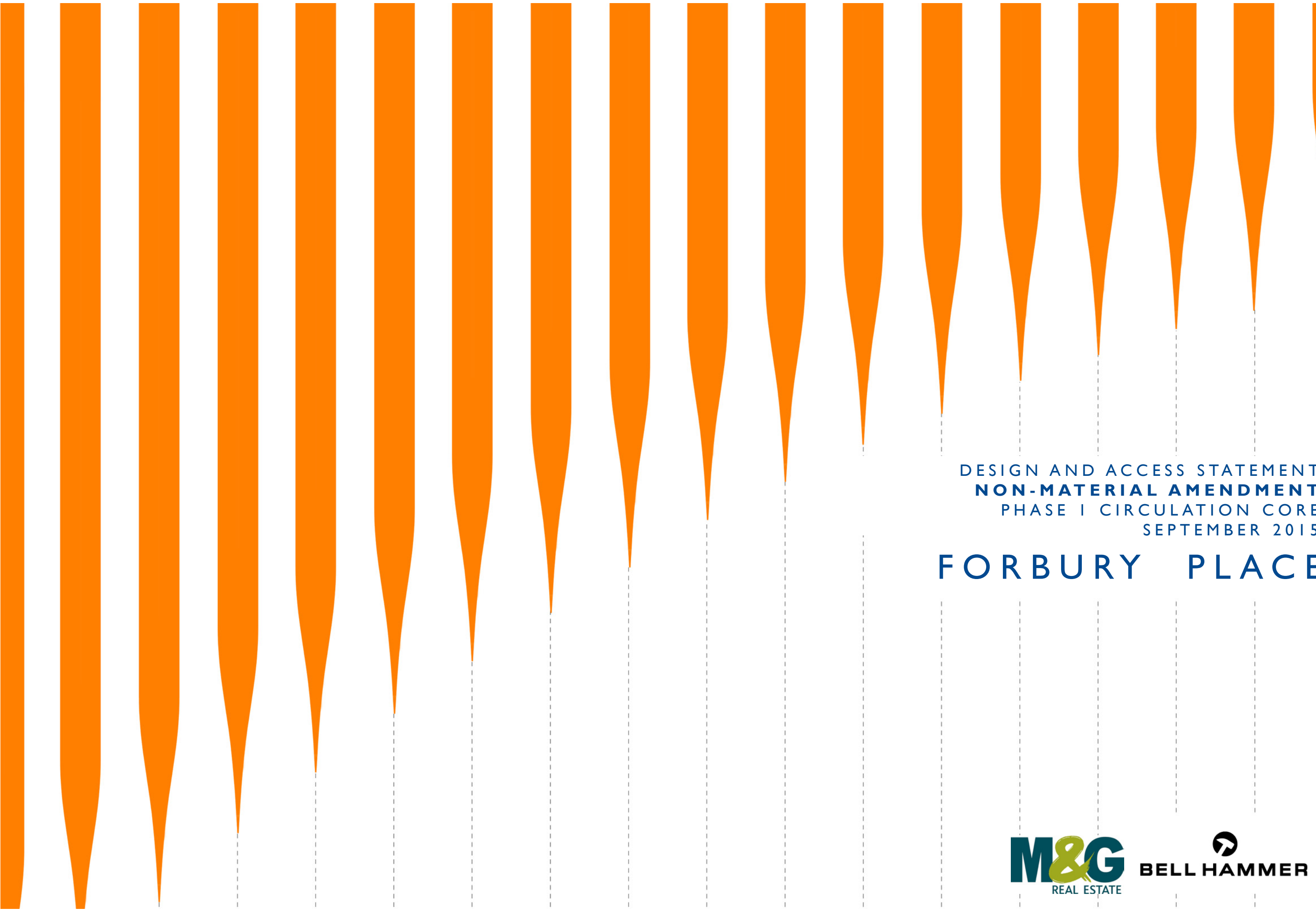




DESIGN AND ACCESS STATEMENT
NON-MATERIAL AMENDMENT
PHASE I CIRCULATION CORE
SEPTEMBER 2015

FORBURY PLACE



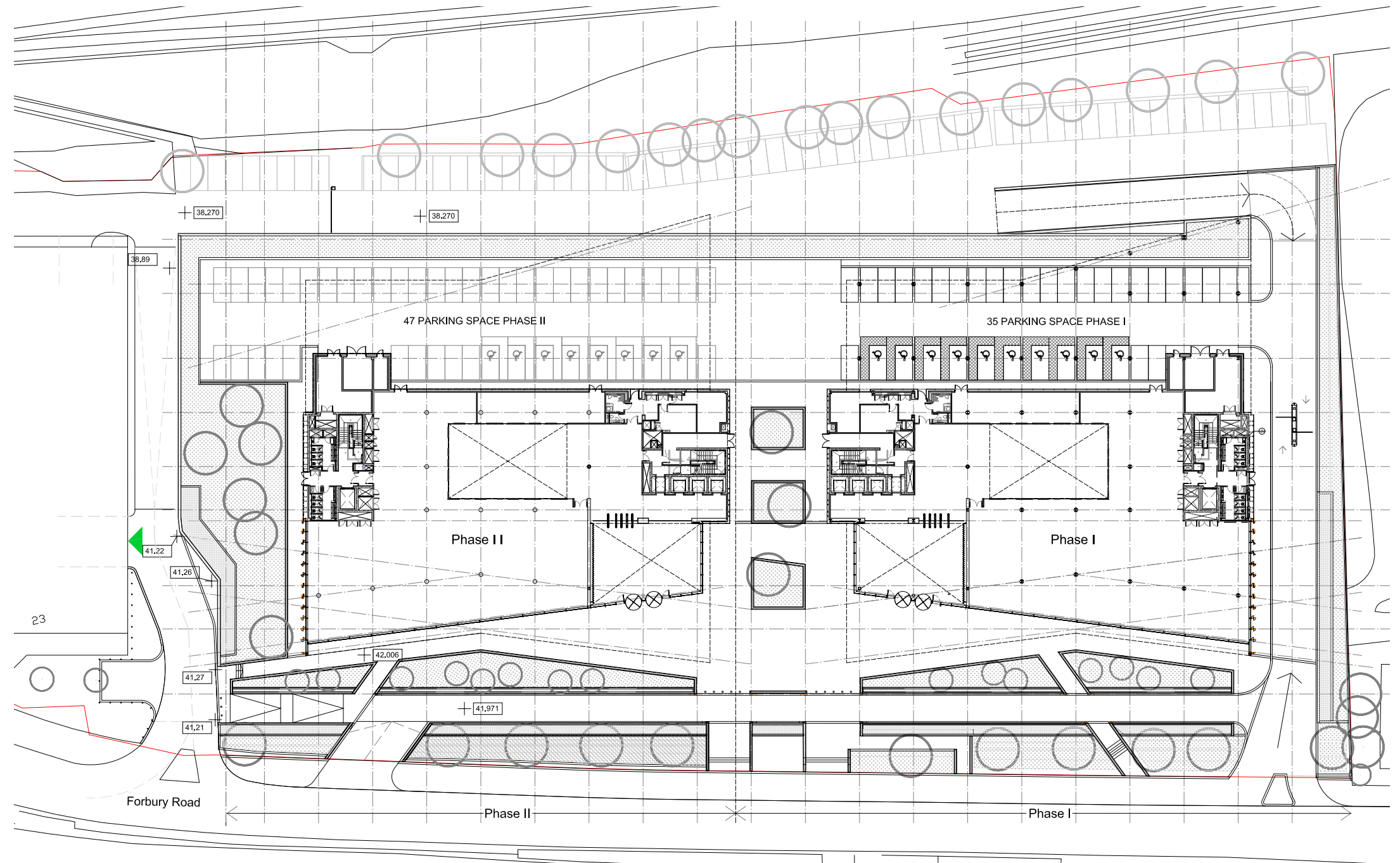
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Job	FORBURY PLACE PHASE I & II		Job Number	20918	
Document Title	D.A.S FOR NON-MATERIAL AMENDMENT TO PHASE 1 CIRCULATION CORE		Document Number	20918-01-RP-00-133	
Prepared for	Reading Borough Council		Distribution		
Revision	Date 22/09/15		Prepared by	Checked by	Approved by
