

2. The Proposal

2.1 Concept

The design principles are for a well-located building at the heart of Dee Park, which will be a focus for community activity and support.

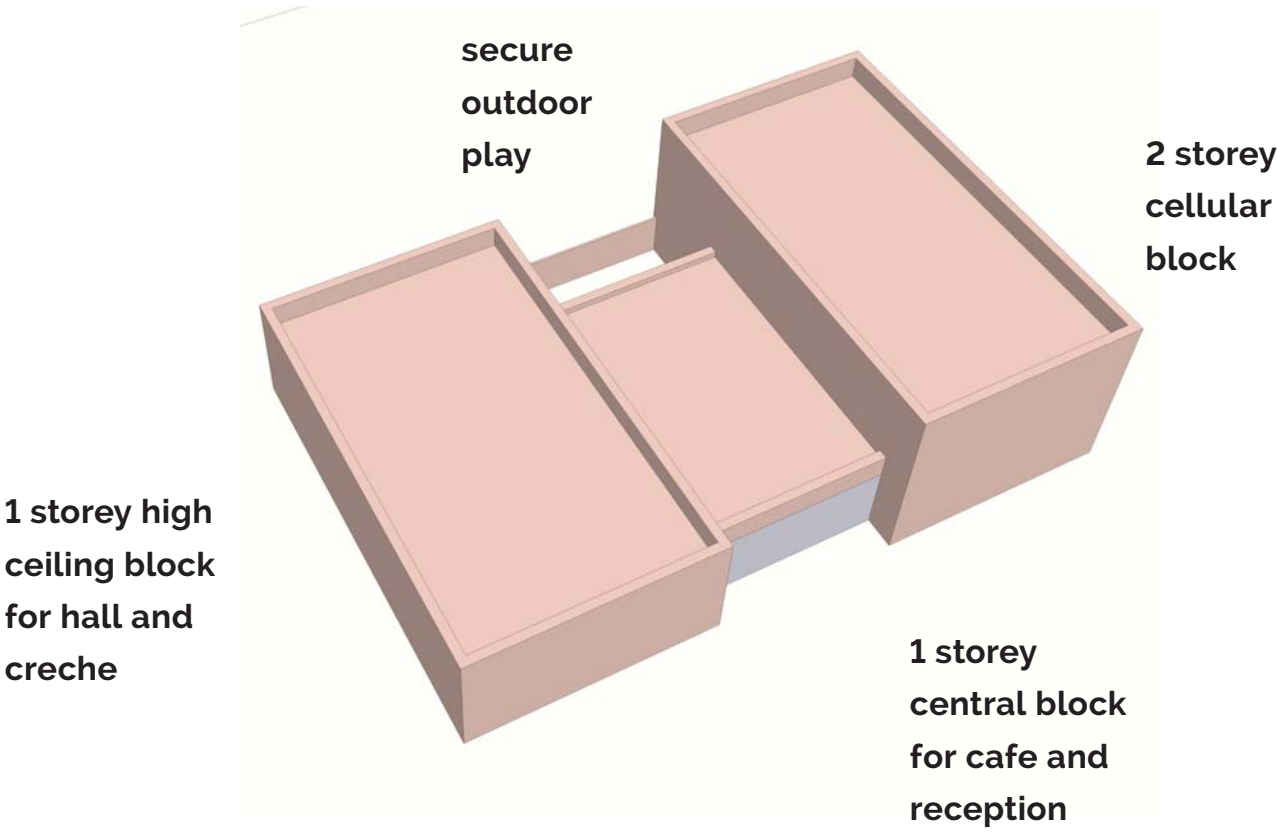
A welcoming, central café, with reception space, connects the main functions of the building – the more public hall and café, and the more private youth lounge, offices, meeting rooms, toilets and stores.

Spaces have been carefully considered so different uses can take place in the same space at different times of the day.

