

DESIGN AND ACCESS STATEMENT

READING ON ICE

Land at the Hills Meadows Car Park

Application: Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Christmas festival, for a period of time not to be before 15 October 2023 and not to extend beyond 21 January 2024 for a period of 1 year



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REF: REA224/7

1. Design and Access Statement

1.1 This Design and Access Statement has been prepared in support of the above planning application for the erection of an ice rink with marquee structure housing skate hire and ancillary side stalls to hold a temporary Christmas festival at Hills Meadow Car Park ("the Site").

2. Relevant planning policy

2.1 Full details of the relevant planning policy are described in the accompanying planning statement prepared by Blandy & Blandy LLP.

3. Site and Surroundings

3.1 Hills Meadow Car Park ("the Site") is located in Caversham and by Reading Bridge. During the 2020 lockdown it is understood that the Site was used as a temporary travellers site, otherwise the Site is largely vacant and used for car-parking and ad-hoc events. This same event was run by the Applicant over the Christmas period of 2021 until January 2022 and Christmas period of 2022 until January 2023 to great success.

4. Landscaping

4.1 The Site is laid to gravel and bound on one side by grassland, a cycle path and the River Thames and on the other by car-park hardstanding. The application is for a temporary use and therefore no harm will occur to the trees or hedgerows along the boundary as the structures are only placed on the gravel areas. Any reinstatement works that may be necessary following disassembly will be undertaken by the Applicant.

5. Layout and Design

5.1 The main structure on the Site will be the ice rink ("the Ice Rink") as this is the main attraction. In addition there will be a number of other smaller structures on site including a marquee on the Ice Rink itself for the 'Reading on Ice VIP' area.

5.2 There is one marquee for the ice skate exchange and first aid room. In addition there are a number of wooden 'chalets' that will be housing individual traders selling festive gifts and housing food and drink outlets. There are also be a number of amusement rides.

5.3 Further details of the layout and design are described in the accompanying planning statement prepared by Blandy & Blandy LLP.

6. Transport Assessment

6.1 The Site is situated within Central Reading but across Reading Bridge. The Site has access to various transport facilities including regular bus and train services from the nearby Reading Station.

6.2 The Applicant does not anticipate that the use of the Site for the Event would substantially impact traffic movements as the transport infrastructure is already in place to support the Christmas traffic movements and transport needs. Further, the Applicant is encouraging access via public transport and foot in its advertisements.

6.3 For further information on transport and traffic movements please see the accompanying planning statement.

7. Access

7.1 The facilities at the Site are well-established and all pedestrian access ways to, from and around the Site will be accessible throughout the Event.

8. External Lighting Details

8.1 To enable the Event to run safely the Applicant will arrange for external lighting for the Ice Rink and various marquees. The Event will operate from 11am to 10pm and therefore any negative effects of lighting will be negligible.

9. Flood Risk Management

9.1 The Site is situated primarily in Flood Zone 2 although there are limited areas within Flood Zone 3. The entrance to the site is across the wider car parking area near George Street, with only emergency exits located along and onto areas deemed Flood Zone 3.

9.2 Each attraction at the Event is raised off the ground by up to 600mm from ground level, they are secured by 4-6 baring points. No fixing pins are driven into the surface material. The underlying surface at the Site is gravel and permeable. There are a number of drain grids along the boundary of the Site where the gravel meets tarmac and excess rain water is diverted to this by the natural contours of the site. The surface is covered by plastic rola-trac to ensure each of access by both foot and wheelchairs and carpeted. There are no excavations works associated with the application.

9.3 If flooding occurred during the event the Applicants will ensure all music and attractions are stopped and that customers are escorted safely via the main exit/entrance (away from Flood Zone 3), this leads directly into the car park. Once customers are safely out of the Event all staff will then leave.

9.4 The structures/attractions are placed such that if a flood was imminent then 95% of them could be removed within 90-120 minutes to higher ground if necessary.

10. SUDS details

10.1 The application is for a temporary operational development only and therefore it is envisaged that there will be no need to alter the existing drainage on site.

11. Energy Efficiency and Utilities Statement

11.1 The Applicant has arranged in advance of the Event energy requirements and delivery/waste collection with the Council. The Applicant does not foresee any problems

with this aspect of running the Event, indeed through the Applicant's experience during the last event at this location, no problems occurred in this aspect. Further details can be found in the accompanying Event Safety Management Plan.

12. Noise

- 12.1 Full details of potential noise impacts can be found in the accompanying planning statement and Event Safety Management Plan. The Applicant has been granted Premises Licence Number LP1001192 for the Event.

Blandy & Blandy LLP

28th June 2023