A B C		Name	RS	CG	LS
		Signature			

EXISTING APPROVED
GROUND FLOOR SITE PLAN

Drawing showing the planning approved ground floor plan for Forbury Place Phase I & II, including those changes made and approved in the following applications:

- Non-Material Amendment (approved September 2014).
- Full Planning Approval, no 150055 (approved March 2015)
- Non-Material Amendment (approved March 2015)



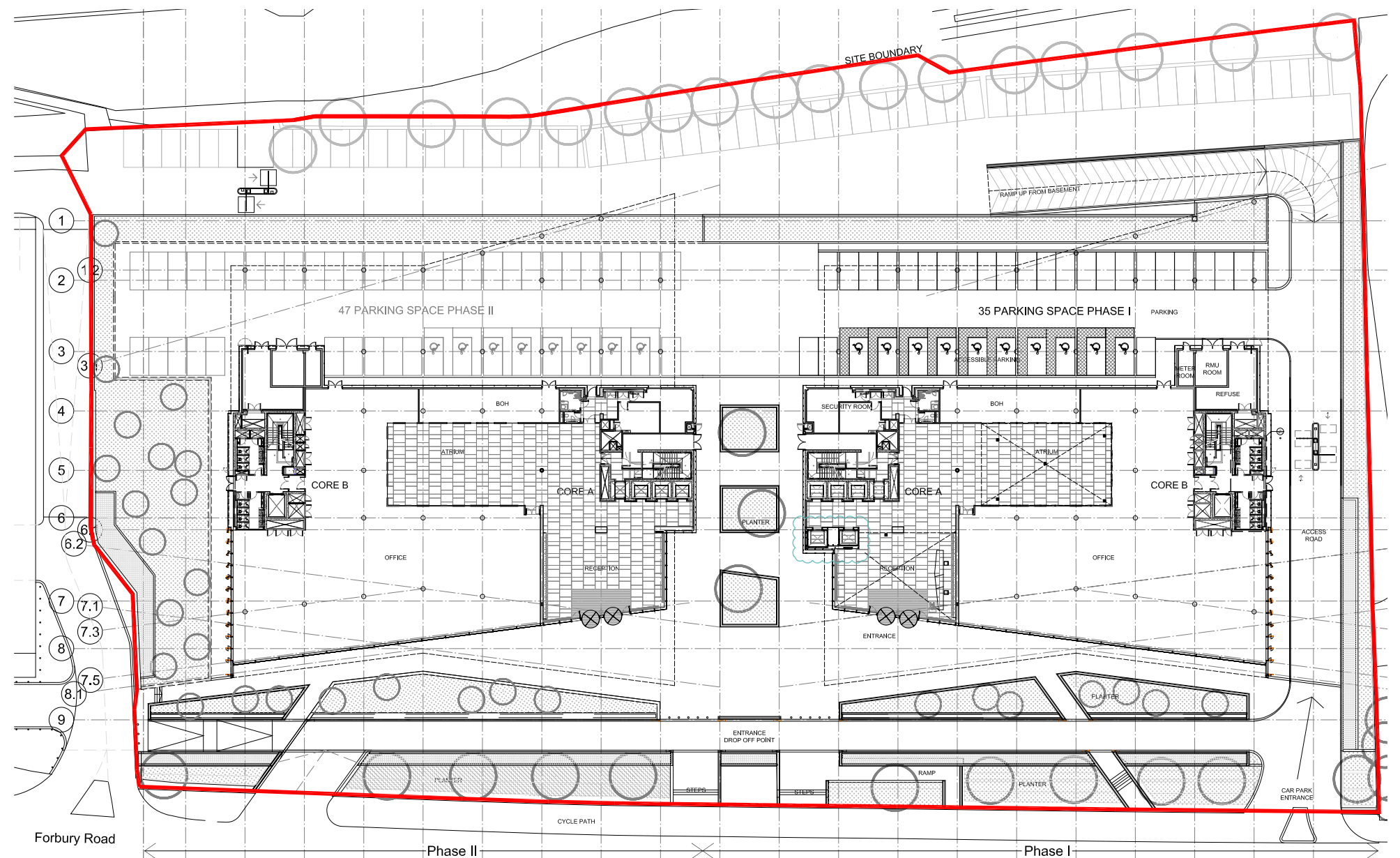
Existing approved site plan
[Extract of drawing 20918-01-AR-07-181D]
Not to scale

