



webbgray

DESIGN & ACCESS STATEMENT

LOGICOR PARK READING, ROSE KILN COURT

DOCUMENT INFORMATION

Issue Date: Oct 23

Project: 8758

Revision: B

Author: NJ

Checked: DLD

Front cover image for illustrative purposes only to demonstrate concept design.

All information contained within this document should be read alongside the other supporting documentation submitted as part of the planning application.

C O N T E N T S

3	Introduction
4	Site Location
5	Site Context
6	Site Analysis
8	Existing Building Information
10	Design
10	Introduction
11	Design Principles
12	Concept
13	Layout
14	Use
16	Amount
17	Scale
18	Appearance
22	Materials
25	Cycle Storage
26	Landscaping
27	External Materials
28	Sustainability
29	Access Strategy
31	Conclusion

INTRODUCTION

This design and access statement has been produced in support of the detailed full planning application for the demolition of the existing Class E(g)(i) (Office) building and the construction of three buildings for Class E(g) (iii) (Light Industrial) / Class B2 (General Industrial) / Class B8 (Storage or Distribution) uses, including the provision of a new substation, parking, landscaping, and associated works.

The content of this document details the translation of the brief, analysis of the site and the establishment of design principles to inform the development proposals and ensure that a coordinated and coherent strategy is implemented on the site. Further information is included to demonstrate the considerations in regards to future proofing the development and providing suitable access provisions for all.

All information contained within this document should be read alongside the other supporting documentation submitted as part of this full planning application.



Fig. 1 Rose Kiln Court Aerial Overview

SITE LOCATION

This application relates to a plot at Rose Kiln Court, situated between Rose Kiln Lane and the A33, in central Reading.

Access to the site is via an existing entry off Rose Kiln Lane, which provides shared access to the adjacent Cadogan House. From the adjacent A33, links are available to the wider context of the borough, extending towards Junction 11 of the M4. Public transport networks are readily available nearby, with Reading Train Station accessible approximately 1 mile away.

The site is approximately 1.7 acres (0.69 hectares) and is currently occupied by the vacant, two storey Thames Water building and surrounding surface car parking. The site is bounded by a number of industrial and retail units to the south, with dense woodland to the north creating a buffer to the nearby residential properties.



SITE CONTEXT

Fig. 3 Context Photographs



Contextually, the site is surrounded by a ranged of mixed use buildings including retail, commercial, industrial and residential typologies. These each display their own architectural styles with very little in the way of consistency either through design, materiality or format.

The former Thames Water building, and the adjacent Cadogan House follow a traditional style, with brick facades and pitched roofs reflective of commercial office styling. In contrast, the variety of showrooms and retailers nearby present a more contemporary design that reflects the brands they represent.

West of the site there is a retail park with a small selection of outlets and a surface car park. The building is a typical retail typology, consisting of a deep plan format and simplistic metal cladding facade treatments. The elevations are punctuated with triangular feature to denote the main entrances.

To the North, further along Rose Kiln Lane and beyond the existing landscape buffer and the Holy Brook, there is a series of residential building consisting of three or four storey apartment blocks. These again follow a traditional brick aesthetic and bear little relationship to the buildings within Rose Kiln Court.

SITE ANALYSIS

This application site presents the opportunity to rejuvenate and redevelop an underutilised, vacant site within a prominent area of Reading, close to the town centre. The site is bounded on two sides by the A33 and Rose Kiln Lane, with a key site constraint of Holy Brook located along the north boundary.

The existing office building is a less than optimal usage for the plot and does not reflect the overarching typologies nearby. The potential of the site is to provide a continuation to the existing commercial offer in the area, with the site ideally placed to pick up on primary traffic flows and address the context more actively.

- Key:
- A Application Site
 - B Thames Water Building (to be demolished)
 - C A33
 - D Rose Kiln Lane
 - E Holy Brook
 - F Cadogan House
 - G Existing Retail Park
 - H Existing Car Showrooms
 - J River Kennet
 - K Residential Area
 - L Dense Woodland Buffer



Fig. 4 Site Analysis



Fig. 5 Aerial View of Existing Site

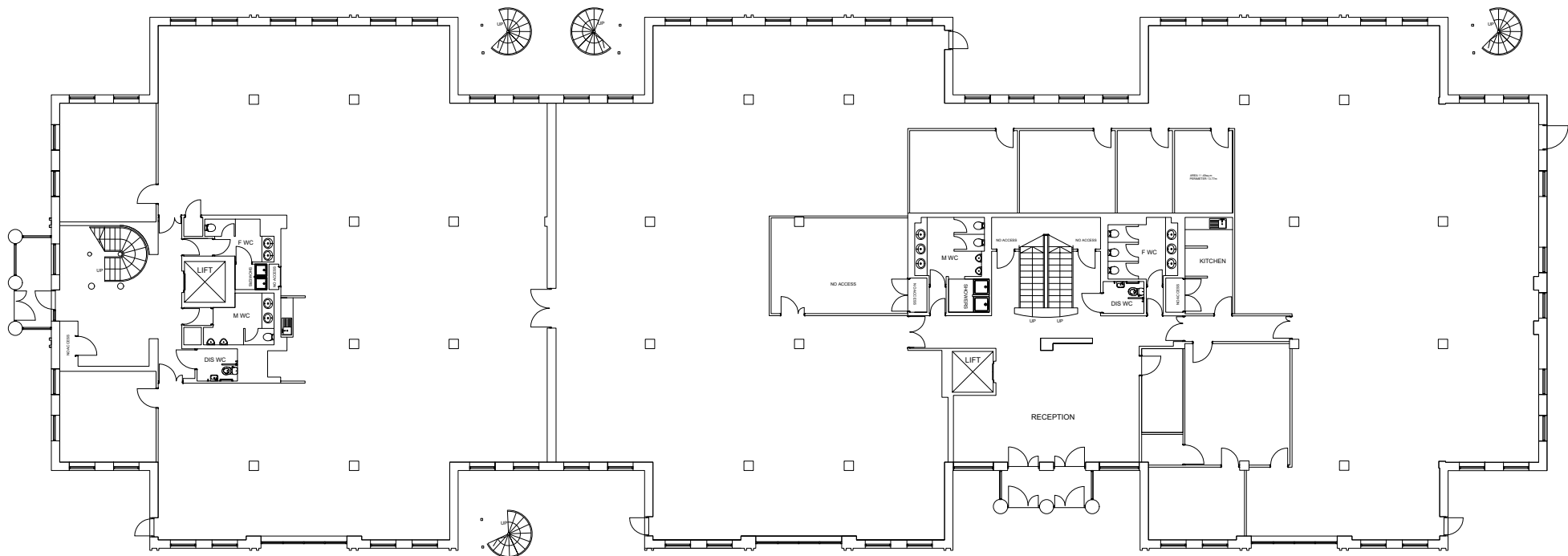
The current site arrangement locates the former Thames Water Building to the rear of the site, with the majority of the area occupied by surface car parking. The two storey office building is predominantly hidden from the residences behind the woodland band and directly addresses the A33.

EXISTING BUILDING PLANS

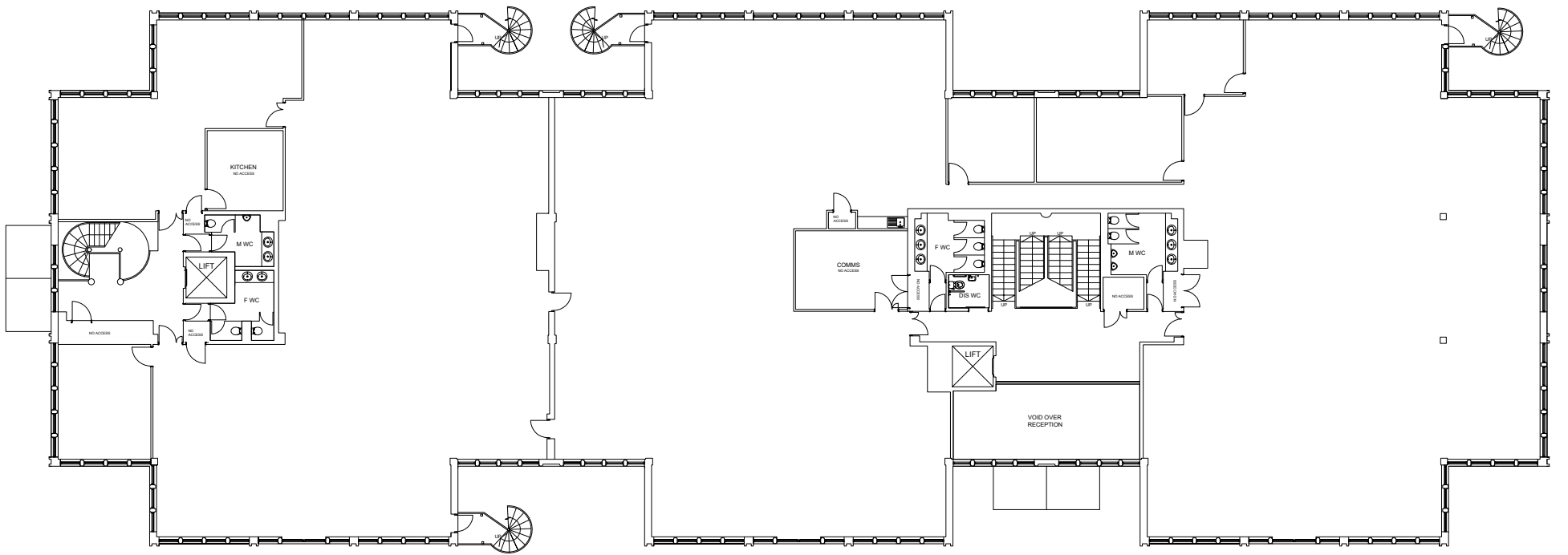
The former Thames Water Building currently occupying the site is proposed for demolition as part of these works.

