

STRIDE TREGLOWN

**300 BROOK DRIVE,
READING**

DESIGN + ACCESS
STATEMENT

OCTOBER 2024



Contents	1.0	Introduction	3
	2.0	Site Context	6
	3.0	Design	9
	4.0	Access	13
	5.0	Conclusion	16

1.0

INTRODUCTION

Introduction

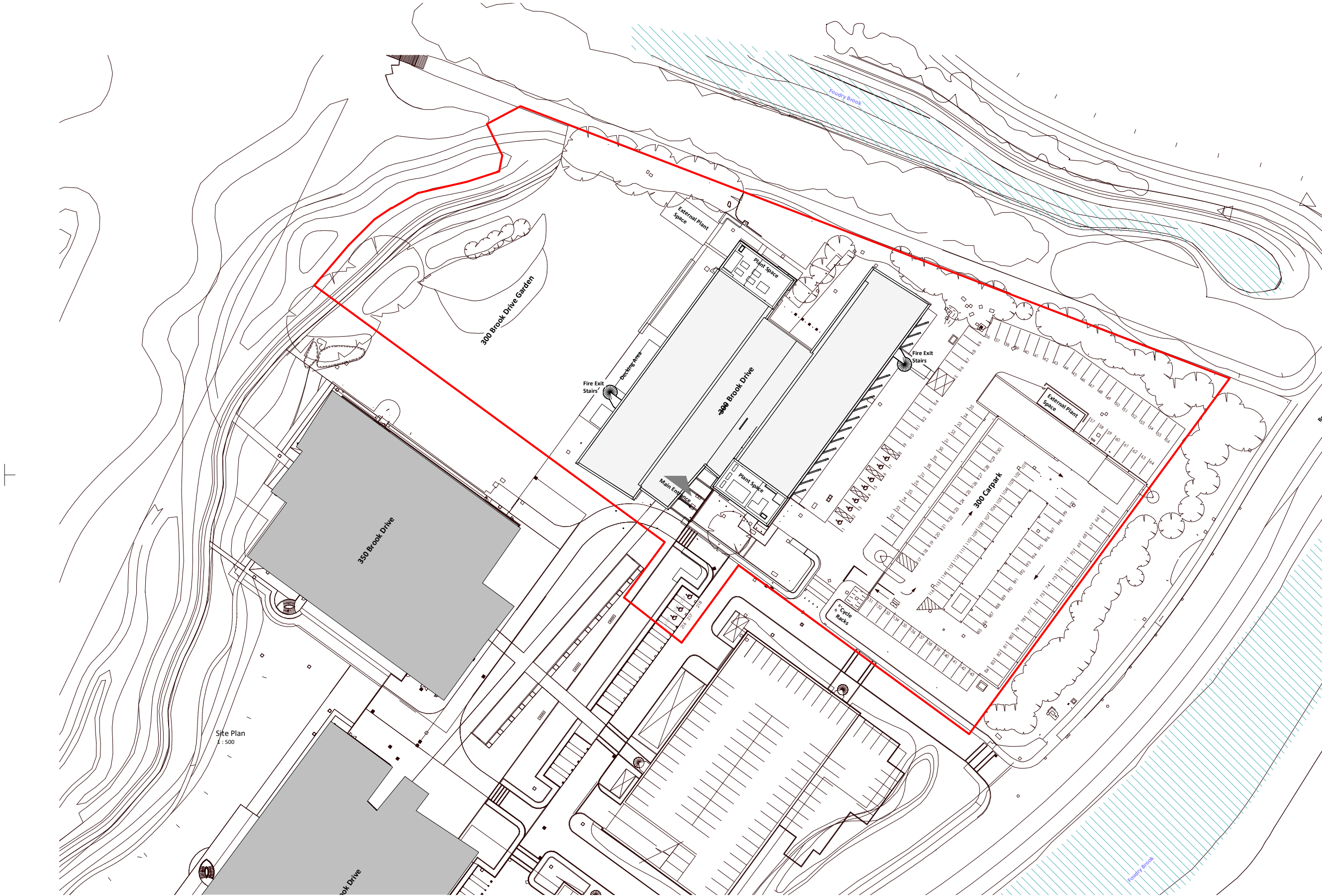
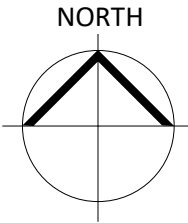


Existing Entrance

This document sets out the proposed design and access considerations for the proposed alterations of 300 Brook Drive, Green Park, Reading.