PROPOSED CHANGES TO PHASE I
CIRCULATION CORE A [WEST CORE] -
GROUND FLOOR SITE PLAN

Two new lifts have been added to Phase I Core A (West) as highlighted. One lift is located internally within the reception area, and one external of the existing building external envelope. Both lifts have been grouped together with the existing lifts to the building.

The result of this change at ground floor is a minor increase in GEA.

This design approach for additional lifts would also be considered to phase 2, to so that the buildings continue to mirror each other.

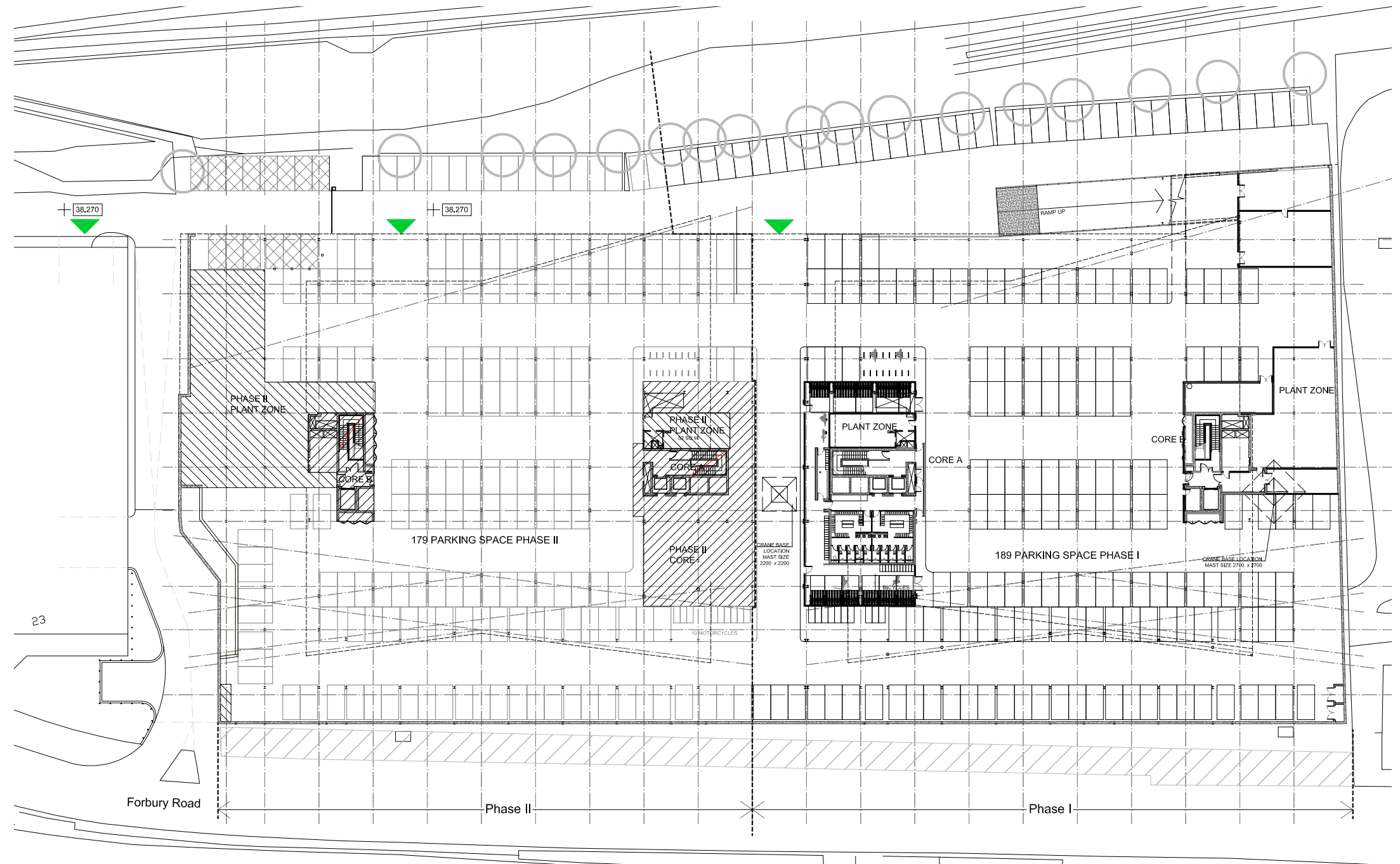


non-material amendment to Phase I Core A - SITE PLAN
[Extract of drawing 20918-01-AR-07-100A]
Not to scale