In its current form, the layout and structure of the building represents a dated format. The dense column layout and welfare core configuration do not incorporate efficiencies that would be standard for the demands of modern office space. As a result, the building would require significant modification to upgrade, however, this would still not address the usage demands that are prevalent within the area. The reuse and adaptation from offices to other uses, such as logistics, was assessed but due to the constraints of the building this was unfeasible.

Fig. 6 Existing Thames Water Building Floor Plans



Existing Ground Floor



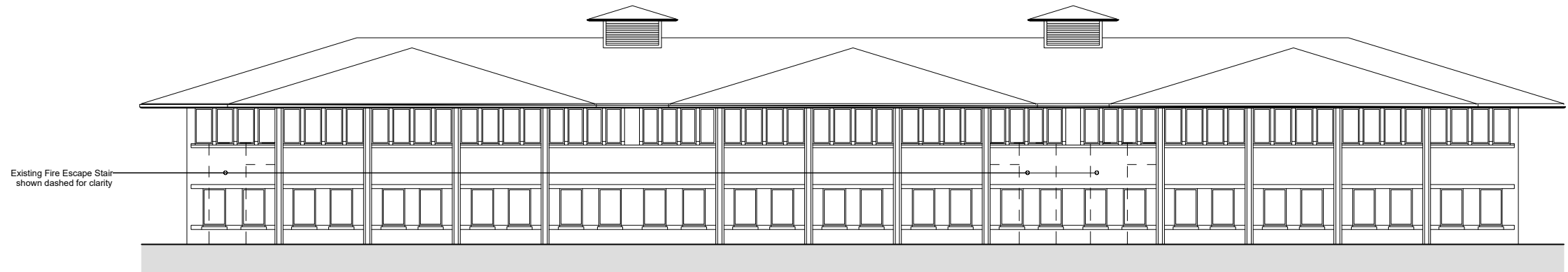
Existing First Floor

EXISTING ELEVATIONS

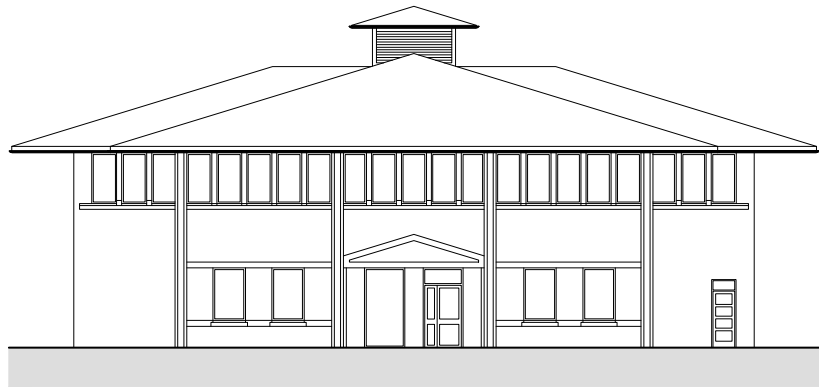
Elevationally, the existing building does not represent any significant local value. The aesthetic is of traditional styling, with a facing brickwork facade and tiled roof, with glazing to all elevations serving the deep plan office space within. The typology relates to the nearby Cadogan House, but contrasts with the adjacent commercial and retail properties that are prevalent in the area.



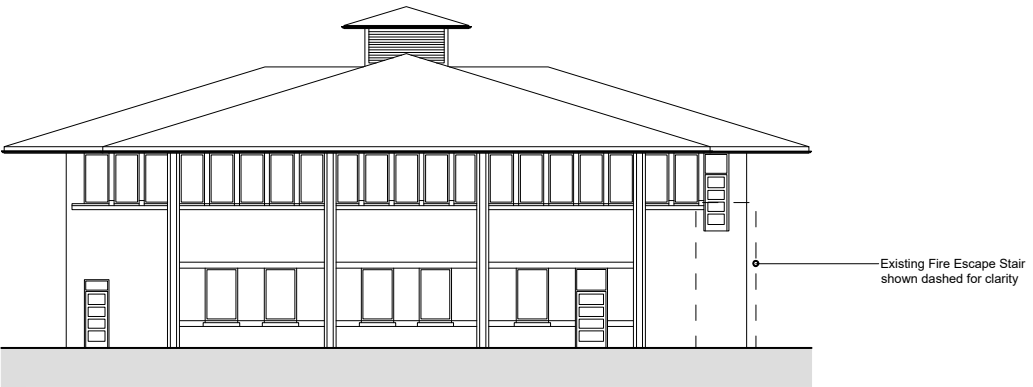
Existing South Elevation



Existing North Elevation



Existing West Elevation



Existing East Elevation

Fig. 7 Existing Thames Water Building Elevations

DESIGN: INTRODUCTION

The following section details the progression of the design from conceptual stage through to the proposal, illustrating the considerations that informed its development and ensured all aspects of the project worked together to create the most effective solution to the project brief.

This section covers the following aspects:

- Design Principles
- Concept
- Layout
- Use
- Amount
- Scale
- Appearance
- Materials
- Cycle Storage
- Landscaping
- External Materials

DESIGN: PRINCIPLES

Analysis of the site and the requirements of the brief facilitated the establishment of a set of key design principles that have informed the progression of the project from its inception.

The key principles are as follows:

- Create a strong focal point to the building approach, combined with an active frontage giving additional visual interest from Rose Kiln Lane and the A33.
- Incorporate a contemporary architectural typology that complements and improves on the existing nearby buildings without compromising the individual identity of the new.
- Ensure the building format is treated to considerably to respect adjacent residences, the adjacent A33 and avoid any imposing design choices.
- Work in conjunction with existing easements and retained landscaping to establish a layout strategy that respects the plot boundaries and existing access point, providing flexible space to an institutional standard.
- Allow building layouts to address modern requirements and help attract high quality employers to Reading.
- Provide an exemplar building and landscape design.

These principles have been considered across all stages of the design process with the aim of creating an all inclusive and fully resolved scheme. The following information demonstrates how these considerations have been translated through design development into the finalised proposal.