The proposed alterations are minor in their nature and form part of a refurbishment of the entire building that will improve its internal layout and efficiency. The modernised building will be more usable and attractive to potential users and encourage more modern working practices.

The alterations that form this planning application are described later in this Statement.

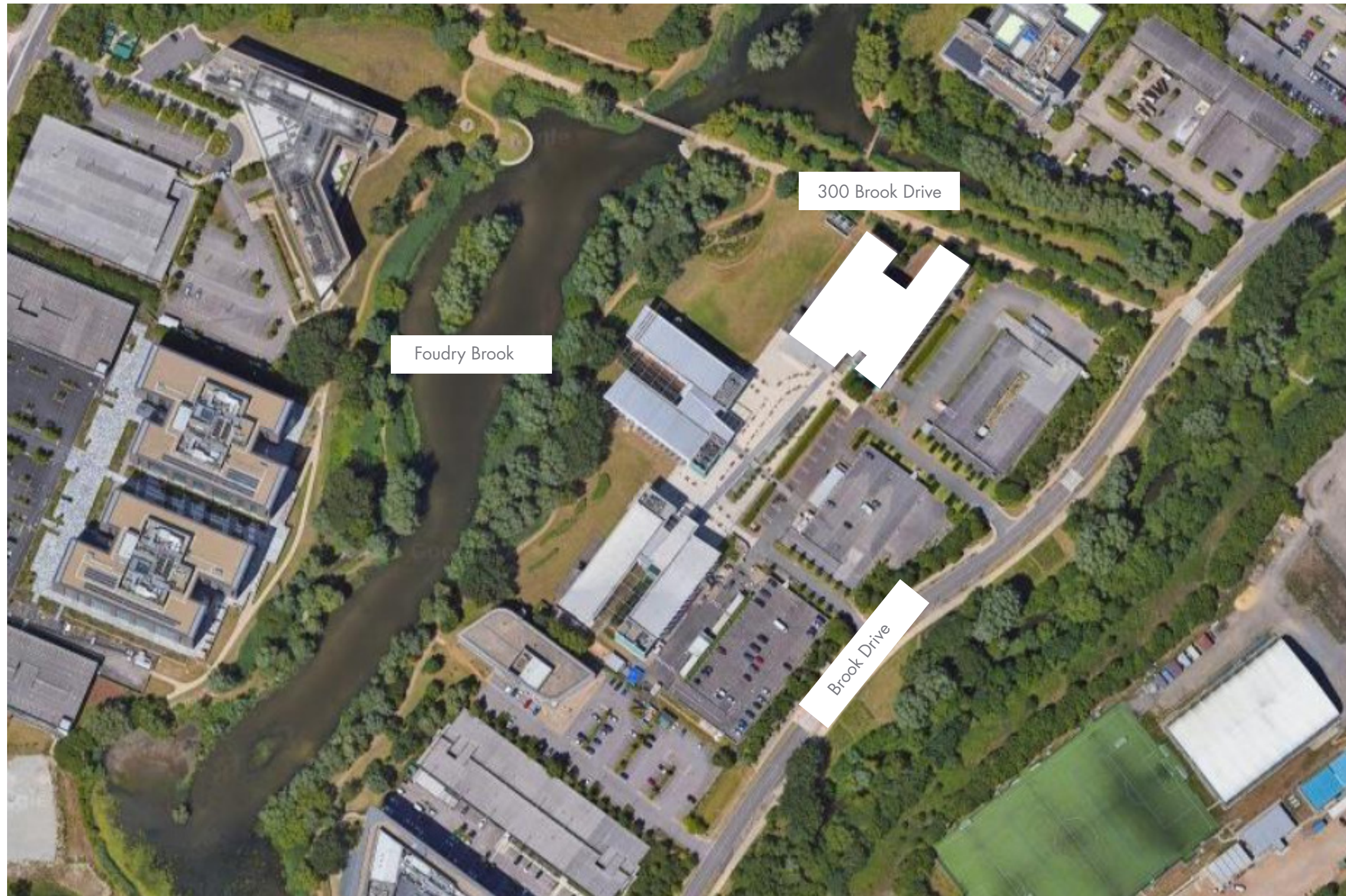


Existing Site Location

2.0

SITE CONTEXT

Site Context



300 Brook Drive is located within Green Park Business Park some 3 miles South of central Reading, adjacent to the A33 close to Junction 11 on the M4.

The building is one of three curated office buildings separated by a central plaza, each fed with its own multi-storey car park.