EXISTING APPROVED
BASEMENT PLAN

Drawing showing the planning approved basement layout for Forbury Place Phase I & II, including those changes made and approved in the following applications:

- Non-Material Amendment (approved September 2014).
- Full Planning Approval, no 150055 (approved March 2015)
- Non-Material Amendment (approved March 2015)

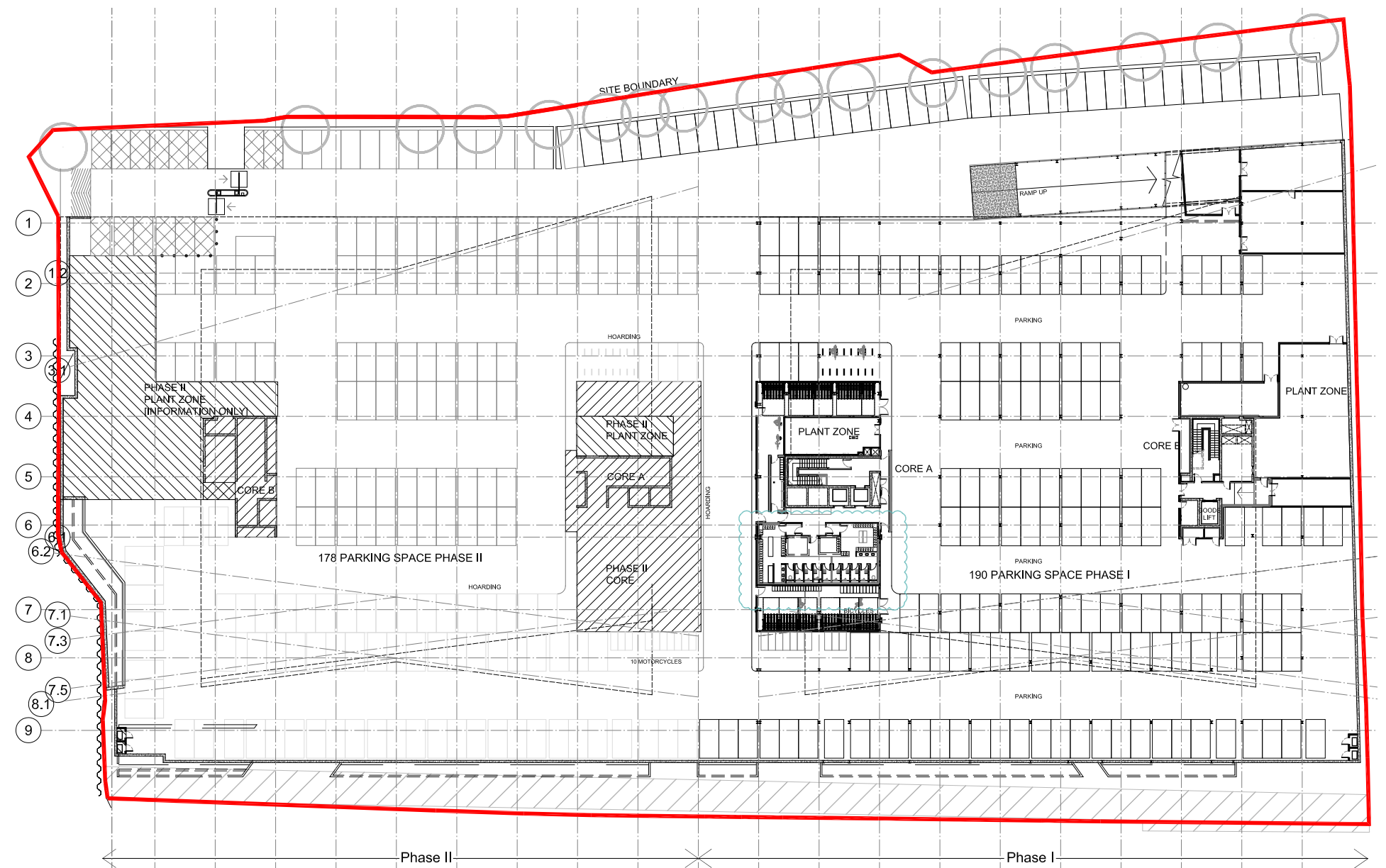


Existing approved basement plan
[Extract of drawing 20918-01-AR-07-182D]
Not to scale

PROPOSED CHANGES TO PHASE I
CIRCULATION CORE A [WEST CORE] -
BASEMENT

Location of the two new lifts to Phase I Core A (West) at basement level.