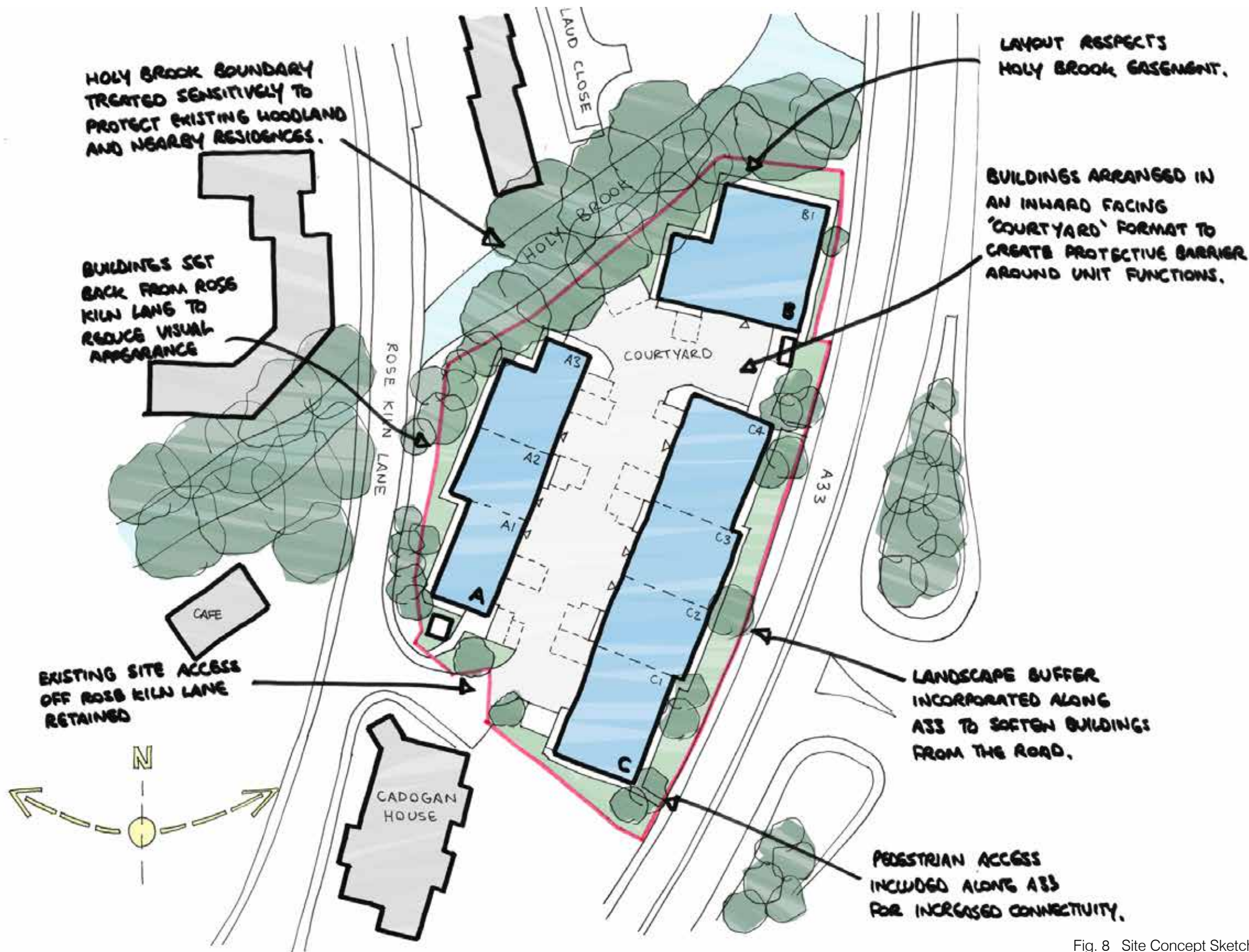


Fig. 8 Site Concept Sketch

DESIGN: CONCEPT

Translating the design principles into the final design led to a number of conceptual iterations, each of which influenced the decision making process and cumulated in the eventual resolution of the proposal.

The conceptual development of the buildings have been influenced by the architectural typology of the surrounding buildings, utilising cladding patterns, colour banding and curtain walling to add definition. The aim was to balance a unique aesthetic with a design that respected the identity of the local context.

The primary design feature uses vertical colour banding and texture to break down the mass of the buildings and avoid vast expanses of uniformity. Colour has been experimented with and used selectively to provide accents that enhance the active elevations and add hierarchy.

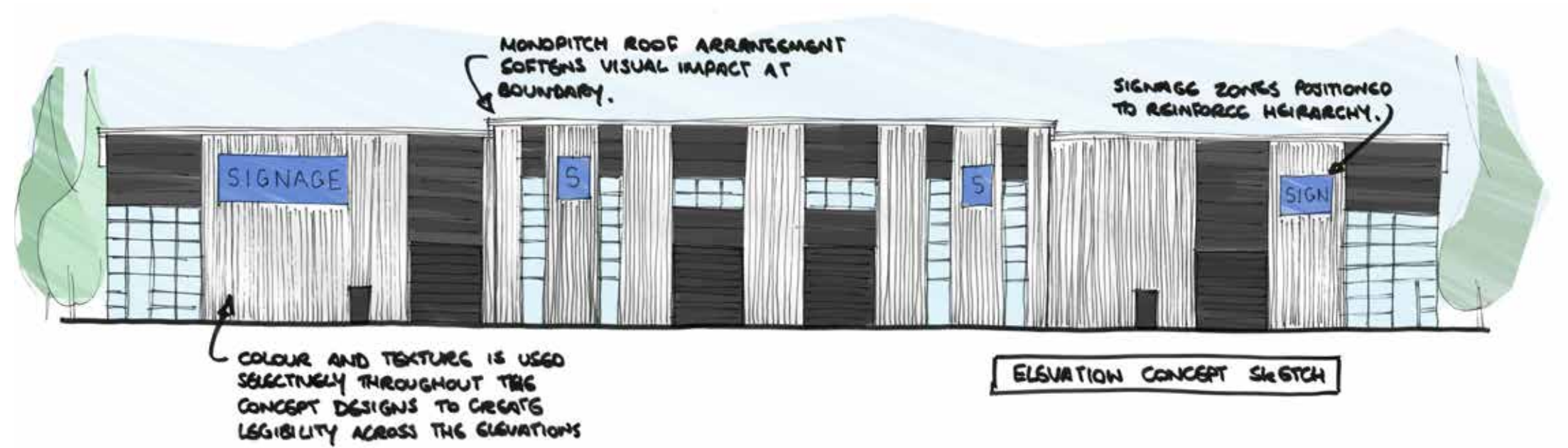


Fig. 9 Concept Design Sketches

DESIGN: LAYOUT

The overall layout of the site and the arrangement of proposed buildings has been developed to maximise the functionality of the site whilst aiding a high quality street frontage along the A33 and Rose Kiln Lane.

Consisting of three individual blocks, the buildings have been positioned along the perimeter of the site to establish a centralised courtyard containing access, circulation and service route through the site which links into the existing retained site entrance. Entrances to all buildings and the associated parking is inward facing, addressing each other and sharing the same access strategy for clarity and legibility. This approach ensures that connectivity to the road and relationship to the nearby Cadogan House is kept as existing and retains familiarity.

The orientation and location of the buildings has been developed to respect the site boundaries and constraints, working in conjunction with the Holy Brook easements and various tree root protection zones to ensure the wider context is retained. The buildings are used as a visual and acoustic barrier to the wider context, providing a layer of protection between the function of the units and the wider context. Hard material choices in close proximity to the boundaries have been selected in accordance with the landscape design, providing a permeable finish that is suitable to protect current and future tree provisions.

For pedestrian access, the site is linked to both Rose Kiln Lane and the A33 with new paved access extending to the entrances of each unit. Dedicated secure cycle storage is positioned adjacent one of the site entrances for ease of use. The boundaries are treated with a combination of retained existing and new fencing, creating a secure compound that also benefits from passive surveillance from the office accommodation.

Overall, the layout has been developed to balance the operational needs of the individual units, create an attractive environment for incoming tenants and establish a format that minimises the impact on the surroundings.



Fig. 10 Site Layout Plan

DESIGN: USE

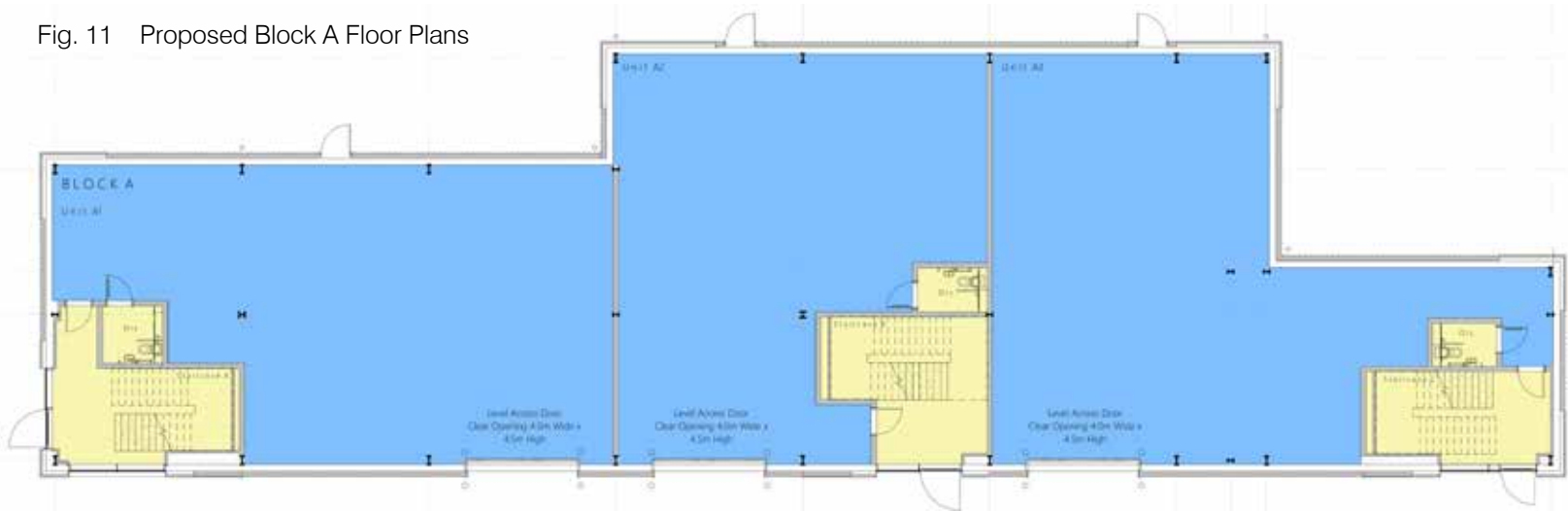
The buildings have been designed to meet the institutional standards for light industrial / general industrial / storage and distribution uses, creating versatile accommodation that can meet the future needs of the occupier.