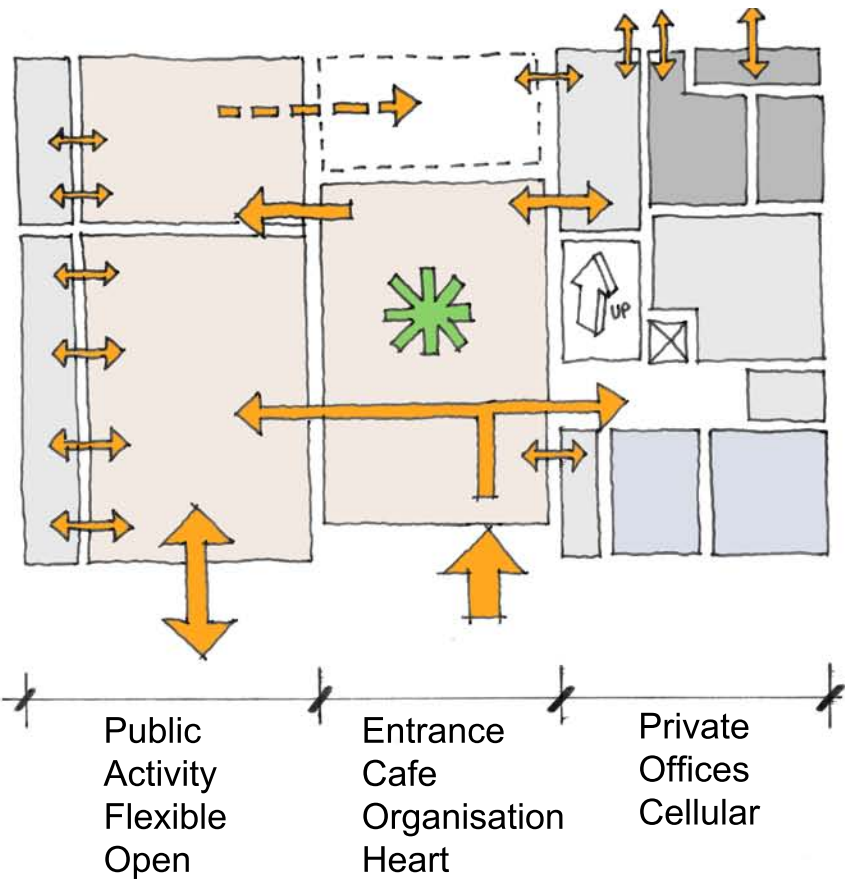


Massing study in context

Concept - 3d massing



Concept - plan



2.2 Use

The Centre will have a variety of uses and the accommodation schedule below sets out the key functional spaces:

Proposed Schedule of Accommodation				
Space	Area(m2)	Quantity	Total (m2)	Comments
Reception	6.9	1	6.9	
reception/café/ central hub	82.6	1	82.6	includes entrance, café and flexible circulation
Unisex toilets and shower facility	28.3	1	28.3	includes WCH accessible WC and shower/ changing facility and cleaners cpd
Public accessible WC				included in unisex toilets (see above)
Accessible toilet for youth lounge	3.8	1	3.8	
First floor unisex wc with baby change	4.1	1	4.1	staff to use unisex toilet facility at first floor or GF
Unisex shower				combined in unisex wc and shower facility
Interview room	9.2	2	18.4	
Community Office	34.3	1	34.3	
Secure Office	34.3	1	34.3	
Community Meeting Room 1	20	1	20	
Community Meeting Room 2	15.6	1	15.6	
Parks Dept Store	10.1	1	10.1	
Hall	100.2	1	100.2	
Hall Storage	5.7	4	22.8	
Community Kitchen	17.7	1	17.7	kitchen and servery to serve café and hall
Servery	9.8	1	9.8	
Cleaner's Store				included in unisex toilets (see above)
Consulting Room 1	12.6	1	12.6	
Consulting Room 2	12.3	1	12.3	
Buggy Store	4.4	1	4.4	
Youth Lounge	49.2	1	49.2	
Youth Lounge Storage	3.6	2	7.2	
Courtyard Store	2.1	1	2.1	
Bin Store	6.8	1	6.8	
Waiting Area	4.8	1	4.8	
Circulation including staircase	54.1	1	54.1	
Plant	16.7	1	16.7	
Net internal area			579.1	
GIA,m2			638	