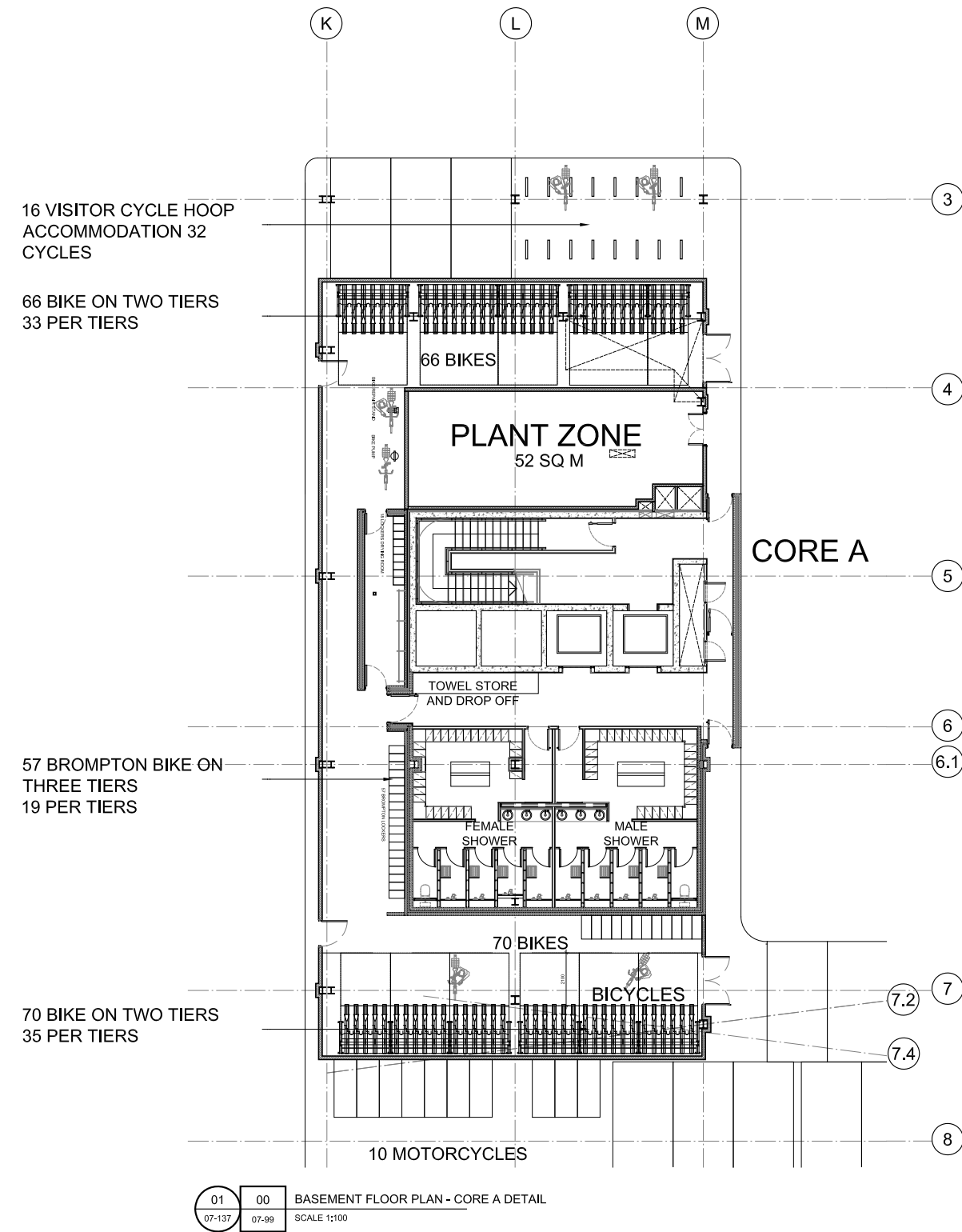
The GEA to the core remains as approved and there are no changes to the parking layout or the number of cycle spaces and their associated facilities.



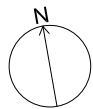
non-material amendment to Phase I Core A - BASEMENT PLAN
[Extract of drawing 20918-01-AR-07-99C]
Not to scale

EXISTING APPROVED
BASEMENT CORE A PLAN

Drawing showing the planning approved basement core layout
as approved in the discharge of condition 15.



Aukett Fitzroy Robinson



- SITE PROVISION:
- 32 VISITOR CYCLE PARKING SPACES VIA 16 SHEFFIELD HOOPS
 - 136 CYCLE PARKING SPACES IN THE RACKED SYSTEM
 - 57 BROMPTON LOCKERS
 - TOTAL= 225
 - AGREED ALLOWANCE WITHIN THE PLANNING CONDITIONS:
 - 167 CYCLE SPACES

THE ABOVE SCHEDULE IS FOR PHASE I ONLY WHICH WILL FORM A TEMPLATE FOR PHASE II.



IMAGE OF PROPOSED BROMPTON BIKE STORAGE UNIT.