The building comprise of a three storey concrete & steel frame with full-height fully-glazed curtain walling to all accommodation areas. These are served by 2no copper clad cores situated at diagonally opposite ends of the form.

The building was constructed circa 2000 and is owned by Green Park, Reading No.1 LLP.

The building is generally in good condition, but is now currently vacant across all floors and has been stripped to a 'core & shell' state.

Aerial View of Green Park Business Park



Approach from Piazza.



Piazza between buildings.



Main approach showing Multi-storey car park.



Approach from the Brook.

3.0

DESIGN

The Proposed Works



Planning permission is sought for the following external alterations:

- Reconfiguration of the landscaped approach to the building.
- External framework of existing entrance curtain walling to be sprayed full height in a dark grey coating.
- Introduce low carbon building services and renewable energy to improve the buildings sustainability performance including the replacement of the existing plant.
- Provision of new free-standing 'feature entrance arch' in front of main building entrance.
- Replace existing sliding staff entrance door with standard fire exit door compatible with existing curtain wall system / existing units.
- Replace existing door-set to plant room with new louvred doors.
- New opening windows with actuators to the front entrance curtain wall.
- Widening of existing final exit external doors to stair core 1 & 2, to make compliant. Provide new double door-set in lieu of single door leaf.
- PV installation on the roof.
- Installation of EV chargers.
- A new End of Journey Facility (EOJ), in the form of a free-standing single-storey pavilion to be built in the location of the existing plant enclosure. It will be of timber-framed construction with a green roof. New external seating area will be provided with a timber pergola, sun deck, planters and loose external-grade furniture. A new enclosed bike storage will be provided to the rear, with security access.
- A new external opening to the NW elevation will be provided at ground floor level with a pergola and decked terrace.
- New diverse landscaping proposal to include new level access from Foudry Brook.