2.3 Amount

The accommodation schedule below sets out the quantum and areas of each of the spaces:



Section through cafe



Section through offices and youth lounge

2.4 Layout

The ground and first floor plans explain the layout of the different spaces. The hall and café are designed to be connected if larger functions require more space, and also to allow the kitchen to serve the hall as well as the café. Both these spaces have the ability to open out onto the external space in front of the Centre, which connects to the open space to the east. In the future the temporary buildings will be removed and this public open space will be landscaped.

The youth lounge is designed to be private and secure, with its own external open space.

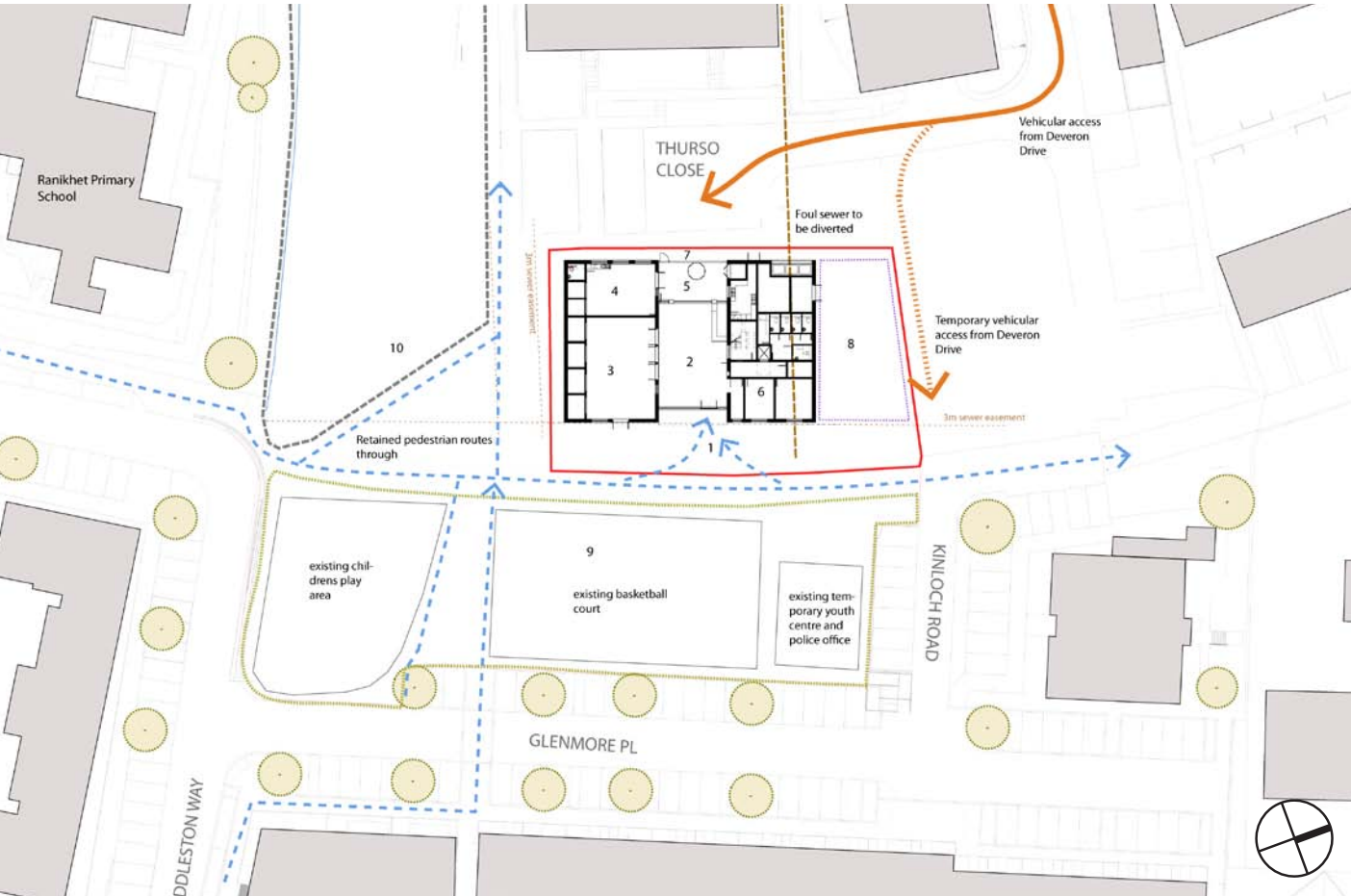
Both Hall and Youth Centre provide ample well sized storage spaces.