The design incorporates 8 units arranged in three blocks in a terraced format. The accommodation is distributed across two storeys, with the industrial and storage spaces entirely at ground floor alongside a minimal operational core that provides circulation to first floor office space. These has been sized relative to each building to ensure that the functional demands can be met, in accordance with the standards. The position of the offices provide a number of positive building frontages that overlook the centralised main site access providing natural surveillance and a sense of security for users.

The development provides an opportunity to apply the principles of sustainable development to the project to ensure that materials, energy and resources are used efficiently and innovatively and work cohesively within the overall scheme.

The building will be designed to BREEAM standards, taking into account energy conservation in the site, layout, design, landscaping, materials and building orientation.

Fig. 11 Proposed Block A Floor Plans



Proposed Block A Ground Floor Plan



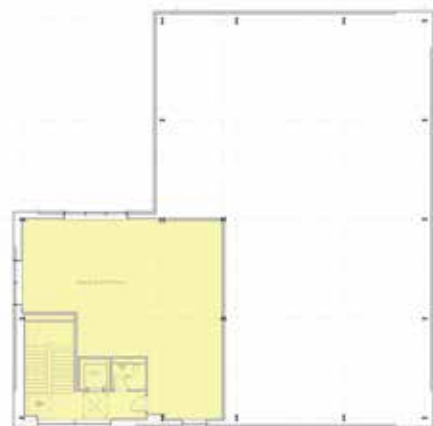
Proposed Block A Lower First Floor Plan



Proposed Block A Upper First Floor Plan

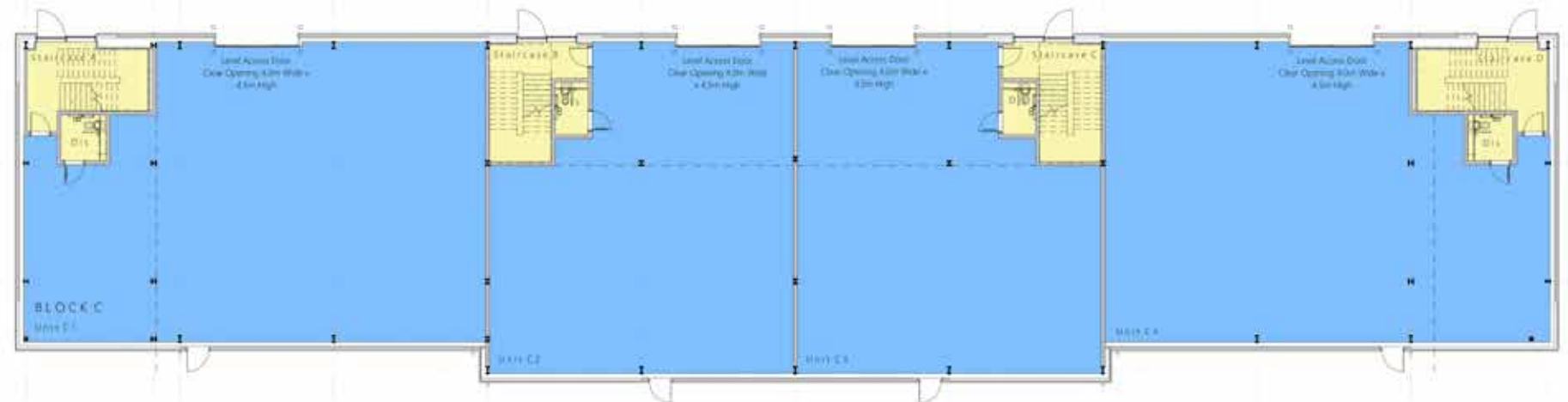


Proposed Block B Ground Floor Plan



Proposed Block B First Floor Plan

Fig. 12 Proposed Block B Floor Plans



Proposed Block C Ground Floor Plan



Proposed Block C Lower First Floor Plan



Proposed Block C Upper First Floor Plan

Fig. 13 Proposed Block C Floor Plans

DESIGN: AMOUNT

The proposal is for a development, consisting of three individual blocks. Each block is subdivided into a total of 8 smaller units, with dedicated entrances, offices and welfare. All blocks are arranged over two storeys, with the main administrative spaces located at first floor to maximise the usable area below.

The buildings sit generally along the perimeter of the site with entrances inward facing towards a centralised circulation, parking and service yard space.

Schedule of Areas:

Block A	
Unit	GIA
Unit A1	279sqm (c.3,000sqft)
Unit A2	264sqm (c.2,850sqft)
Unit A3	288sqm (c.3,100sqft)
Total	831.5sqm (c.8,950qft)

Block B	
Unit	GIA
Unit B1	619.5sqm (c.6,670qft)
Total	619.5sqm (c.6,670qft)

Block C	
Unit	GIA
Unit C1	402sqm (c.4,330sqft)
Unit C2	297.5sqm (c.3,200sqft)
Unit C3	297.5sqm (c.3,200sqft)
Unit C4	378sqm (c.4,070sqft)
Total	1,375sqm (c.14,800qft)

Site Total	
Usage	GIA
Block A, B & C Total	2,826sqm (c.30,420qft)

Total Parking Number: 33 Spaces (including 8 disabled spaces).

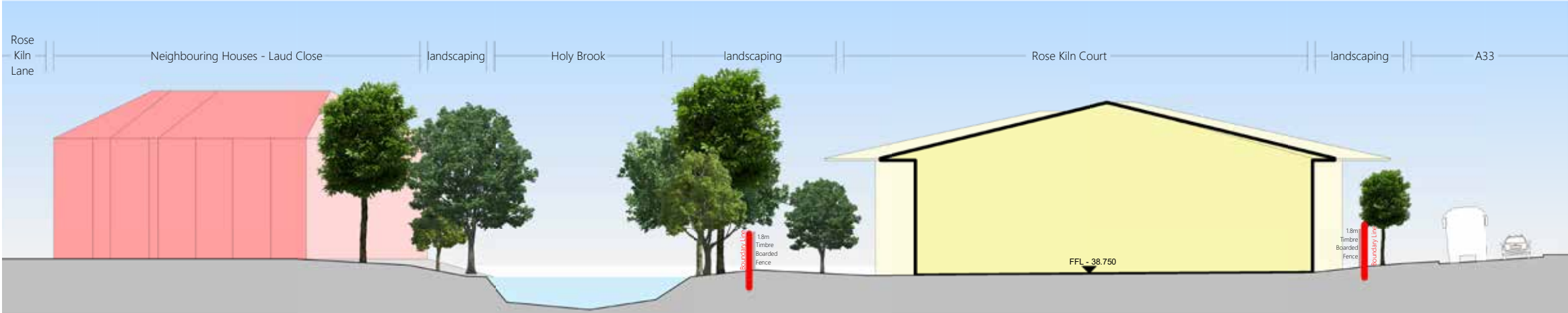


Fig. 14 Overall Site Isometric View

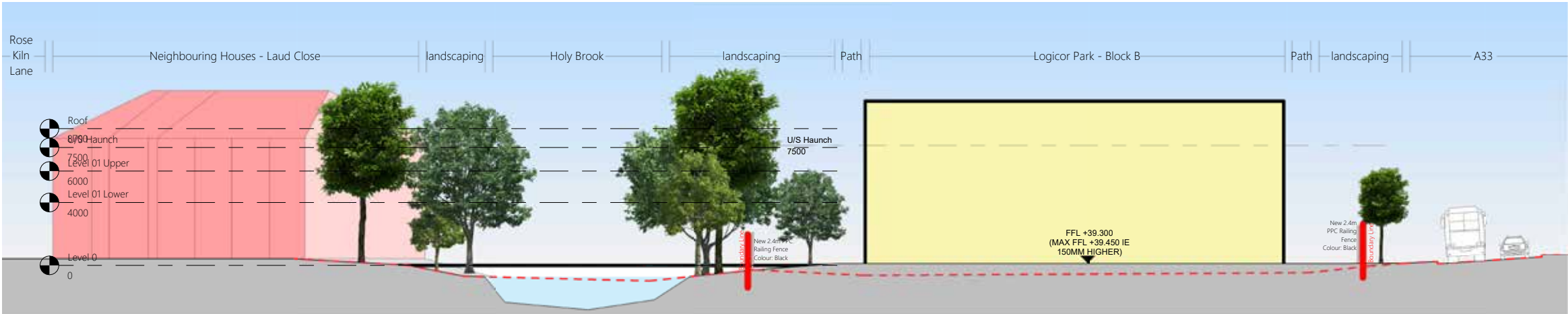
DESIGN: SCALE

An important design driver for this project was to create institutional buildings for long term flexibility. It is considered that the simple aesthetic lines and restrained pallet make this an elegant solution within the context.

