

DESIGN AND ACCESS STATEMENT:

CANAL WAY PLAY AREA



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1. INTRODUCTION

The open space at the junction of Canal Way and Orts Road is amenity open space of 0.16ha owned by Reading Borough Council's Housing Department.

The site is bounded by public highway to the north and west, a footpath to the south, and by the rear gardens of houses in Florence Walk to the east. It is planted with mature lime trees along the western edge, and new limes have been planted on the site to the south. The rest of the site is laid to grass, and there are two seats facing north on the southern boundary.

The site is currently a valuable green space in the heart of the Orts Road estate, although it is only lightly used for recreational purposes.

In 2017, residents of Patriot Place requested that the play area close to the flats be closed and converted to a gated garden for residents, because of antisocial behaviour. In 2019, councillors voted to use some of the 15% recreational funding available from the Community Infrastructures Levy to replace the old play area at Avon Place, which is in very poor condition, with a new play area at Canal Way serving families across the estate. This new play area is the subject of this planning application.

2. PROPOSAL

It is proposed to install a new play area catering for younger children who live in or visit the Orts Road area on the recreational public open space on Canal Way. The play area will include both fenced equipment and an unfenced natural play space to encourage active and imaginative play. The play area is located to the south of the open space, as far from houses as possible, and directly accessible off the footpath that links the east and west sides of the Orts Road estate.

The proposals below follow a public consultation on both the layout of the scheme and the items of equipment. Details about the consultation are in Section 5.

The equipment, which is listed below, includes elements that will challenge the most active children, as well as equipment that is suitable for children with disabilities. We are mindful that not all mobility issues involve confinement to a wheelchair, and some of the new equipment provides activities for both wheelchair users and children with other mobility and sensory impairments.

The natural play area includes a mound and boulders, and children of all abilities can use the space to the limit of their capacities.

The proposals also include new seating, some adjacent to the play area, and some further away, for people who want to use the site away from playing children.

New landscaping includes the planting of 12 flowering cherries behind the houses in Florence Walk, and bulb planting between the trees.

The location of the equipped play area and the elevations are at Drawing 'Canal Way plan and elevations Q-23160-P6X6-C-02 A3 1-200 page 1 of 2'.

Details about the proposed play equipment are at Drawing 'Canal Way plan and equipment details Q-23160-P6X6-C-02 A3 1-200 page 2 of 2', and as follows:

Viking Steel blue HPL panels, red sail - (HAG8052385)	
	Supply 1 No. Viking Steel blue HPL panels, red sail Installation into Soft Dig

Age range: juniors

Accessibility: not suitable for children with mobility problems

2.4m Olympic Basket Swing Colour Collection 8 - (SWO24B(008))	
	Supply 1 No. 2.4m Olympic Basket Swing Soft Dig Installation

Age range: 2+

Accessibility: suitable for children of all abilities

Laddy Springer (Red) - (HAG8050110)	
	Supply 1 No. Laddy Springer Soft Dig Installation

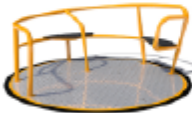
Age range: 2+

Accessibility: not suitable for children with balance problems

Post Office Panel FIPOST6 - (PD900-49)	
	Supply 1 No. Post Office Panel
	Supply 2 No. Steel Post for Play Panels with fixing kit
	Soft Dig Installation

Age range: 2+

Accessibility: suitable for children of all abilities

Spinmee Inc. Roundabout Colour Collection 8 - (CAR-SP2(008))	
	Supply 1 No. Spinmee Inclusive Roundabout
	Soft Dig Installation

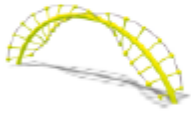
Age range: 4+

Accessibility: suitable for children of all abilities

Nexus Freeride Colour Collection 8 - (NXFRR(008))	
	Supply 1 No. Freeride
	Soft Dig Installation

Age range: 7+

Accessibility: suitable for able-bodied children only

DNA Climber with Rope Spectrum Yellow - (HS8060919(08))	
	Supply 1 No. DNA Climber
	Soft Dig Installation

Age range: 5+

Accessibility: suitable for all children with good upper-body capabilities

In respect of natural play, it is proposed that the following be installed on site:

- Boulder pile - suitable for children of all abilities
- Mound, using spoil from the excavation, profiled for play and seeded with grass - suitable for children of all abilities
- Open grass - suitable for everyone

The location is shown on the plan appended to this document.