The Design

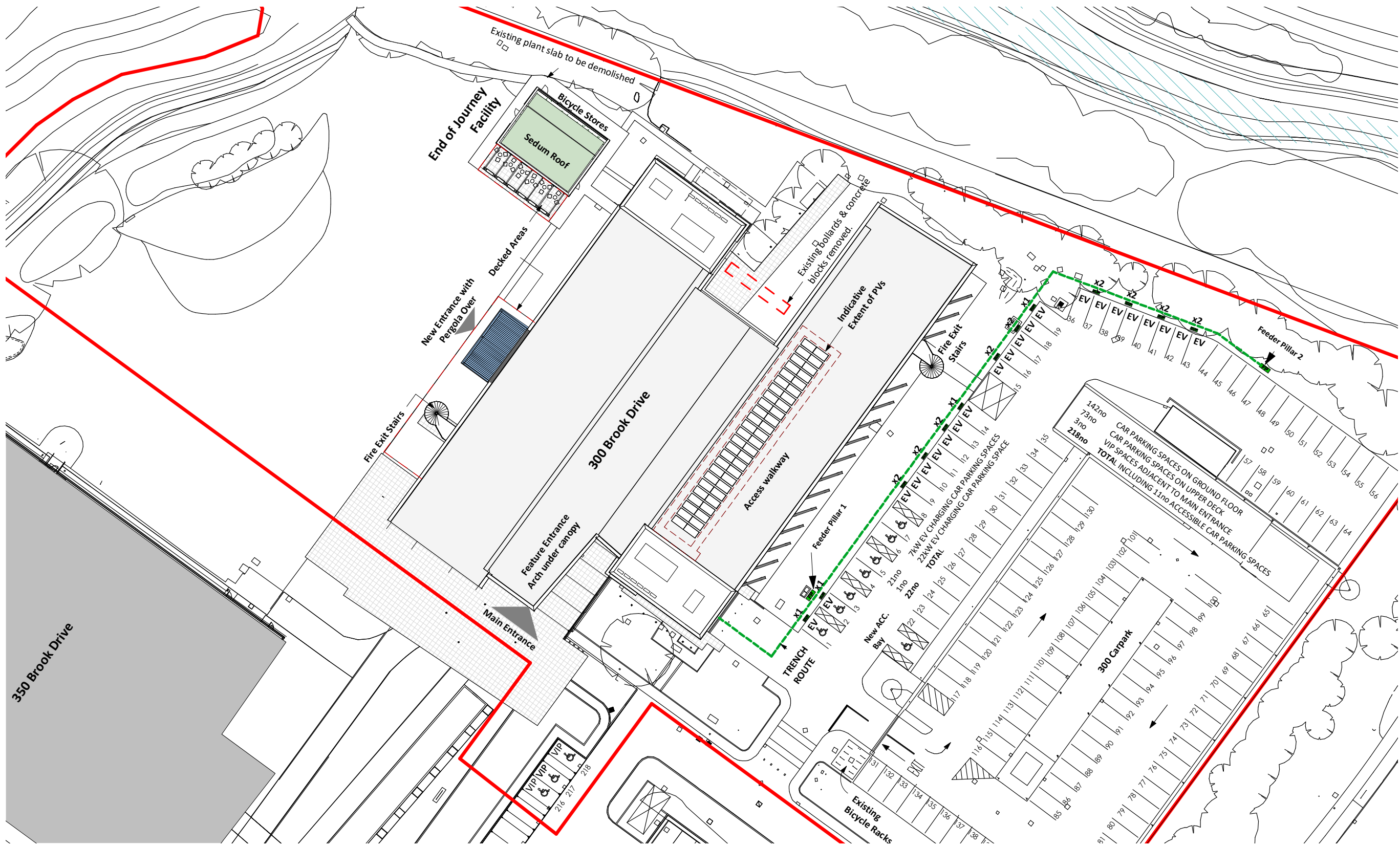


The proposed works are intended to update and improve the building in the following ways:

- Provide a main entrance that is more visible externally.
- Create a sense of identity for the building, increase the visibility of the entrance and improve the sense of arrival.
- Provide an inviting, contemporary atrium incorporating a new feature circulation staircase.
- Provide the addition of other building amenities such as work lounge, food and beverage offer etc. within the building.
- Add suitable, well-specified end-of-journey facilities such as secure, covered cycle storage and showers/lockers/drying rooms.
- Introduce low carbon building services and renewable energy to improve the buildings sustainability performance.

Design intent of proposed atrium view from entrance. Subject to final client approval.