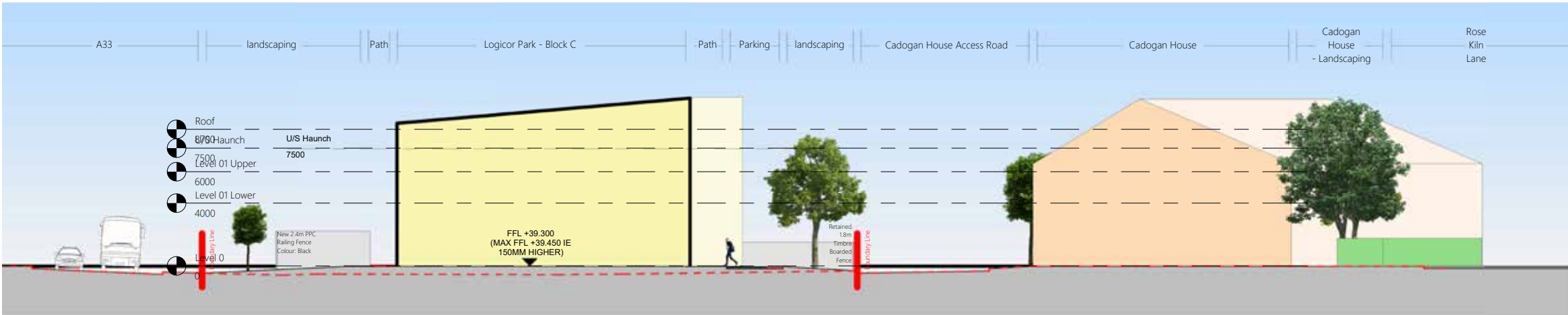
The heights of each block have been developed around a haunch height of 7.5m and respect the surroundings and the existing typology on the site. As a result, the maximum height of the new blocks is designed to be of similar scale to the existing Thames Water building, with the high point of the monopitch roofs orientated to the centre of the site to ensure any contextual impact is minimised.



Existing Site Section 1 - 1



Proposed Site Section 1 - 1



Proposed Site Section 2 - 2

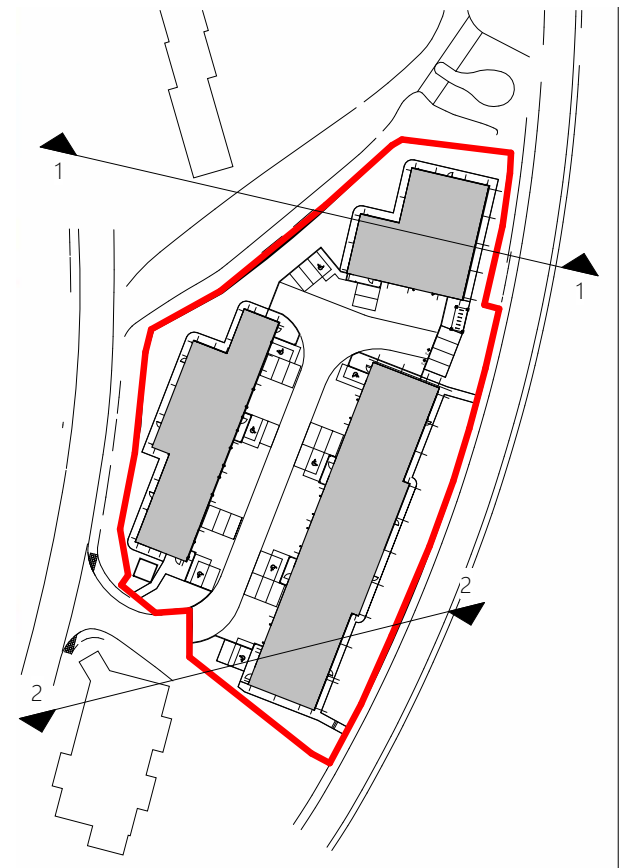


Fig. 15 Existing & Proposed Site Sections

DESIGN: APPEARANCE

The appearance of the proposal has been influenced by contemporary styling, with an emphasis on creating a clean and modern aesthetic that is both long lasting and utilises a neutral colour palette.

The facade incorporates pre-formed cladding panels and elements of powder coated aluminium curtain walling, all using an understated colour scheme. The structural simplicity of the design creates an aesthetic that simultaneously links into the context and establishes its own unique identity.

Care has been taken with the elevational treatment to break up the expanses of cladding, with shifts in colour and texture incorporated to avoid a monolithic appearance. Each unit follows the same colour scheme, with a predominantly metallic silver treatment, punctuated at key intervals with dark grey cladding and feature blue signage zones to denote the main frontages. The result is a refined typology that prioritises legibility for all users, ensuring that each unit is clearly identifiable upon first entry into the development.



Proposed Block A East Elevation



Proposed Block A North Elevation



Proposed Block A South Elevation



Proposed Block A West Elevation

Fig. 16 Proposed Block A Elevations

Fig. 17 Proposed Overall Perspective View



DESIGN: APPEARANCE

The office content to each unit is located at first floor, with ribbon windows positioned at high level to suit. Integrated brise soleil offers passive solar shading where necessary to suit the orientation and prevent overheating.

The hierarchy of the buildings are reinforced with the use of texture and colour, using trapezoidal profiles for the majority of the facade which is complimented with microrib cladding as framing mechanism to give weight and balance to the design.



Proposed Block B South Elevation



Proposed Block B North Elevation



Proposed Block B West Elevation



Proposed Block B East Elevation

Schedule of Building Materials

- A** BUILT UP ROOF CLADDING SYSTEM
OUTER SHEET COATED IN HPS200 FINISH
COLOUR - GOOSEWING GREY RAL 7038
- B** HORIZONTALLY LAID PROFILED CLADDING BUILT UP SYSTEM. OUTER SHEET COATED IN PRISMA FINISH
COLOUR: SARGASSO BLUE RAL 5003
- C** VERTICALLY LAID PROFILED CLADDING BUILT UP SYSTEM. OUTER SHEET COATED IN PRISMA FINISH
COLOUR: SIRUS (Metallic) RAL 9006
- D** HORIZONTALLY LAID MICRORIB COMPOSITE CLADDING PANELS
OUTER SHEET COATED IN IN SPECTRUM METALLIC FINISH
COLOUR: ANTHRACITE 7016
- E** POLYESTER POWDER COATED ALUMINIUM CAPPED CURTAIN WALL SYSTEM, WITH INTEGRATED LOUVRE SYSTEM FOR M&E
GLASS CANOPY SUPPORTED OFF CURTAIN WALLING SYSTEM.
COLOUR FRAME: ANTHRACITE RAL 7016
COLOUR GLASS: NEUTRAL IN RENDITION
COLOUR GLASS SPANDREL PANEL TO FLOOR ZONES: BLACK
COLOUR LOUVRE: ANTHRACITE RAL 7016
COLOUR REVEAL JAMB & HEAD: SARGASSO BLUE RAL 5003
- F** STEEL FACED COMPOSITE SECTIONAL OVERHEAD DOOR SYSTEM
OUTER SURFACE COATED IN PROPRIETARY SURFACE FINISH
COLOUR - ANTHRACITE RAL 7016
COLOUR REVEAL JAMB & HEAD: SARGASSO BLUE RAL 5003
- G** STEEL DOOR SET
SURFACE FINISH TO FULL SPECIFICATION PAINT FINISH
COLOUR - SARGASSO BLUE RAL 5003
COLOUR REVEAL JAMB & HEAD: SARGASSO BLUE RAL 5003
- H** LOUVRES
COLOUR: TO MATCH CLADDING PANELS IN WHICH THEY SIT
- I** TWO PART EAVES FLASHING DETAIL.
COLOUR: ANTHRACITE RAL 7016
- J** EXTERNAL RAINWATER PIPES
COLOUR: ANTHRACITE RAL 7016

Fig. 18 Proposed Block B Elevations

Fig. 19 Proposed Block B Perspective View



DESIGN: MATERIALS

The materiality of the building has been developed with a palette of neutral colours and high quality products that add layers of complexity and interest to the building through diverse textures and application.