3. ACCESS

An access audit has been carried out. This has shown the following barriers to access:

1. there is no car parking including no dedicated disabled parking, although the site is easily reached by people of all abilities (see below)
2. there is no formal cycle parking, although bicycles can be tied to the railings on site, and there is plenty of space for as many as required
3. there are no toilet facilities, although this is a local park, and within easy walking distance of family homes; it is not Council policy to provide toilet access at small local parks
4. there is no public transport to the site

Pedestrian access is achieved on three boundaries. From the west, north and north-east, pedestrian access follows the roads with at least one side pavement of adequate width. There are no formal road crossings, but the roads are quiet and traffic moves slowly due to a 20mph speed limit. Visibility for crossing is good. The southern boundary is a wide, level, hard-surfaced footpath that links the east of the Orts Road estate with the park. There is no barrier to wheelchair access along the southern boundary.

The site is more accessible than the play areas at either Patriot Place, which was buried in the development, or Avon Place, which is steep, and is intended for use by residents who live within easy walking distance of the open space.

4. ECOLOGY AND TREES

CS Policy CS36 seeks to protect features of biodiversity interest. Development which would have a direct or indirect impact on the site will not be permitted unless the need for the development outweighs that interest or if appropriate mitigation is incorporated. SDPD Policy DM18 promotes tree planting as part of development proposals. CS Policy CS38 protects trees, hedges and woodland.

The site is not statutorily designated for its wildlife interest and the proposals will not affect land designated for its wildlife interest or habitats of principal importance for conservation. The grassland affected by the works is regularly mown grass of negligible ecological value, and the mature trees will not be affected.

There are 10 trees on the site, a sycamore, 6 semi- mature limes and 3 newly planted limes. In addition, there is a row of 6 semi-mature lime trees on the south side of the footpath along the boundary with Reading College.

The scheme impact on two of the new trees: the newly planted trees on the north side of the pathway will be included in the play area.

Other information about trees is included in a separate document.

It is proposed that 12 *Prunus* ‘Accolade’ be planted on the eastern boundary of the site, at least 6m from the rear boundary of houses in Florence Walk. As these trees mature, they will provide spring and autumn colour to the site, as well as visual and sound screening for the nearby residents.

Tree Species	Specification	Number planted
<i>Prunus</i> ‘Accolade’	12/14, RB	12

Tree planting and tree protection measures will be carried out in line with SDPD Policy DM18. Planting will occur during the 19/20 planting season.

Planting method statement, consistent with BS 8545:

- Dig pits 4x the volume of the root ball and the same depth
- Backfill with excavated material
- Install irrigation tubing around root ball top with end exposed for watering
- Quadruple-stake
- Apply mulch to 100mm depth and 500mm radius around each tree
- Top up the mulch until the tree is established
- Weed and irrigate for two growing seasons

Bulb planting will be done under the new trees.

5. PUBLIC CONSULTATION

Consultation was carried out in two phases. The first was a community event held on the Canal Way site on Saturday 22 June, and attended by ward councillors and Council officers. Five alternative play schemes were displayed, as well as a plan of the overall proposals. Consultees were also asked what variety of tree they wanted planted on the site.

On 19 July, Y5 and Y6 children at Newtown Primary School were asked to vote on their favourite of the five play proposals, as well as their favourite trees. The results are below.

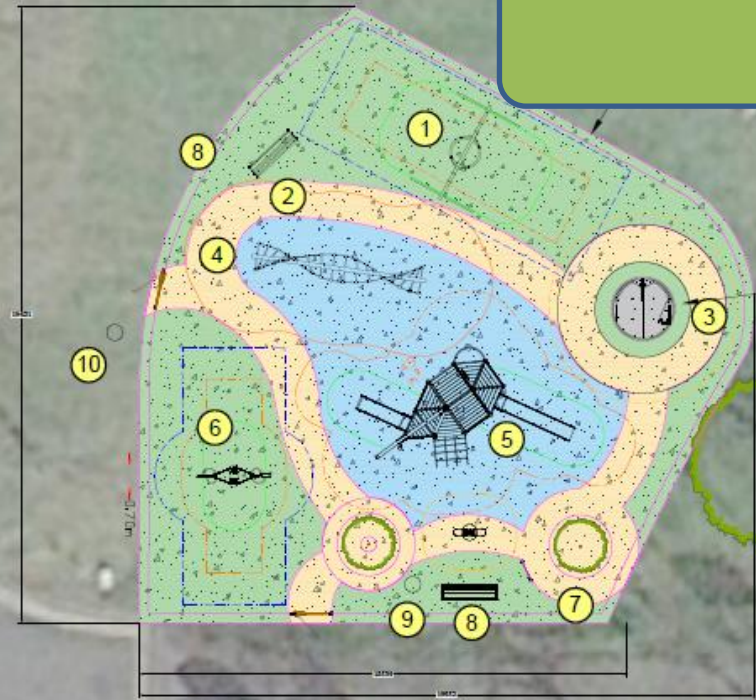
	Orts Road Community Day	New Town School	Total
Kompan	2	14	16
Sutcliffe	2	4	6
Hags	9	18	27
Proludic	7	12	19
Wicksteed	9	7	16
Prunus Accolade	23	42	65
Betula pendula	1	5	6
Prunus serrula	4	8	12