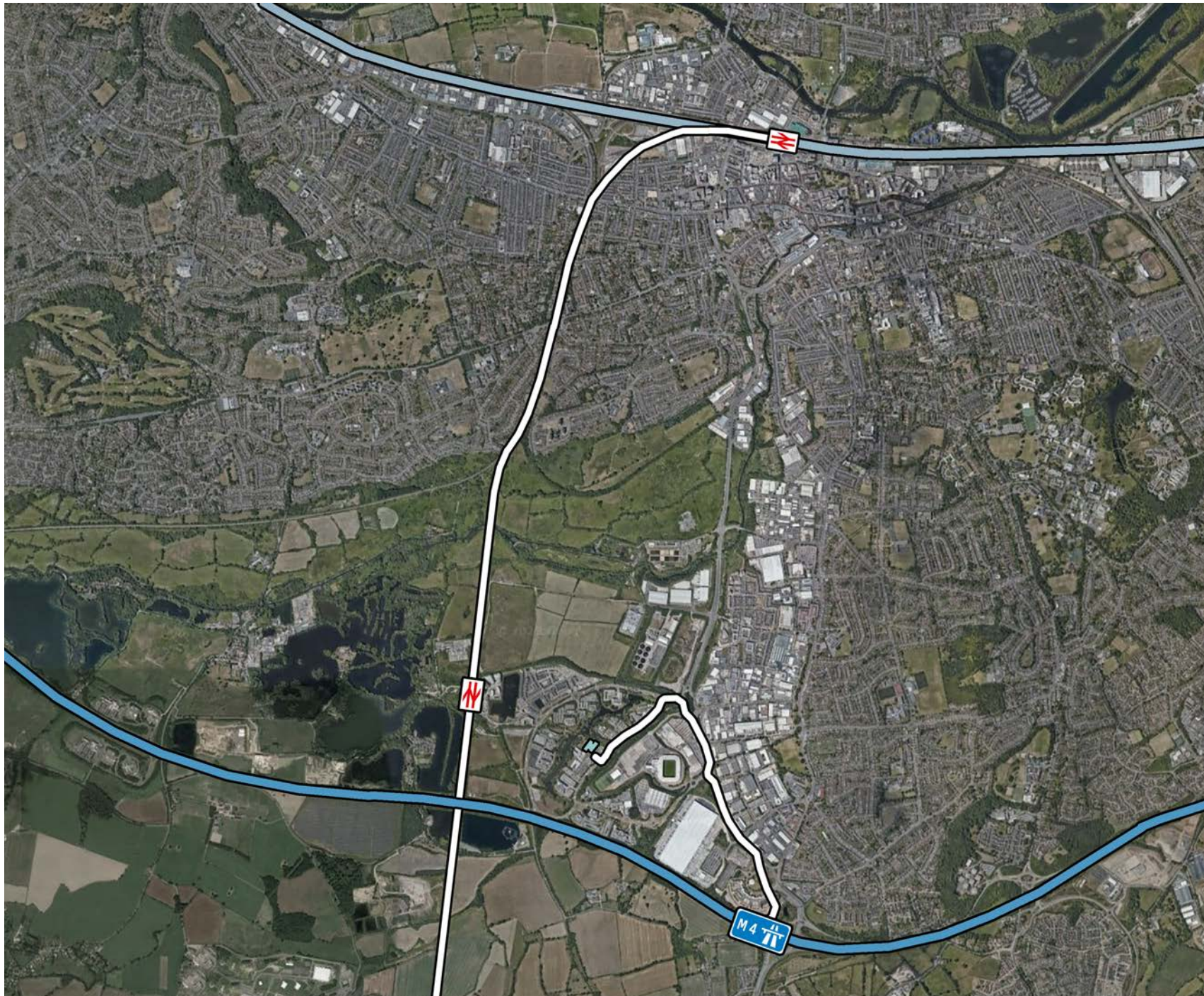
Site Overview



4.0

ACCESS

Site Access



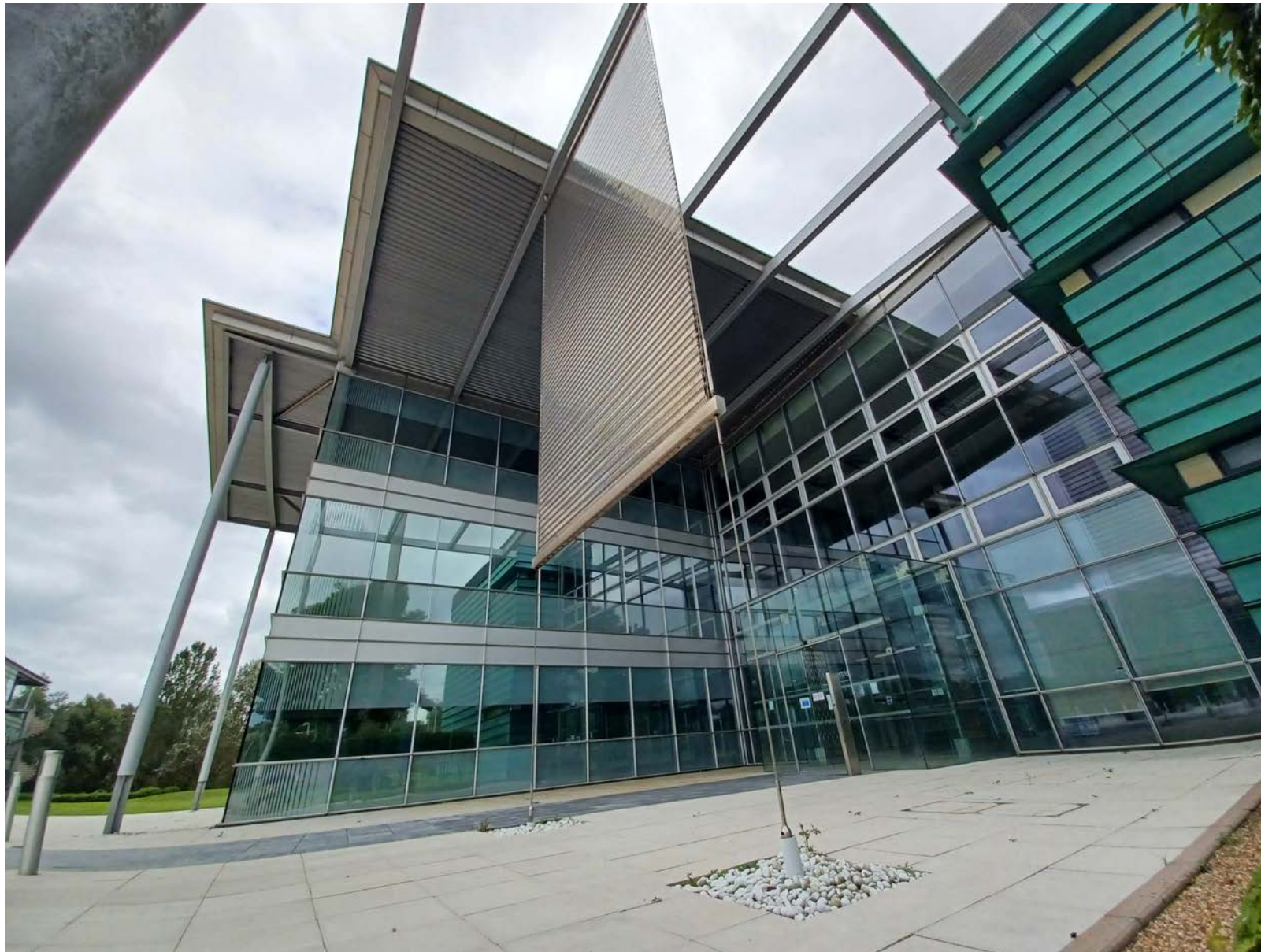
300 Brook Drive is accessible via car from Junction 11 of the M4 which is 1.5 miles and takes approximately 5 minutes.