The breakdown of materials is as follows:

1. Built Up Cladding Panels

Colour: Sirius (Metallic) (RAL 9006)

Vertically laid trapezoidal profile cladding panels using consistent panel sizes and aligned panel joints to ensure consistency across all elevations. These panels are used as the predominant wall material for each unit.

2. Built Up Cladding Panels

Colour: Sargasso Blue (RAL 9007)

Horizontally laid trapezoidal profile cladding panels using consistent panel sizes and aligned panel joints to ensure consistency across all elevations. These panels are used as feature band to denote each unit and provide an ideal separation between each.

3. Composite Cladding Panels

Colour: Anthracite (RAL 7016)

Horizontally laid Micro rib profile composite cladding panels using consistent panel sizes and aligned panel joints to ensure consistency across all elevations. These panels are used on the office block / entrance to provide contrast with the main warehouse.

4. Built Up Roof Cladding Panels

Colour: Goosewing Grey (RAL 7038)

Trapezoidal Profile roof panels laid in a monopitch format across the entirety of each unit. The roof panels are punctuated with integral rooflights and used to support the photovoltaic panels as part of the sustainability strategy.



Fig. 20 Proposed Materials Board





Proposed Block C West Elevation



Proposed Block C North Elevation



Proposed Block C South Elevation



Proposed Block C East Elevation

Fig. 21 Proposed Block C Elevations

DESIGN: MATERIALS

5. Curtain Walling

Colour: Grey Tint Glass & Anthracite (RAL 7016) Frames with Sargasso Blue (RAL 5003) head and jamb reveal.

Polyester powder coated aluminium curtain wall system with integrated doors, acting as an entrance feature to each unit. Grey colour, insulated spandrel panels are used to conceal floor zones where necessary.

6. Ribbon Windows

Colour: Grey Tint Glass & Anthracite (RAL 7016) Frames.

Polyester powder coated aluminium windows with integrated glass panels and horizontal louvres over. These windows are positioned to suit the internal office space, where they are not covered by the entrance curtain walling.

7. Overhead Door System

Colour: Anthracite (RAL 7016) with Sargasso Blue (RAL 5003) head and jamb reveal.

Steel faced composite sectional overhead door system with proprietary outer surface finish. Each unit has a number of these doors to suit the subdivision.



Fig. 22 Proposed Materials Board



CYCLE STORAGE



Cycle Shelter Images For Indicative Purposes Only

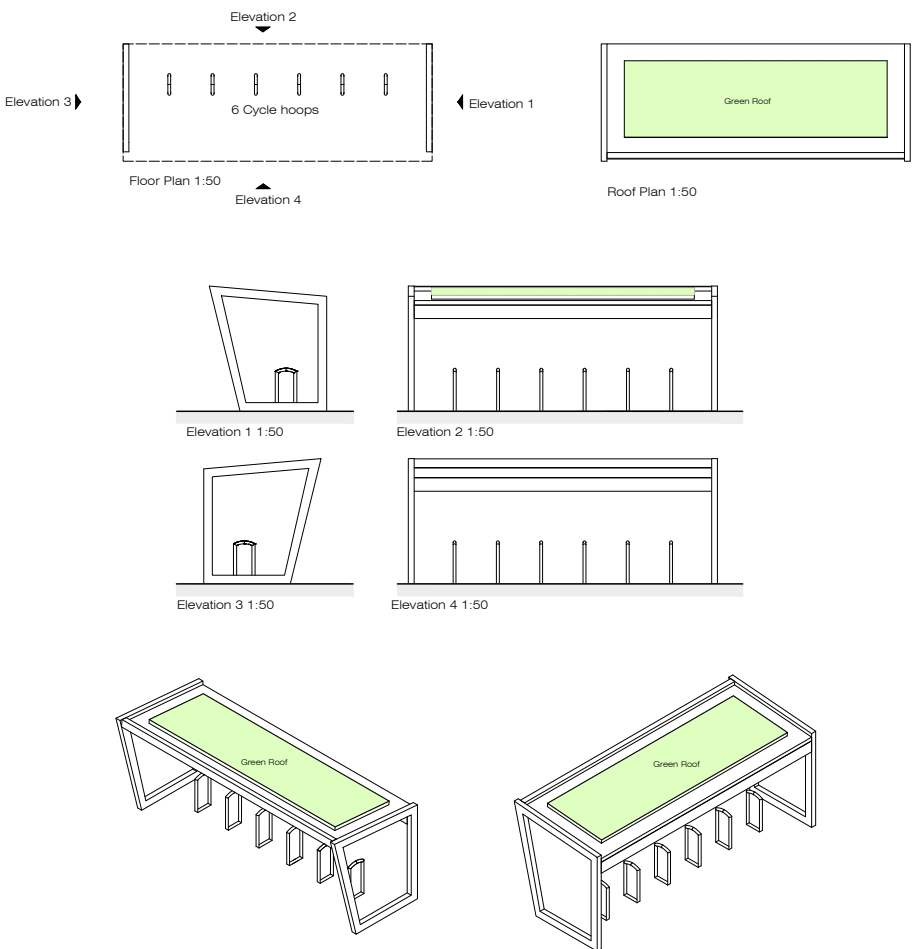
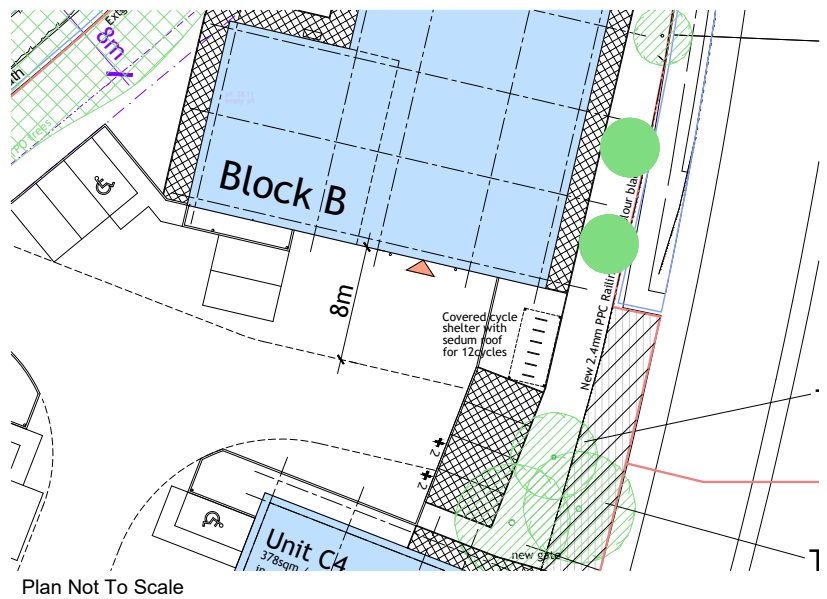


Fig. 23 Proposed Cycle Storage Details

Positioned to the rear of the site, the cycle shelter has sits within and in conjunction with the landscaping whilst complimenting the aesthetic of the units themselves. The shelter consists of a typical powder coated frame, coloured to match the building, with a green roof over.

The shelter provides ample space based on occupation requirements, offering a compound respecting modern standards. The location offers natural concealment by the buildings for passive security, whilst being positioned in a legible manner within the parking area to promote it usage by staff and visitors alike.

DESIGN: LANDSCAPING

The underlying principles of the landscape design for the site are to create an attractive and well considered external environment for the benefit of all occupiers, as well connecting the site to its wider surroundings and improving biodiversity.

The existing tree planting will be retained where possible and this will be supplemented by new native hedge planting and ornamental tree planting where space and service runs allows which, over time, will help to soften the impact of the buildings as well as improve the connectivity around the site and provide further valuable habitat and a strong green boundary to the site.

Wildflower meadow mixes are proposed for the majority of the grassed areas, with a hedgerow mix used in shaded areas and beneath the existing woodland areas, with a flowering lawn mix which can withstand shorter mowing being proposed to the frontage / entrance area. An amenity mix sown in an ecoblock system is proposed for the perimeters of the buildings.