These results, and the play schemes, were made available to the Access and Disabilities Working Group on 11 September for comment.

One subsequent change was made to the scheme following all consultation: the addition of a fully accessible wheelchair friendly carousel.

Canal Way

Excavated material to be retained on site, and moulded into a grass mound, with slopes gentle enough for mowing. Boulders to be included for natural play.



4m2 40mm depth wetpour

GENERAL NOTES

If not indicated on this plan, north point must be confirmed prior to installation to ensure that slides do not face due south.
Exact positions & orientation of new items may be subject to a final site survey and setting out plan.
Any inaccuracies on site should be verified with HAGS before commencement of work.
HAGS recommend that existing trees are risk-assessed by the client to ensure the integrity of accessible branches, that overhanging limbs do not conflict with new play equipment or vehicle access and that the canopy will not produce excessive leaf drop which could cause a hazard within the play area.
This design layout conforms to the relevant BS Safety Standard.

RUBBER MULCH SURFACING

HAGS recommend the use of a stone base when installing rubber mulch. If installed without the finished surface will be a reflection of the ground beneath it, following any undulations. It will not be a completely flat surface. Rubber mulch will not cure any existing drainage problems it will require foundations and/or some kind of drainage system prior to installation.

DATE/19 - Original
15/06/19 - Amendment by DRS. Check by CH.
Equipment and layout changes to accommodate swapped base

KEY

- Felling Space Zone (EN1176)
- Free Space Zone (EN1176)
- Clearance Zone (EN1176)
- Movement Space (EN16401)
- Training Space (EN16401)

CUSTOMER
Reading Borough Council

PROJECT
Canal Way

TITLE
Design Proposal

HAGS

HAGS - North
Waterfront Complex
Belle Vue
North Yorkshire
YO8 8AP
United Kingdom

DATE: 04/06/19 SCALE: 1:100 @ A2
DRAWN BY: TG CHECKED BY: LB

DRAWING NUMBER: Q-23160-PGX6-C REVISION 1

SHEET 1 OF 1

		LEGEND	
KEY	CODE	DESCRIPTION	SURFACING
1	SW02AB	2.4m Basket swing	1.67m
2	NORTH008	Narrow Freeride	1.5m
3	CAS-SP2(008)	Spinnee Inc. Roundabout	1.0m
4	HS060010	DNA Climber	0.1m
5	HA02001385	Viking Steel	1.8m
6	HA02001110	Laddy Springer	0.8m
7	PD000-43	Post Office Panel	n/a
8	X	Existing seat	n/a
9	X	Earth Anchor Beau litter bin - supplied by others	n/a
10	X	Earth Anchor Beau litter bin supplied by others	n/a

Excavate to 120mm Eco surfacing - 285m2 | excavate ground for 140mm for wetpour 4m2. MOT stone for eco and wetpour 280m2 - Do not excavate, or lay MOT stone around tree trunks - Allowed 1m Radius / 3m2 around each Tree. - Excavation to 120mm & cart away spoil 285m2. Geotextile membrane 285m2.
Spoil from excavations to remain on site and formed into a mound in location determined by customer
611m 1.0m High bouttop fence in Green RAL 6005 12mm bar, 2nd Prosafe 1m high 1.2m wide self closing gates in Yellow RAL 1023
100m2 topsoil and seed reinstatement to access, compound and new mound.
Do not excavate, or lay MOT stone around tree trunks - Allowed 1m Radius / 3m2 around each Tree.