

Fairfax

FAIRFAX (READING) LTD AND READING GOLF CLUB LTD



DESIGN AND ACCESS STATEMENT

IN RESPECT OF THE
**FORMER READING GOLF CLUB,
KIDMORE END ROAD,
EMMER GREEN,
READING.** REV.B

Paul Hewett R.I.B.A.

CHARTERED ARCHITECT

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INTRODUCTION

Paul Hewett Chartered Architects have been instructed by Fairfax (Reading) Ltd and Reading Golf Club Ltd to prepare this Design and Access Statement in support of an:

"Outline Planning Application, with matters reserved in respect of Appearance, for the demolition of the existing Club House and the erection of a residential scheme (C3 Use) to include affordable housing at the former Reading Golf Club, Kidmore End Road, Emmer Green, Reading"

Document Structure

This Design and Access Statement uses the following criteria:

ASSESSMENT: of the Planning and physical context of the site;

EVALUATION: showing the site constraints and opportunities that will guide and inform the development principles;

DESIGN: sets out the vision for the site and identifies the key parameters and illustrates the solutions.

The Statement contains the following sections:-

- Section 01 - Introduction
- Section 02 - Planning Policy Context
- Section 03 - Context Assessment
- Section 04 - Site Assessment
- Section 05 - Design Principles
- Section 06 - Consultation
- Section 07 - Design and Access
- Section 08 - Summary

Team

Applicant:	Fairfax (Reading) Ltd and Reading Golf Club Ltd
Planning Consultants:	Pegasus Group
Arboriculture:	Arbortrack Systems Ltd
Landscape & LVIA:	Fabrik Ltd
Architecture:	Paul Hewett R.I.B.A.
Highways:	Stantec
Ecology:	Ecology Co-op
Drainage:	Temple Group
Archaeology:	Archaeology South East

THE SITE DETAILS

Site Address:

Land at the former Reading Golf Club,
Kidmore End Road,
Emmer Green,
Reading,
RG4 8SG.

Local Planning Authority:

Reading Borough Council,
Civic Offices,
Bridge Street - Plaza West,
Bridge Street,
Reading,
RG1 2LU.

Details:

The application site is shown edged in red on the adjoining aerial photograph, and shows the land in relation to Emmer Green and the surrounding areas.

The proposed development land is circa 12.15 hectares in size, and sits on the western side of Kidmore End Road, from which access will be gained.



Image courtesy of Google Maps

THE SITE IN CONTEXT

As can be seen from the Ordnance Survey extract, the Site is situated on the northern side of Reading and the River Thames - within Emmer Green area and the administrative boundaries of Reading Borough Council.

Reading is a large minster town that is located on the northern side of the County of Berkshire - of which it is the County Town. It has a common boundary with South Oxfordshire District Council to the north, West Berkshire to the west and Wokingham to the east.

Reading is circa. 40 miles west of London and 24 miles south of Oxford. It is served by the M4 motorway and the Great Western mainline - both of which link London to the West Country.

Whilst Reading as a town grew predominantly on the southern side of the Thames - areas to the north, such as Caversham and Emmer Green developed from independent villages to become part of the wider area of Reading.



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THE SITE AND ITS SURROUNDINGS

The application site is circa. 12.15 hectares in size and is part of the former Reading Golf Club land, and is accessed off Kidmore End Road.

The site is bounded on its eastern side by Kidmore End Road, and on its southern side by Emmer Green Primary School and the retirement complex that included Lyefield Court and the Conifers; whilst both of these areas abut the site, their built forms are set back from the boundary behind existing landscape screens.

With the exception of the northernmost boundary, the application site is surrounded by existing areas of residential development, such as Brooklyn Drive and Eric Avenue - usually separated from the site by established tree planting.

The northernmost boundary shown on the adjoining plan runs across the former golf course on the alignment of the County Boundary that separates Berkshire (Reading Borough Council) from Oxfordshire (South Oxfordshire District Council).

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