

DESIGN & ACCESS STATEMENT | 500 SOUTH OAK WAY

July 2026

Site and Building Context

500 South Oak Way is a prominent four-storey office building located within Green Park Business Park, Reading.

The building comprises approximately 44,029 sq ft of office accommodation, together with associated external grounds and a three-storey decked car park. Constructed as a single-let office building, it occupies a highly visible position within the business park and is characterised by a contemporary glazed façade with articulated stone-clad external spiral staircases.

The building is to undergo a comprehensive Cat A refurbishment to reposition it within the commercial office market, improving statutory compliance, and enhancing the quality of the occupier experience through targeted architectural interventions. One such intervention to enhance the arrival sequence is the replacement of the existing canopy over the principal entrance at the front of the building. This forms the main external alteration requiring planning permission.

Existing

The existing entrance canopy does not reflect the original architectural language of the building. Its form, detailing, and materials appear visually separate from the primary façade, resulting in an entrance that lacks coherence and a clear sense of arrival. There is corrosion to the metalwork of the structure and its associated fixings, giving it a dated appearance.

The proposed canopy has been designed as a permanent architectural feature that integrates with the existing building, strengthening its identity whilst respecting the established façade proportions and material palette.

Proposed Design

The proposal forms part of a wider arrival strategy, which includes a refurbished reception, creating a more legible and welcoming entrance sequence for future occupiers and visitors.

A key element of the design is maintaining transparency and preserving views of the glazed façade behind, from both the Ground Floor reception and the First Floor mezzanine level, whilst providing weather protection to the principal entrance.

The proposed entrance canopy introduces a contemporary design that adopts its angular form from the geometry of the southernmost block of the building. The lightweight structure complements the building's existing architecture whilst establishing a stronger visual identity at street level. The canopy projects approximately 3 metres from the façade, comprising both solid and open structural elements to create visual interest while clearly defining the building's point of arrival.

Spanning between the existing anodised entrance columns, it is supported by an integrated secondary structural post, which incorporates the entrance intercom to provide access to the building. The height of these access controls has been carefully considered to ensure compliance with accessibility requirements.

Finishes & Technical Design

The canopy will complement the existing façade cladding in a PPC finish, ensuring a cohesive appearance to reinforce the architectural language of the building.

To achieve a high-quality architectural finish, the design incorporates integrated LED lighting within the zig-zag formation, together with recessed downlights, which will also provide emergency lighting functionality.

Drainage has been designed with a discreet concealed rainwater box gutter to the rear of the fascia, integrated within the structural members. This avoids visually intrusive external services contributing to a clean, contemporary appearance.

The canopy has been developed to ensure that the architectural, structural and building services elements are fully coordinated. Rainwater drainage and electrical services, including the integrated LED lighting, are each designed to be concealed within the structural framework to maintain the simplicity of the design.

Public Realm and Arrival Experience

The proposed entrance canopy represents a sensitive yet transformative enhancement to 500 South Oak Way, which creates a more coherent and contemporary entrance while complementing the existing building's identity and presence in the public realm.

The proposal will contribute positively to the appearance of the site, the long-term refurbishment strategy for the building, and the wider Green Park Business Park.