

READING BOROUGH COUNCIL

Sun Street Community Centre

New Boundary Fence to Crèche Play Area

Planning Statement

9 August 2019



Contents

1.0	Introduction	3
2.0	Background Information	3
3.0	Existing Features	3
4.0	The Proposed Development	3
5.0	Appearance	4
6.0	Amount	4
7.0	Layout	5
8.0	Scale	5
9.0	Landscaping	5
10.	Access	5
11.	Crime Prevention	5

1.0 Introduction

- 1.1 This Statement has been prepared by Corporate Property Services and is submitted in support of an application on behalf of Reading Borough Council for Planning Consent to erect a new boundary fence at Sun Street Community Centre, Sun Street, Reading RG1 3JX.
- 1.2 The property is owned by Reading Borough Council and operated by Corporate Facilities and Brighter Futures for Children (Children's Services).

2.0 Background Information

- 2.1 Sun Street Community Centre is located in a No-Through Road off Cumberland Road, which is a side street off the London Road (A4) in the New Town Ward, a residential district to the east of the Reading Town Centre. Sun Street is within close walking distance of two Primary Schools; St. John's C of E and New Town, directly to the west and east of the site, respectively. The Reading Campus of Thames Valley University is also a short distance away, further to the west.
- 2.2 The original building was extended in 2006 on the elevation facing Sun Street, to provide additional accommodation, including a wheelchair accessible toilet, office, interview room, laundry and stores. This area of the building is now used by Brighter Futures for Children (Children's Services).
- 2.3 Sun Street Community Centre provides Children's Centre facilities from 8am-6pm seven days a week for 0-5 year olds and their families, including ante-natal and post-natal care for local pregnant women, Adult Education/Parenting and a Crèche to support the preceding activities.

3.0 Existing Features

- 3.1 Sun Street Community Centre was built circa 1980 and has a single storey design with traditional loadbearing construction. The building features dual pitched roofs, clad with plain concrete slates. The external walls are constructed with clay facing bricks and mixture of timber and aluminium framed windows and doors.
- 3.2 The building contains the usual community centre facilities including a large Hall, General Office, Kitchen, Toilets and three Rooms that can be hired by local community groups and individuals.
- 3.3 The building has a gross internal floor area of 423 square metres and has a dedicated car park for users of the centre with 24 spaces. The total area of the site is 1,432 square metres.

4.0 The Proposed Development

- 4.1 The proposed development that is the subject of this planning application is to erect a new two metre high fence within the existing boundary wall and fence adjacent to the footpath of Sun Street. The fence will enclose a Crèche external play area.
- 4.2 The existing brickwork and steel fence that surrounds the Community Garden facing Sun Street is considered to be unsuitable because it is too low and easily climbable. A new fence is therefore required to safeguard the children that will use the Crèche external play area and protect them from hazards.

- 4.3 The proposed fence will only enclose part of the Community Garden that is to be used by the Crèche and will provide a secure space for the children to use when visiting the building with their parents.
- 4.4 The proposed fence will comply with Full Day Care: the national standards for under 8's day care and childminding, which require outdoor play spaces to be safe, secure and well maintained.
- 4.5 The provision of the proposed fence will prevent the children from leaving the premises unsupervised or with unauthorized persons.
- 4.6 The proposed fencing will consist of the following:
- 2.0m high galvanised polyester coated mesh fence panels with 60mm x 40mm Rectangle Hollow Section polyester coated fence posts. Colour to be Black (RAL 9005).
 - Mesh to have 195mm x 45mm wire gaps with 5mm diameter wire reinforcing folds.
 - 1 No. manual 900mm wide single pedestrian swing to match fence specified above to provide access to the Community Garden.
- 4.7 The proposed development will not result in the loss of any of the buildings current facilities.

5.0 Appearance

- 5.1 The proposed development will be located on the south facing elevation of the existing building, which overlooks Sun Street and a two storey high block of flats and an entrance to the resident's car parking court.
- 5.2 The proposed fencing will have an insignificant effect on the character of the building and will have a minimal impact on the main street scene.
- 5.3 The photograph to the right shows the detail of the type of weld mesh fence panel that will be specified to enclose the Creche Play Area. This type of fence which has an open mesh will not obstruct views.



6.0 Amount

- 6.1 The proposed development is to consist of 16.5 linear metres of two metre high weldmesh fencing of which 9.7 metres of fence is adjacent to the highway.

7.0 Layout

- 7.1 The proposed fencing will enclose the open sides of the Crèche play area to provide a safe and secure space. The pedestrian gate on the western side of the enclosure will allow access to the adjacent Community Garden.

8.0 Scale

- 8.1 The proposed fencing will be set back behind the existing boundary wall and railings.
- 8.2 The proposed development will not be prominent in terms of bulk or dominance, particularly when considered against the existing building, as the new fence will be 2 metres high and therefore lower than the existing roofline.
- 8.3 The proposed fencing will have no impact on the neighbouring property, No. 10 Sun Street, in terms of loss of light, loss of outlook or overbearing effects.

9.0 Landscaping

- 9.1 The existing Community Garden will be retained for use by local residents.
- 9.2 The existing brickwork and steel fence that surrounds the Community Garden adjacent to Sun Street will be retained.
- 9.3 The area of the site to be enclosed by the proposed fence will be cleared of vegetation, levelled and provided with an artificial grass surface and the area to the rear will be covered with a new all-weather rubberised play surface.