Meeting rooms are designed to be flexible, suitable for a range of training, meetings and other small scale uses. A shared office for RBC and Catalyst staff allows for services to be provided locally and are adaptable to meet the evolving requirements of the different teams working here. These rooms are at first floor with lift access.

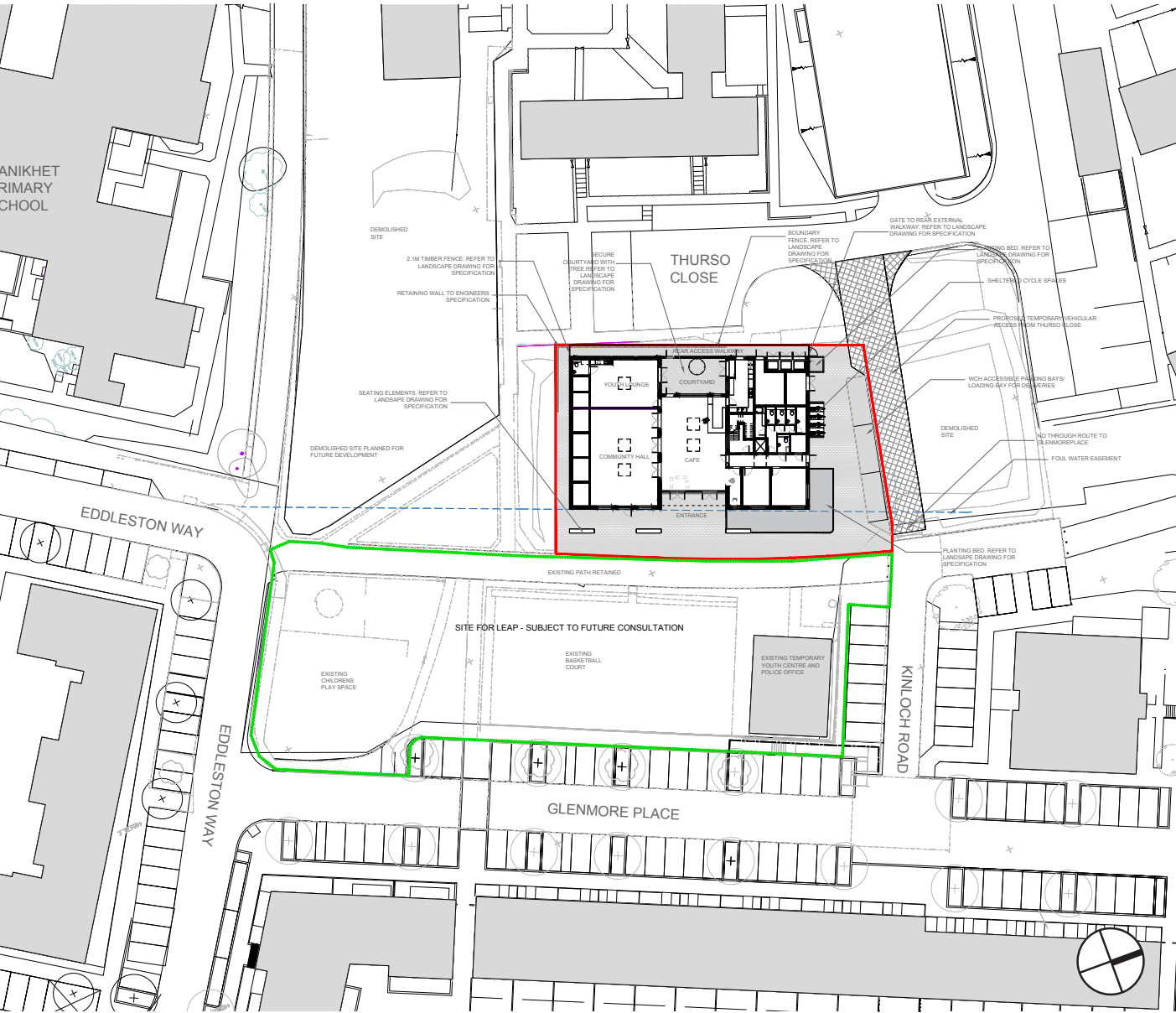
Unisex toilets are generally grouped together downstairs, with a wheelchair accessible toilet downstairs, and one upstairs, which also includes baby-changing facilities.