KEY

- EXISTING TREES TO BE RETAINED
- EXISTING HEDGE TO BE RETAINED
- PROPOSED EXTRA HEAVY STANDARD TREE PLANTING
- PROPOSED WILDFLOWER GRASSLAND EL1 FLOWERING LAWN MIX - 195m²
- PROPOSED WILDFLOWER GRASSLAND EH1 HEDGEROW MIX - 975m²
- PROPOSED A22 AMENITY GRASS MIX IN PERMEABLE ECOBLOCK SYSTEM (NO DIG CONSTRUCTION) - 525m²
- PROPOSED NATIVE HEDGE MIX - 215lin m
- PROPOSED ROOT PROTECTION BARRIER - 85lin m

NOTES:

PLANTING OPERATIONS SPECIFICATION

TOPSOIL
Imported topsoil for tree pits and hedge shall comply with BS 3882 and shall be good quality, medium topsoil loam, acid or slight acid (ph not less than 5.0), stones not greater than 50mm in any dimension, perennial weeds and any other foreign matter, free from chemical or other polluted subsoil, weeds, straw, sticks, stones, clay lumps and other deleterious material. Topsoil containing a significant proportion of subsoil or other foreign matter will not be accepted on the site. On no account shall topsoil be brought on the site in excessively wet conditions or in a water logged state. It shall be from an approved source, shall be fertile with a humus and fibre content and shall have a good crumb structure with medium texture.

All areas of wildflower grass seeding shall be made up of low nutrient sub-soil to assist establishment and maintenance of the meadow grasslands.

TREE PLANTING
Extra Heavy Standard tree pits shall be 1m x 1m x 0.75m.
The bottom 150mm of each tree pit to be broken up to assist drainage.
Compacted ground to be broken up. Backfill shall be excavated material with 50:50 mixed with peat free tree planting compost (Sample to be approved) for the top 300mm and excavated sub soil for the bottom 450mm. 4No Sierrablenn gro tabs to be incorporated into each planting pit.

All EHSkd trees shall be short double staked, 300mm to be driven into the ground and 600mm maximum above ground. A flexible webbing cross bar within 25mm of the top of the stake shall be used and fixed to the trunk with expandable ties. Each tree shall have a 50mm diameter perforated plastic irrigation pipe, with plastic cap, wrapped in a circle above and around the sides of the rootball.

NATIVE HEDGE PLANTING
Whip planting areas shall be cultivated to the full depth of the topsoil and bare root stock notch planted to accommodate the full depth of the roots. Planting density shall be as set out in the accompanying schedules and the layout shall be random, in groups of no less than 3 or more than 7 of the same species, ensuring that no three plants are aligned in any one direction. Each whip shall be protected with a biodegradable spiral tree guard, 0.6m high x 130mm diameter, supported by a single timber stake placed to prevent the natural movement of the tree being impeded or restrict growth.

WILDFLOWER SEEDING
Over seeding to occur during August / September. Any areas of failure to be re-seeded. Grass seed mix shall be Emorsgate (or similar approved by the LPA) EL1 Flowering Lawn Mix, 195m² and Emorsgate (or similar approved by the LPA) EH1 Hedgerow Mix, 975m², sown at a rate of 5g/m².

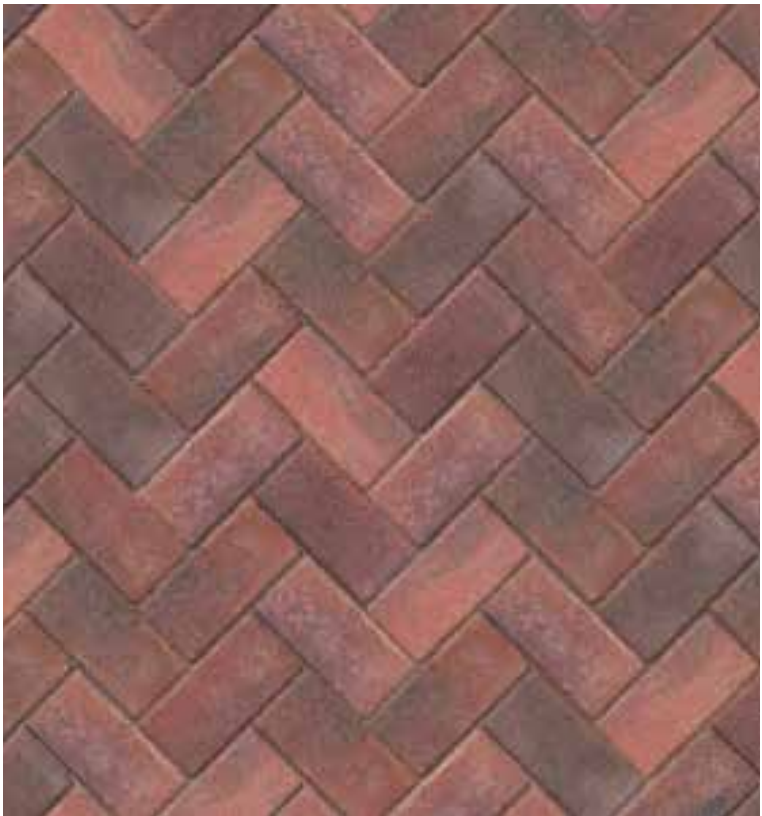
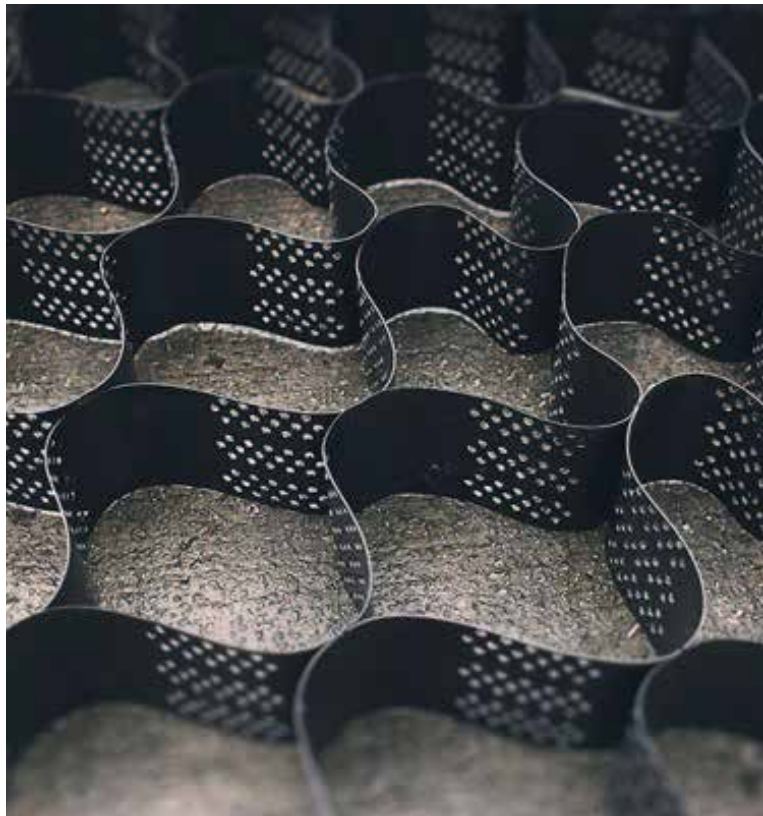
First Year Management:
Mow newly sown flowering lawn regularly (every 7 - 10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds.
Dig out any residual perennial weeds such as docks.

Management Once Established:
Mow regularly as a lawn to between 25-40mm. To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

EL1 Flowering Lawn Mix		
%	Species	Common name
Wild Flowers		
4	Gallium verum	Lady's Bedstraw
0.5	Leontodon hispidus	Rough Hawkbit
1	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
3.7	Lotus corniculatus	Birdsfoot Trefoil
3	Primula veris	Cowslip
4	Prunella vulgaris	Selfheal
3.5	Ranunculus acris	Meadow Buttercup
0.3	Trifolium pratense	Wild Red Clover
20		
Grasses		
8	Agrostis capillaris	Common Bent
40	Cynosurus cristatus	Crested Dogtail
28	Festuca rubra	Red Fescue
4	Phleum bertolonii	Smaller Cat's-tail
80		
EH1 (Hedgerow Mix)		
Wild Flowers		
%	Latin name	Common name
0.5	Achillea millefolium	Yarrow
1.2	Agrimonia eupatoria	Agrimony
1.5	Alliaria petiolata	Garlic Mustard
0.4	Arctium minus	Lesser Burdock
0.5	Betonica officinalis	Betony
1.5	Centaurea nigra	Common Knapweed
0.4	Chaerophyllum temulum	Rough Chervil
2	Gallium album	Hedge Bedstraw
1	Gallium verum	Lady's Bedstraw
0.3	Geranium pyrenaicum	Hedgerow Crane's-bill
0.6	Hypericum perforatum	Perforate St John's Wort
0.3	Lathyrus sylvestris	Narrow-leaved Everlasting-pea
0.8	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
0.5	Origanum vulgare	Wild Marjoram
0.7	Plantago lanceolata	Ribwort Plantain
1	Primula veris	Cowslip
2.5	Silene dioica	Red Campion
0.5	Silene latifolia	White Campion
2	Trifolium japonica	Upright Hedge-parsley
0.5	Verbascum thapsus	Great Mullein
0.5	Vicia cracca	Tufted Vetch
0.8	Vicia sativa ssp. segetalis	Common Vetch
Grasses		
%	Latin name	Common name
10	Agrostis capillaris	Common Bent
2	Anthoxanthum odoratum	Sweet Vernal-grass (w)
7	Brachypodium sylvaticum	False Brome (w)
20	Cynosurus cristatus	Crested Dogtail
1	Deschampsia cespitosa	Tufted Hair-grass (w)
28	Festuca rubra	Slender-creeping Red-fescue
12	Poa nemoralis	Wood Meadow-grass

Fig. 24 Proposed Landscape Plan

EXTERNAL MATERIALS



The external materials will follow a primarily neutral palette that is used strategically to denote the procession towards the entrance and highlight the hierarchy of the site. The external materials work alongside the soft landscaping strategy to create a diverse and dynamic approach, whilst softening its integration into the existing site.