10.0 Access

- 10.1 Pedestrian access to the building is directly from the pavement running along Sun Street or from the footpath to the side and rear of Sydnahm House, a block of flats adjacent to the Sun Street Community Centre car park.
- 10.2 The building has a level approach to the principal entrance from the car park. There are no changes in floor level within the building and all doors have level thresholds. All floor surfaces are firm, level and slip resistant.
- 10.3 The proposed works will not change or affect the access to the existing building.
- 10.4 No additional vehicle parking provision is necessary and therefore, a Transport Impact Assessment is not required.

11.0 Crime Prevention

- 11.1 The proposed fencing will increase the security of the external play area and prevent unauthorized persons entering the premises in which the children are being cared for.
- 11.2 The provision of the proposed fence will also prevent the children from leaving the premises with unauthorized persons.

APPENDIX A

Proposed Materials Information

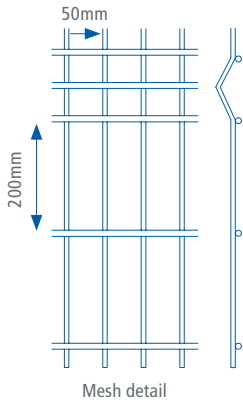
EUROGUARD® REGULAR

**Jacksons
Fencing**



Euroguard® Regular is ideal for residential areas, commercial properties, schools or car parks. The “V” shaped profile reinforcing folds increase the panels rigidity and strength. Panels can be stacked above one another to deliver a higher fence.

- Posts can be customised for Barbed wire / Razor wire / Rota Spike® / Alarm-aFence®
- Mesh 200 x 50mm centres with 45mm gap, 5mm wire (wire measured prior to coating)
- Unique vandal-proof panel to post fixing
- Anti-climb design
- 2 - 4 reinforcement folds according to height
- Can be stepped to accommodate sloping ground
- **25-year service life guarantee**



APPLICATIONS

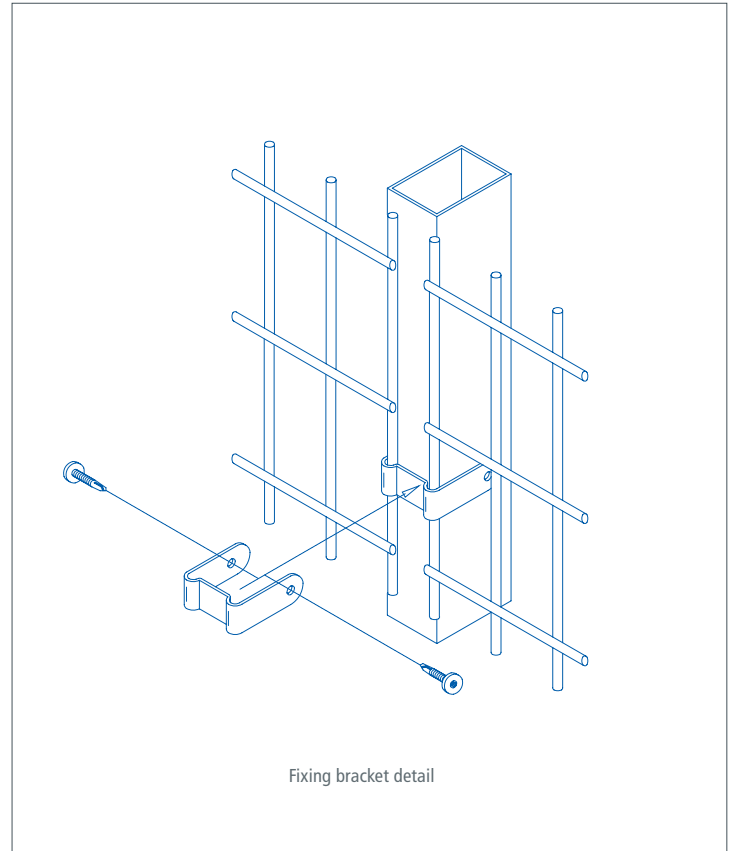
- ✓ Perimeters
- ✓ Schools
- ✓ Retail - Commercial premises

PANELS

Panels 3000m wide with 200 x 45mm mesh, 5mm wires with 2 - 4 reinforcing folds according to height, Galfan® Zinc alloy treated as standard. Vertical wires are at 50mm centres therefore panel has 61 vertical wires.

GATES

Matching gates available



HEIGHT (MM)	POST CENTRES (MM)	POST DIMENSIONS (MM)	OVERALL POST LENGTH (MM)
1525	3034	60 x 40	2100
1810	3034	60 x 40	2500
2010	3034	60 x 40	2800
2410	3054	80 x 60	3300

POST OPTIONS

- Overlength set in concrete as standard
- Baseplated to bolt down onto concrete
- Cranked to suit wall mounting

FINISHES

- Panels are Galfan® zinc alloy coated to BS EN 10244-2:2009 class A as standard
- Powder coated to BS EN 13438
- Marine coat for installations within 500m of salt water or an estuary

STANDARD COLOURS

- Black RAL 9005
- Green RAL 6005
- Other colours are available on request