Refuse, plant and kitchen deliveries will all be accessed from a secure path behind the Centre. The Parks store will be accessible directly from Thurso Close.

- KEY:
- 1. Communal Amenity- hard landscaping
 - 2. Entrance/Reception/ Cafe
 - 3. Community Hall
 - 4. Youth Lounge
 - 5. Courtyard
 - 6. Office support/services 2 storey cellular block
 - 7. Rear access walkway
 - 8. WCH car parking, cycle parking, deliveries and emergency services acces
 - 9. Site for LEAP subject to future consultation
 - 10. Vacant demolished site planned for future development



Site Strategy



Site plan



Ground Floor Plan

- KEY
1. Entrance/cafe

2. Reception

3. Hall

4. Hall Storage

5. Youth Lounge

6. Storage

7. WC with baby change

8. Outdoor courtyard

9. Kitchen

10. Plant room

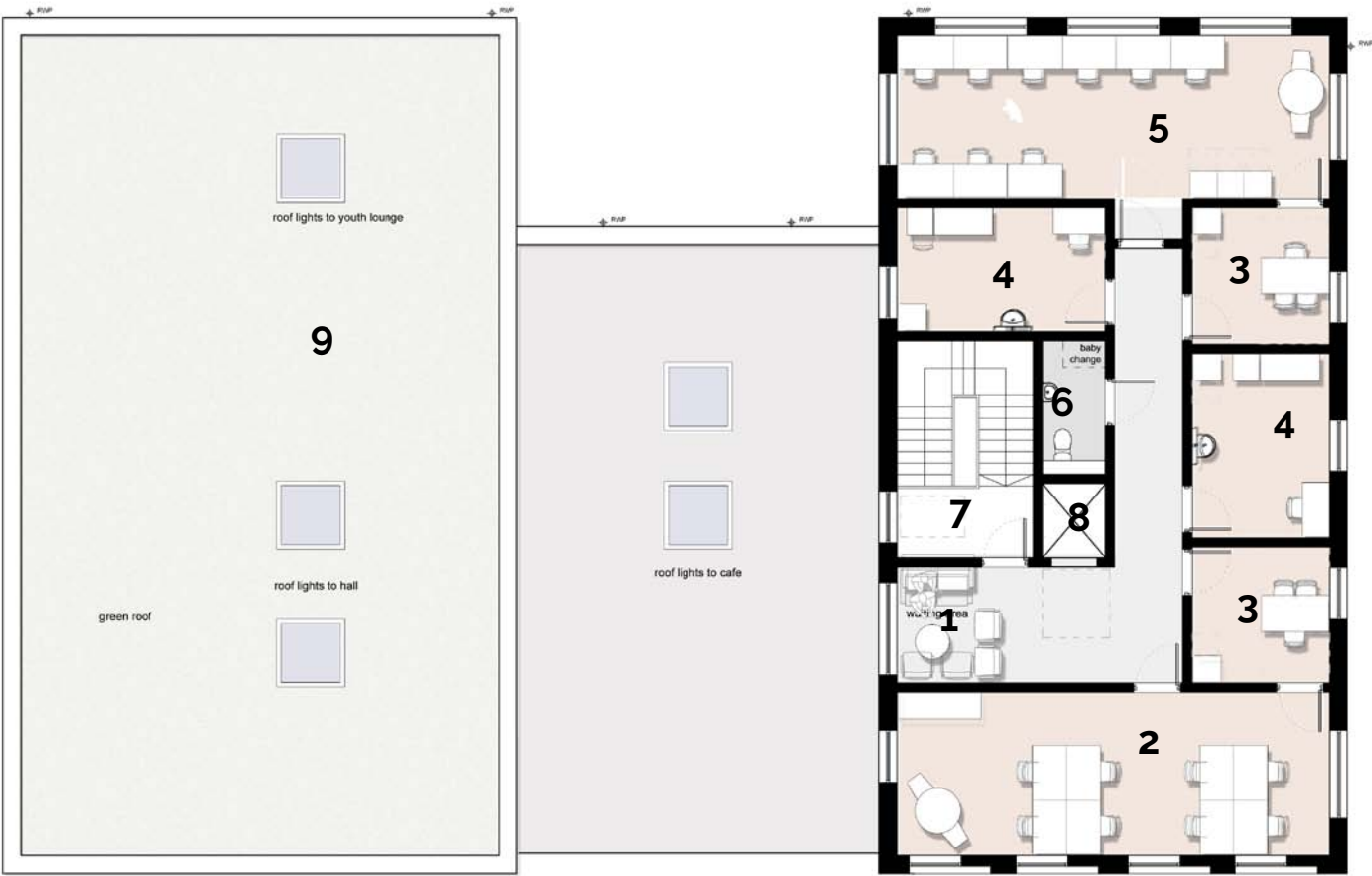
11. Refuse store

12. Unisex WC + shower

13. Meeting Room

14. Buggy Store

15. Parks Dept Store



First Floor Plan

- KEY
1. Waiting area

2. Community Office

3. Interview Room

4. Consulting Room

5. Secure Office

6. WC

7. Stairs

8. Lift

9. Green Roof



2.5 Scale

The Hall and Youth Centre has a 3.5m floor to finished ceiling, and the café has a 3m floor to finished ceiling. These are all single storey. The adjoining service and office spaces have 2.5m floor to finished ceiling and are two storey with lift access to the upper floor.



East Elevation



North Elevation

2.6 Appearance

Materials
The main material for the external walls will be brick, in two contrasting colours, and careful detailing. The choice has been influenced by the local Reading character and history of the site, a former brick field, and the colour and finish are to be carefully selected red and multi-stock buff to match local brick types.