Central Reading lies approximately 3.5 miles (via A33) to the north of the site. This equates to a 15 minute car journey, a 16 minute cycle ride, or a 1 hour walk.

Green Park railway station is 0.6 miles to the west of the site, with a 3 minute service from Reading Central running every 20 minutes. The walk from Green Park Station to 300 Brook Drive is 12 minutes.

There are multiple bus services running between Reading train station and the Green Park Business area with a frequency around 15 minutes and a journey time of approximately 25 minutes. There is also a shuttle bus provided by the business park which runs every 15 minutes.

Building Access



Entry and Exit points

The main entrance to 300 is from Brook Drive that passes to the South of Green Park.

There is currently only one primary entry point into the building through the main entrance doors, via a designated paved access route from the car park.

There are currently 216 spaces, including 10no. Accessible parking bays.

The new proposal will provide 11no. Accessible parking bays. Providing a total of 218 bays in the new scheme.

This will be enhanced by a new approach through the landscape from Foudry Brook which will provide a pedestrian connection to the building from the newly opened rail station and the business park's central facilities.

The proposals also include a new external opening to the NW Elevation at ground floor level to provide direct access to a new decked terrace area, along with an external pergola.

5.0

CONCLUSION

Conclusion



The alterations to 300 Brook Drive propose to update the existing building and infrastructure in the following ways:

- Provide better access from the building to the business park's amenities.
- Provide direct access to the newly opened rail station allowing more flexible and sustainable travel choices.
- Provide a more efficient & sustainable set of building services incorporating renewable energy.
- Provide dedicated End-of-Journey facilities to enhance sustainable travel & at work wellness.
- Enhance the character and appearance of the building entrances and provide a greater degree of flexibility of use.

FILE	
156210-A-Design and Access Statement	
PROJECT	
300 Brook Drive	
CLIENT	
Mapletree	
STRIDE TREGLOWN JOB No.	
156210	
PREPARED BY	CHECKED BY
ACS	GW
DATE	REVISION No.
24.10.2024	P11

REVISION	
1	Initial Issue
2	Revised Issue_ P04
3	Revised Issue_ P05
4	Revised Issue_ P06
5	Revised Issue_ P07
6	Revised Issue_ P08
7	Revised Issue_ P09
8	Revised Issue_ P10
9	Revised Issue_ P11

PROJECT CONTACT

GLYNN WHITE
+44117 915 7593
glynnwhite@stridetreglown.com

ADRIAN SHENTON
+44117 915 7596
adrianshenton@stridetreglown.com

OFFICES

LONDON
BIRMINGHAM
MANCHESTER
BRISTOL
CARDIFF
SOLENT
BATH
PLYMOUTH
TRURO

SERVICES

ARCHITECTURE
INTERIOR DESIGN
BIM AND DIGITAL DESIGN
SUSTAINABILITY DESIGN
MASTERPLANNING AND URBAN DESIGN
LANDSCAPE ARCHITECTURE
TOWN PLANNING
BUILDING SURVEYING
HISTORIC BUILDING CONSERVATION
PROJECT MANAGEMENT
PRINCIPAL DESIGNER
GRAPHIC DESIGN

SECTOR EXPERTISE

OFFICE AND WORKPLACE
TECHNOLOGY AND INNOVATION
EDUCATION
STUDENT LIVING
HOTELS AND LEISURE
RESIDENTIAL
SENIOR LIVING
DEFENCE
CIVIC, COMMUNITY AND CULTURE
HEALTHCARE
RETAIL
TRANSPORT