

**DESIGN AND ACCESS STATEMENT**

**READING WINTER ON ICE LIMITED**

**Land at the Forbury Gardens, The Forbury, Reading, RG1 3EJ**

**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 1 November and not to extend beyond 10 January for a period of 1 year**



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## **Design and Access Statement**

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 in part of the Forbury Gardens (“the Site”).

## **Relevant planning policy**

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

## **Site and Surroundings**

Forbury Gardens is a 2 hectare public park and is on the site of the outer court of Reading Abbey which was in front of the Abbey Church (“the Garden”). The Garden lies at the north-east corner of Reading town centre in an urban setting. The Garden is a Grade II listed park under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest and is set within the Market Place Conservation Area.

The Site itself only encompasses the western half of the Garden as can be seen from the red line plan and therefore all the event structures will be located on one side of the Gardens. There will be no formal fencing dividing off the Site from the eastern side of the Garden as the Garden will remain open for general public entry as normal.

The Site is largely level and laid to lawn crossed with three straight paths which link the various entrances in this section. The paths are linked by a perimeter path largely bordered on the outer side by mature trees and shrubs. During the Event all pedestrian access ways to, from and around the Garden will be kept free from obstructions at all times

The south east corner of the Site is mainly laid to tarmac, at the centre of which stand the octagonal bandstand. At the centre of the Site stands the Maiwand Memorial (listed grade II). The Garden also has a perimeter fence with 6 perimeter gates which are locked at 10pm.

## **Landscaping**

There are a number of existing trees, hedgerows and flowerbeds within the Site. The application is for a temporary use and therefore no harm will occur to the trees or hedgerows as the structures will only be placed on the open space grassed areas. Any reinstatement works that may be necessary following disassembly will be undertaken by the Applicant as per the separate Licence to Occupy with Reading Borough Council.

## **Layout and Design**

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 which will act as both the ice skate exchange and first aid tent.

There will also be a number of wooden 'chalets' that will be housing individual traders selling festive gifts and housing food outlets. There will also be a number of fairground rides.

Further details of the layout and design are described in the accompanying planning statement prepared by Blandy & Blandy LLP. Further, the Construction Method Statement Plan submitted with the application illustratively shows where the various structures will be situated on Site.

### **Transport Assessment**

The Site is situated in the centre of Reading and therefore has access to various transport facilities including regular bus and train services, multiple car parks and a park and ride bus service.

Consequently 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.

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

### **Access**

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.

### **External Lighting Details**

To enable the Event to run safely the Applicant will arrange for external lighting for the Ice Rink and marquee. The Event will operate from 10:00 and 22:00 and therefore any negative effects of lighting will be negligible. Indeed the Town Centre will likely have its own Christmas lighting as per previous years and it is envisaged that the addition of external lighting within the Forbury Gardens will operate similarly.

### **Flood Risk Management**

The Site is not located within an area of flood risk being in Flood Zone 1.

### **SUDS details**

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.

### **Energy Efficiency and Utilities Statement**

The Applicant will arrange in advance of the Event any energy requirements and delivery/waste collection with the Council. As in previous years when a similar event was operated from the Site, the Applicant does not foresee any problems with this aspect of running the Event. Further details can be found in the accompanying Event Safety Management Plan.

### **Noise**

Full details of potential noise impacts can be found in the accompanying planning statement and Event Safety Management Plan. The Applicant is also submitting Premises Licence Application.

### **Heritage Assets**

Full details of the effect of the Event on the Site as a Grade II listed park can be found in the accompanying Planning Statement.

### **Visual Impact and Effect on the Site Surroundings**

Full details of the effect of the visual impact and effect of the Event on the Site can be found in the accompanying Planning Statement.

### **Construction Method Statement**

A Construction Method Statement has been submitted with this Application which among other things provides for:

- The parking of vehicles for site operatives;
- Loading and unloading plant used in constructing the development;
- Measures for the control and deposit of mud and dirt during construction and dismantling of the Site;
- Times, routes and means of access into and from the Site for construction traffic and delivery vehicles

A plan showing the relevant areas is also submitted for consideration by the Council.