IMAGE OF PROPOSED CYCLE STORAGE RACKS PROPOSED

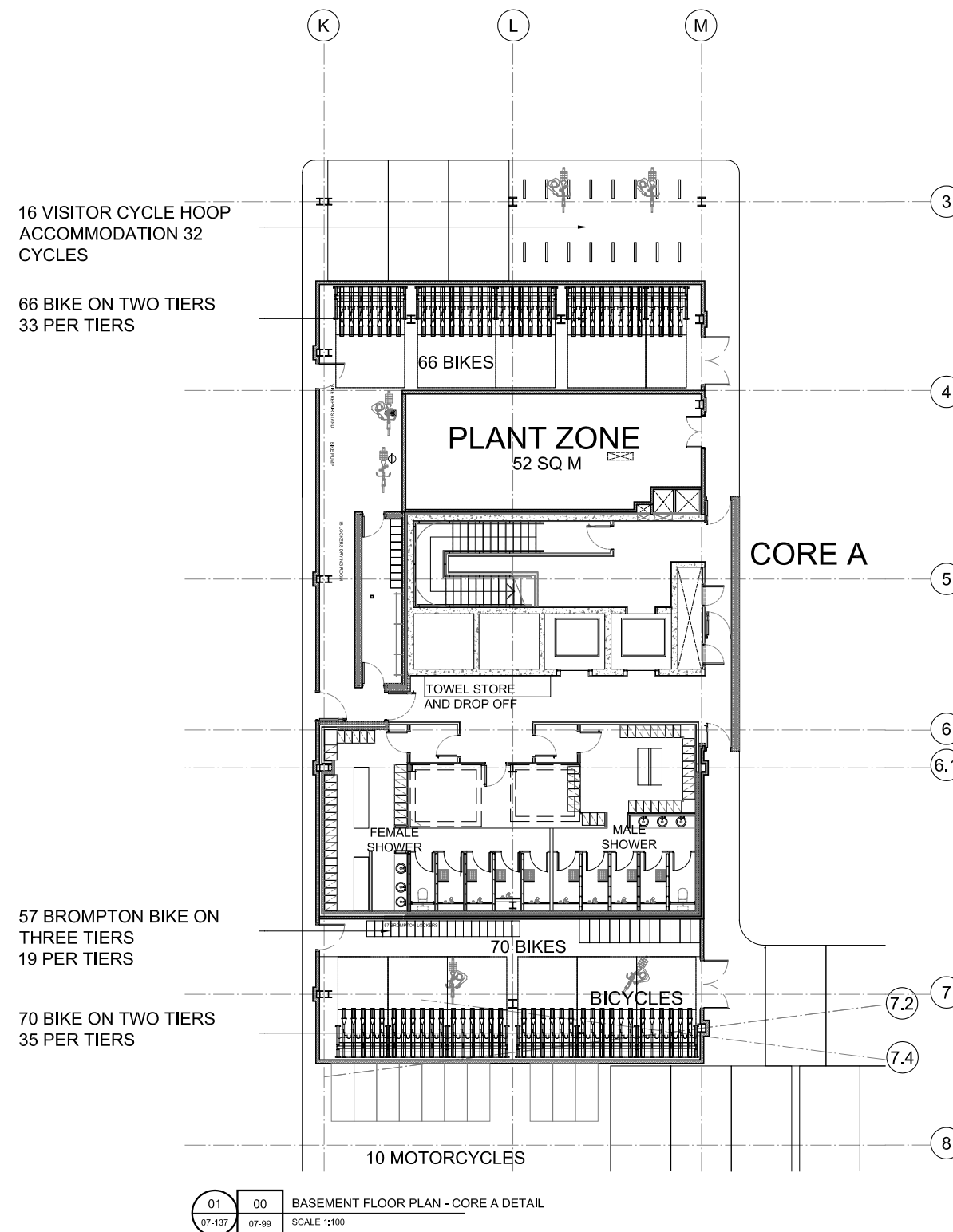
Existing approved basement core layout, as part of discharge of condition 15.
[Extract of drawing 20918-01-AR-07-137A]
Not to scale

PROPOSED CHANGES TO PHASE I CIRCULATION CORE A [WEST CORE] - BASEMENT

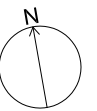
The two new lifts to Phase I Core A (West) do not serve the basement, however new lift pits will require a change in the internal spatial layout of cycle and changing room facilities.

This rearrangement is incorporated within the existing GEA of the core. With the overall principal layout of the changing and cycle facilities remains similar.

The cycle provision, including lockers is still maintained as per the discharged condition 15.



Aukett Fitzroy Robinson



SITE PROVISION:

- 32 VISITOR CYCLE PARKING SPACES VIA 16 SHEFFIELD HOOPS
- 136 CYCLE PARKING SPACES IN THE RACKED SYSTEM
- 57 BROMPTON LOCKERS
- TOTAL= 225
- AGREED ALLOWANCE WITHIN THE PLANNING CONDITIONS:
- 167 CYCLE SPACES

THE ABOVE SCHEDULE IS FOR PHASE I ONLY WHICH WILL FORM A TEMPLATE FOR PHASE II.



IMAGE OF PROPOSED BROMPTON BIKE STORAGE UNIT.