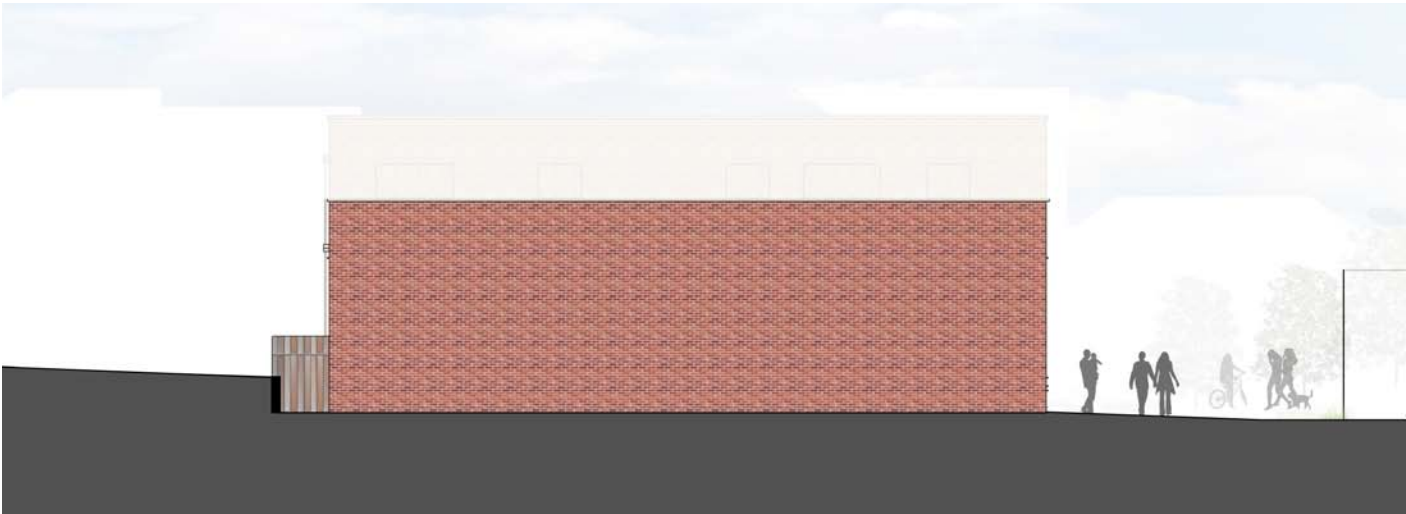
Cafe and hall windows and doors will be aluminium finish and other widows will be coloured upvc to match.

Fascia and eaves to cafe will be colour-coated aluminium finish.

Proposed Street Elevations
Natural light during the day is important for all the spaces, and there are generous windows and doors to the Hall and café. The glazed screen to the café will be a welcoming feature of the building, and will be well-lit at night, externally and internally. The windows and doors to the hall are set in a decorative brickwork surround, while windows to the offices in the two storey part of the building have a simpler recessed panel. The building has a strong civic appearance and community presence.



West Elevation



South Elevation



View of the Community Centre in context, seen from the public open space.

2.7 Landscape

The external space adjoining the new Community Centre will provide useful amenity for both the users of the Centre and the wider community, with a paved area in front of the hall and café.

A planting bed in front of the ground floor meeting rooms provides year-round colourful interest as well as outdoor seating and a defensible space to these rooms.

An existing well-used pedestrian route links the Community Centre to the wider neighbourhood. Works to this path are not included in this application.

The parking bays to the northern boundary will be Bitmac.

There will be a new close-boarded timber fence to the western boundary, with a locked gate to the rear service access points.

The footpath to the rear will be Bitmac. The secure outdoor play space will have a soft fall surface finish.



Proposed Plan

- 1. Site planned for future development
- 2. Existing footpath retained
- 3. Future LEAP and public open space
- 4. Good quality precast concrete block paving and seating elements
- 5. Planting around building with Sutton seed bulbs and specimen shrubs.
- 6. Proposed temporary vehicular access from Thurso Close
- 7. Bitmac WCH accessible parking bays / loading bay and street lighting to adoptable standards
- 8. 2.1m high close boarded timber fence and gate in accordance with Secured by Design guidelines
- 9. Retaining wall to Engineer's specification
- 10. Secure play space with soft fall, seating and feature tree planting

Materials



Concrete paving to public realm



Soft fall to play area.



Seating elements within the public realm

Planting



Robust evergreen understory shrub planting to building edge e.g. Sarcococca 'Winter gem'



Multi-stem birch to rear courtyard



Specimen shrubs to front of building e.g. multi-stem Amelanchier lamarckii

Reading is known historically for its 'Beer, Bulbs and Biscuits.' There may be opportunity to make reference to this important heritage within the design of the landscape

2.8 Accessibility

Access Statement

This access statement describes and appraises the inclusive design provisions of the development, including its external approaches. The proposed development has been designed and developed with consideration and understanding of the principles of inclusive design with specific regard to visitors to the community centre and the staff working within the building

The Access Statement sets out the general arrangements for approaches to the development, routes through the development, parking and entrances and circulation within the community facilities.