The materials for the roads and parking has been designed to follow a self-finish concrete format that will provide the robustness and flexibility to suit the usage requirements.

Around the building, feature block paving is used to denote the main circulation to the entrances of each unit. To the perimeter of the building, a proprietary gravel filled 'Cell Web' root protection system is utilised that allows for 'no dig' construction and protects the existing tree root zones.



Fig. 25 Proposed External Materials Swatch

SUSTAINABILITY

A Sustainability Statement has been prepared by Carbon.Climate.Certified to reflect the projects commitment to sustainable design and construction, considering all aspects which can contribute to securing high standards of sustainable development from the outset. Sustainable design aspirations were prioritised from the earliest design stages to minimise impact in environmental terms on the surrounding area and wider community, also meeting national and local policies in climate change, energy and recognised environmental accreditation schemes including BREEAM.

Carbon.Climate.Certified have been appointed as the BREEAM Assessor for the scheme and confirm the method of Assessment as BREEAM New Construction - Version 6 - 'Shell and Core'. A BREEAM Pre-Assessment Report concludes in a BREEAM credit score of 75.54% and a BREEAM rating of 'Excellent'.

To ensure performance against fundamental environmental issues is not overlooked in pursuit of a particular rating, BREEAM sets minimum standards of performance in key areas e.g. energy, water, waste etc. These minimum standards have all been met in the calculation of the above score & BREEAM rating.

The Sustainability Statement also refers to the proposed energy strategy. The strategy is demonstrated to deliver a 47.2% reduction in regulated carbon emissions and a regulated energy reduction of 49.3%, thereby demonstrating a significant saving beyond this Part

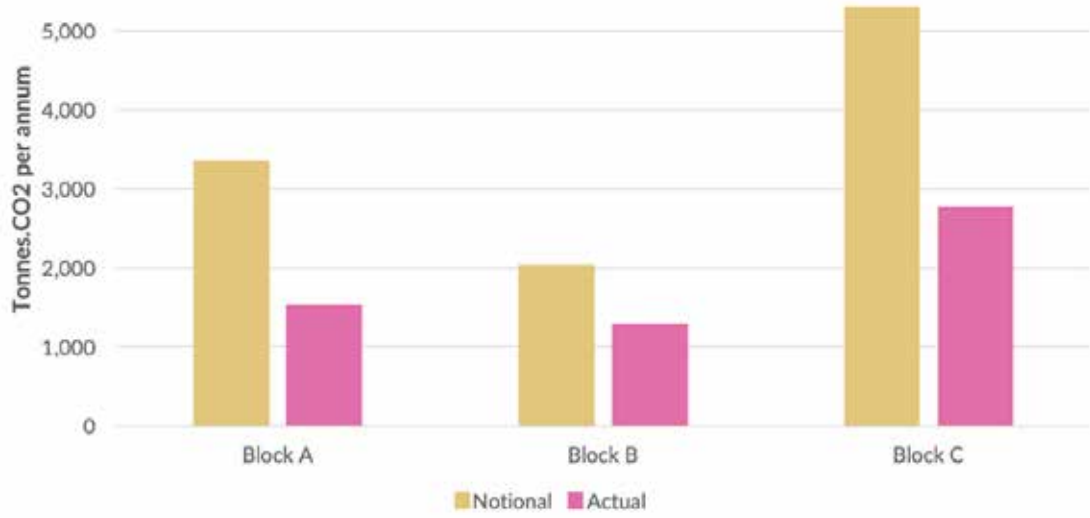
L 2021 compliance. The scheme was also shown to provide a 43.4% reduction in the combined heating and cooling demand of the building, highlighting a substantial saving via passive measures before system efficiencies and renewable technologies are accounted for.

Minimising energy demand, conserving energy and maximising the use of energy efficient techniques have been considered throughout the earliest design stages of the project. To ensure the proposal meets the key performance metrics a performance specification has been developed and the following design measures have been considered:

- 1. Passive design measures to minimise energy demand
- 2. High efficiency systems for heating, ventilation & air conditioning
- 3. Decentralised heating
- 4. Low & zero carbon technologies including VRF and PV

The full Sustainability Statement prepared by Carbon.Climate.Certified can be found within the appendices titled: (440)2303-JM-SS-RoseKilnCourt_R03

	Regulated demand savings %	Regulated energy savings %	Regulated carbon savings %	PV annual yield (kWh per annum)	EPC (per unit)	BREEAM Ene01 credits
Block A	45.3%	56.5%	53.9%	8,511	A	>5
Block B	40.7%	38.0%	36.8%	2,756	A	>5
Block C	43.1%	49.2%	47.0%	11,341	A	>5
Site	43.4%	49.3%	47.2%	22,608	-	-



Part L 2021 Results - Energy efficiency statement - MYA - 15.05.23

CREDIT SECTION	CREDITS			WEIGHTED CREDITS		
	AVAILABLE	TARGETED	POTENTIAL	AVAILABLE	TARGETED	POTENTIAL
Management	18	18		11.1%	11.1%	
Health&Wellbeing	10	6		8.8%	4.8%	
Energy	19	16		14.4%	11.79%	
Transport	12	7		11.5%	6.71%	
Water	8	6		7.7%	5.25%	
Materials	14	8		17.5%	10.0%	
Waste	10	7	1	7.7%	4.9%	0.70%
Land Use & Ecology	13	12		15.5%	13.85%	
Pollution	12	7		9.9%	5.25%	
Innovation	10	2	1	10.0%	2.2%	1.00%
BREEAM Credit Score				75.54%		
BREEAM Rating				'Excellent'		

Fig. 26 BREEAM Assessment Summary - Performance by section - Carbon. Climate. Certified - 05.04.23



ACCESS STRATEGY



Fig. 27 Proposed Aerial View

Vehicular access to each of the buildings sites connects into the existing Rose Kiln Lane which links to the A33 beyond. The site levels have been designed to follow shallow gradients leading to the main entrance of the building.

Overall the site layout delivers c.33 parking spaces (including 8 disabled spaces) aligned centrally within the site, with the main entrances of each building denoted by highly legible paved areas to highlight each access point. The colours and textural quality of the external materials have been chosen specifically to cater for those with impaired vision.

Secure, sheltered cycle storage has been allocated in a legible location to aid the promotion of sustainable alternatives to vehicular transportation.

The entrances have been designed to maximise its legibility via both its location in relation to the context and its scale on the elevation. All access points into the building will be designed in accordance with Approved Document M, including the main entrances which incorporates two large scale doors that are highly functional and identifiable for people of all capabilities. Entry points into the building have all been designed to achieve level access to ensure smooth transition to the internal spaces.

Internally, the spaces and finishes will be designed in accordance with Approved Document M requirements, maintaining level thresholds between rooms, incorporating vision panels in doors where applicable, achieving a minimum clear door opening of 800mm and a minimum clear corridor width of 1500mm.

General finishes, stair nosing's and door furniture throughout will include contrasting colour elements to retain accessibility for those with impaired vision.



Fig. 28 Proposed Entrance Perspective View

CONCLUSION

This design and access statement comprehensively illustrates the intent of this industrial development at Logicor Park Reading, Rose Kiln Court. This document has demonstrated how the design has been developed to take into account site considerations and the requirements of the brief to formulate the optimal solution for the project.

The development has been designed to maximise flexibility in order to appeal to a wide range of potential tenants and ultimately bring additional employment opportunities to the borough.

Throughout the project, the aim has been to create an all inclusive scheme that balances highly functional aesthetics with a contemporary and attractive design. The surrounding landscape has been developed to act in conjunction with the building as part of a unified proposal that seeks to enhance to the overall offer at Rose Kiln Court.