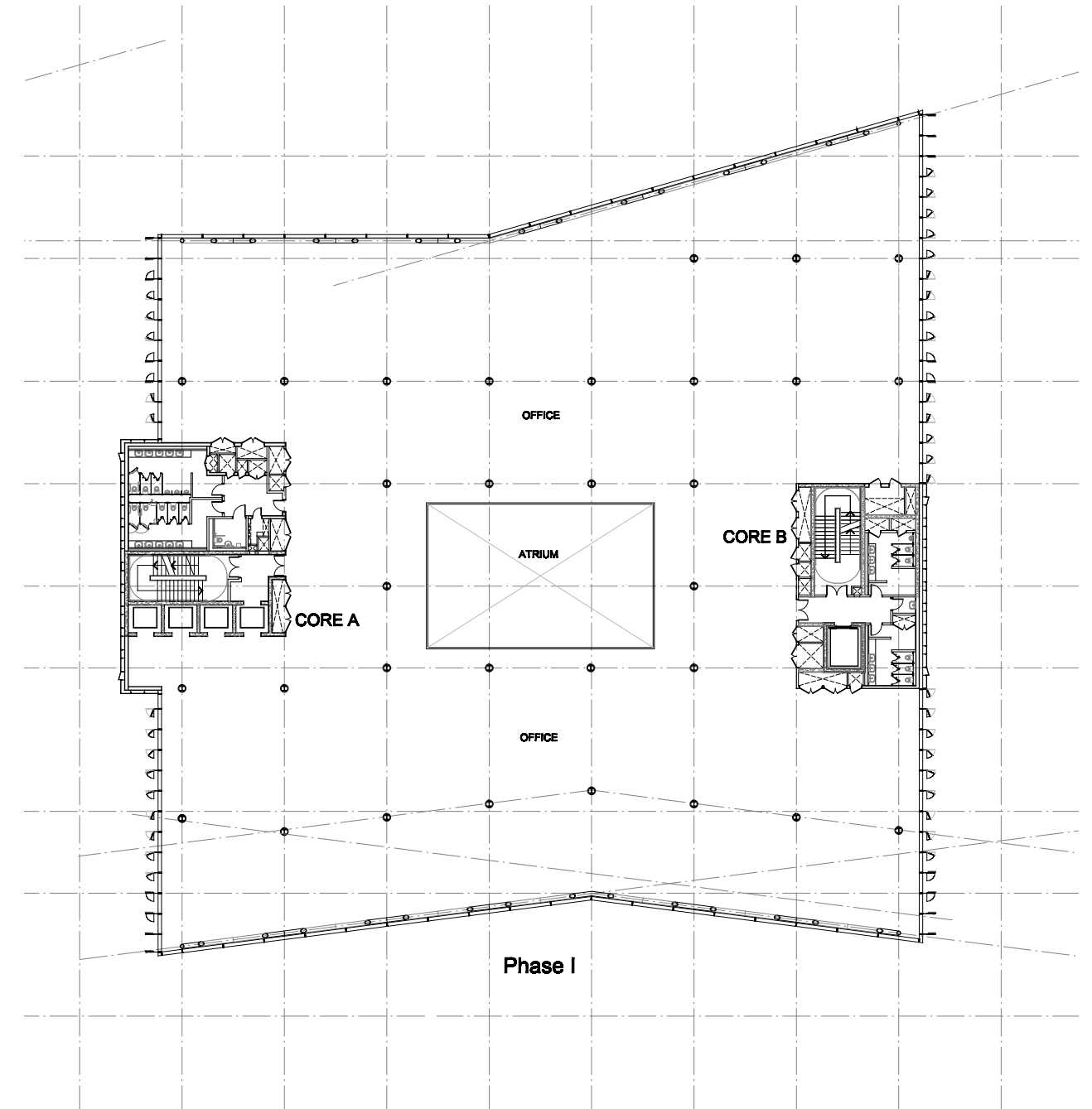
IMAGE OF PROPOSED CYCLE STORAGE RACKS PROPOSED

*Proposed basement core layout, as part of discharge of condition 15.
[Extract of drawing 20918-01-AR-07-137B]
Not to scale*

EXISTING APPROVED
TYPICAL FLOOR PLAN

Drawing showing the planning approved typical floor layout for Forbury Place Phase I.

No changes to the approved application were made in the subsequent amendments or additional full approval at 1st floor level up to roof level.