The statement also considers the requirements of all users, notably those with reduced mobility and sensory impairments. In doing so, it is implicit that issues relating to older people and people with small children are also considered.

The access provisions are reviewed against the access standards, policies and regulations that apply including the following standards:

- The Building Regulations 2000, Access to and Use of Buildings, Approved Document M, HMSO, 2015
- The Building Regulations 2000, Fire Safety, Vol 1 and Vol 2, HMSO, 2006
- Department for Transport Manual for Streets
- Reading Borough Local Development Framework – Core Strategy January 2008 (with Alteration Adopted 27th January 2015
- Dee Park Planning Brief – Adopted December 2008

The meaning of 'disabled' in this access statement is the definition stated in the Equality Act 2010

The Design Team aims to achieve the following as part of the design process

- To maximise access to all parts of the new development for people who are residents, visitors and staff regardless of disability and as required by local, regional and national policy
- To connect to the main pedestrian and vehicular routes through Dee Park.
- To ensure appropriate standards for accessibility are met at the outset and as part of mainstream inclusive design wherever possible

- To design inclusively, designing beyond the minimum requirements where possible to ensure all people regardless of age, sex or ability can use and enjoy the new building.
- To meet the aims of the Disability Discrimination Act 1995 (2005 as amended) and the Equality Act (2010, where applicable
- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people

Specific provision in the design of the new Centre includes: A well located and accessible location, at the heart of Dee Park, with a clearly legible design and layout which allows safe access for all users. Three dedicated car-parking spaces for wheelchair users, a mobility scooter store with charging points, accessible toilet for wheelchair users, a lift to first floor. Inclusive wayfinding and interior design will be considered at detail design stage 3 and 4.

Public Transport

There is a frequent bus service to Dee Park from Reading Town Centre, with bus stops nearby on Spey Road. There are other bus services a short walk away on Norcot Road and Oxford Road.

Cycle strategy

The Community Centre is provided with 8 cycle rack spaces. These are located externally on the north elevation for visitors and staff. For low maintenance and robustness the cycle racks are proposed as the Sheffield hoop style bedded in a concrete foundation.

Vehicular strategy

There is parking capacity in the surrounding streets therefore we have not proposed to provide dedicated visitor parking, with the exception of wheelchair accessible parking spaces to the north of the building which have easy and level access to the main entrance. Access for vehicles, including emergency vehicles, waste collection and deliveries, will be from Thurso Close, off Deveron Drive.

Wayfinding and signage

Lighting will be designed at the next stage, and will provide good illumination internally and externally. Wayfinding and building signage will be designed at the next next stage.

2.9 Safety and Security

All external doors and window will be tested to PAS24 standard. The external material is predominantly brick which is extremely robust and secure. Maintenance only access doors would be provided with a suitable lock and fob access arrangement. The Community Centre would have significant 'after hours' activity providing natural surveillance for the surrounding houses, streets and play areas.

Lighting and CCTV will be developed further at detailed design stage.

Sensitive areas of the internal environment would also be carefully access controlled, this strategy will be developed further with the end users and key stakeholders.

2.10 Sustainability

The proposal is for a compact, energy efficient building, which is flexible and adaptable in use future proofing its usage by the community.

Refer to BREEAM assessment for details

2.11 Servicing strategies

Refuse strategy

Dedicated refuse bins are located at the rear of the building on the west elevation. The building would be provided with 3 large 1100 litre capacity Eurobins to collect general waste, recycling and green/food waste. The general refuse store would be for the use of all occupants of the Community Centre. Collection would be via Thurso Close. It is envisaged that Thurso Close would link to Glenmore Place in future phases of the masterplan, this would not affect the refuse collection strategy.

Servicing and delivery strategy

Plant, refuse and park store areas are located towards the rear of the building each with an individual external access point. This allows servicing to occur without the disruption of the Community Centre and also can allow out of hours maintenance work. The kitchen area serving the main café also has an external access door for deliveries to ensure these deliveries are not bought through the main building.

Refer to Energy statement for details.

Drainage strategy

Refer to Drainage strategy for details.

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