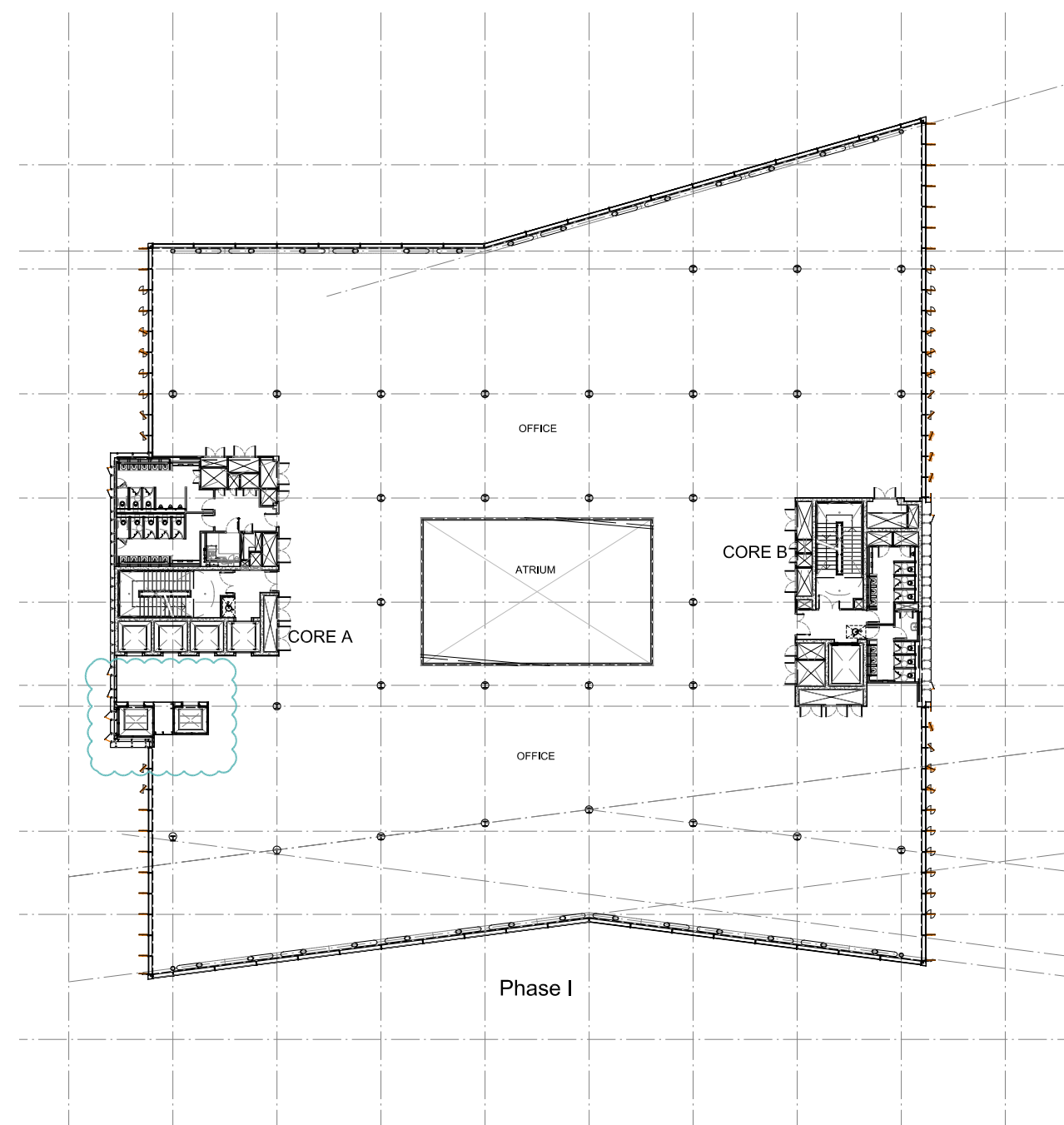


Existing approved Typical Floor
[Extract of drawing 20918-01-AR-07-102]
Not to scale

PROPOSED CHANGES TO PHASE I CIRCULATION CORE A [WEST CORE] - TYPICAL FLOORS

The two new lifts to Core A (West) of the Phase I building continue from ground floor up to the 6th floor. The two lifts aren't required to serve basement or 7th floors, which means that the roof is untouched and there is no lift overrun above roof level, as the overrun is terminated within level 7. The result of this change is a minor increase in GEA from ground floor up to 7th floor.

Both lifts are grouped together with the existing lifts to the building. The external treatment to the core, with its feature 'peel' cladding continues south to enclose the proposed lift that sits outside the existing external envelope and maintains the current corner treatment.



non-material amendment to Phase I Core A - Typical Floor
[Extract of drawing 20918-01-AR-07-102A]
Not to scale

ILLUSTRATIVE 3D VIEWS
LOOKING EAST ALONG FORBURY ROAD



*Phase I of the existing approved scheme
looking East along Forbury Road*

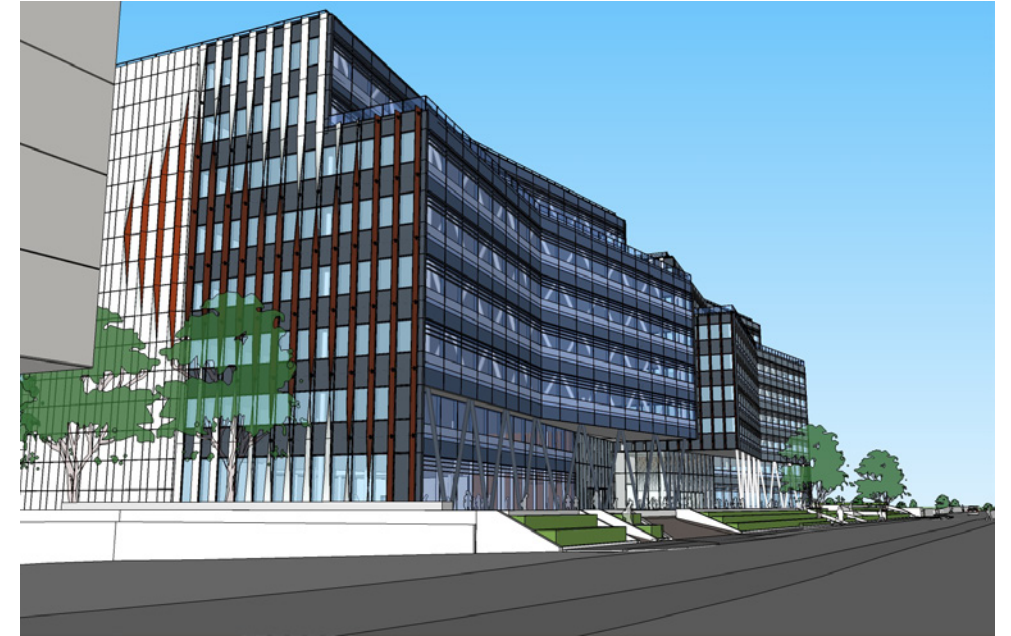


*The proposed NMA to western core of Phase I
looking East along Forbury Road*

The external treatment to the core extends southward to enclose the proposed lift that sits outside the external envelope.

The feature 'peel' cladding to the core is continued southwards to replace the area of twisted fins and the current corner treatment is relocated to suit. This maintains the overall dynamic twisting affect across the facade as one moves past the building and doesn't change the concept principles of the building.

This update results in a change to the West elevation only, as the South elevation is unaffected by the continuation of the core.



*The proposed NMA to western core of Phase I, showing Phase 2 building in foreground.
looking East along Forbury Road*

The third image shows the approach to the site with the proposal to Phase I with the current approved Phase 2 building, illustrating how the changes to Phase I Core A (West) are minor and do not change the previously agreed principles of the design for the buildings.

This design approach for additional lifts would also be considered to phase 2, so that the buildings continue to mirror each other. Other key views in all directions of the buildings would be unaffected by the change, for example looking West along Forbury Road.

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