



## **Dee Park Community Centre/Reading Design and Access Statement**

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Masterplan completed to date with proposed centre location shown

## Introduction

**The Dee Park Partnership have been regenerating Dee Park over several years and have now completed the construction of over 500 new homes, including 60 flats for older people at Oak Tree House, and new shops on Spey Road. The next step is to construct a new Community Centre which is an important focus for the residents of Dee Park. It provides community spaces and supporting offices for the residents of Dee Park, Reading Borough Council and Catalyst Housing Ltd.**

### Purpose of this document

This Design and Access statement is in support of a detailed planning application for the new Community Centre for Dee Park.

It should be read in conjunction with existing and proposed plans, elevations and sections; planning statement and other supporting reports included with the planning application.

### A new community centre for Dee Park.

This planning application is for the construction of a new Community Centre on a vacant site at the junction of Thurso Close with Glenmore Close opposite temporary open space at the heart of Dee Park. The new centre will provide a community café, hall, with flexible spaces, youth centre, meeting and training rooms, and offices. The associated external works include hard and soft landscape, parking spaces for bicycles and car parking spaces for wheelchair users.

The Community Centre is phase 2C of the regeneration masterplan. The location of the Centre has been changed from the approved masterplan (Dec 2009) through consultation with residents, RBC and stakeholders, and this application is a full planning application for the Centre in its new location with immediate associated landscape. The detail design of the open space will be brought forward for consultation and planning approval at a later date.

Dee Park residents have been consulted throughout the masterplanning process and design development of the Community Centre.

**Main Project Team**

**Dee Park Partnership**  
Client

**HTA Design LLP**  
Architects  
Planning Consultants  
Sustainability Consultants and BREEAM Assessor  
Landscape Architects

**Tully De'Ath**  
Structural Engineers

**BDSA**  
M&E Engineers

**Additional consultants and reports**

**HTA Design LLP**  
Statement of Community involvement  
Sustainability Statement

**BDSA**  
Energy Statement

**Be**  
Construction Management Plan  
Utility infrastructure Report

**HTA Design LLP**  
Town Planning Statement

**Infrastruct**  
Flood Risk and Drainage Assessment

**Listers**  
Ground Condition Assessment



Aerial photo of Dee Park with site boundary in red (Edited to include latest development not shown in Google maps)



1. The Process

1.1 Assessment

The masterplan for the regeneration of Dee Park was approved in December 2009, and over the last eight years 535 new homes have been built. The open space at Glenmore Place/Eddleston Way is on one of the main pedestrian routes through Dee Park, and will form an important public open space and LEAP when it is re-landscaped. It is bounded by new development constructed in phase 1 and 2 - four storey flatted blocks, a new terrace of two storey houses, and on street parking with landscaping.. There are temporary buildings at the north end of the current open space, and a children's play area to the south end.

To the west of the pedestrian route is the site for the new Community Centre. The site is accessed from Thurso Close (off Deveron Drive), from the footpath and from Kinloch Road/Glenmore Place. There is pedestrian and cycle only route connecting Kinloch Road and Glenmore Place with Thurso Close.

Two, 2 storey flatted blocks on the site have recently been demolished. Other flatted blocks off Thurso Close remain until Phase 3 comes forward for development. To the north of Thurso Close are the gable ends of terraces at Don Close.



View down Eddleston Way to site location, beside Paice Court.



View along Spey Road and bus route into Dee Park.



View along Eddleston Way towards the shops.



View up Spey Road towards Lousehill Copse.



Glenmore Place looking north, public open space to the left.



View along main footpath, open space on the left, site on the right.

To the south of the site, off Eddleston Way and Spey Road is single storey Ranikhet Academy.

The site falls from north to south and more steeply from east to west. There are mains services running in the footpath, with an easement each side, and other below ground services cross the site from west to east.



View north along main footpath, site on the left, Paice Court beyond



Footpath and hoarding to the south of the site, opposite the school



Site viewed from the south.



Access off Thurso Close, western boundary of the site.

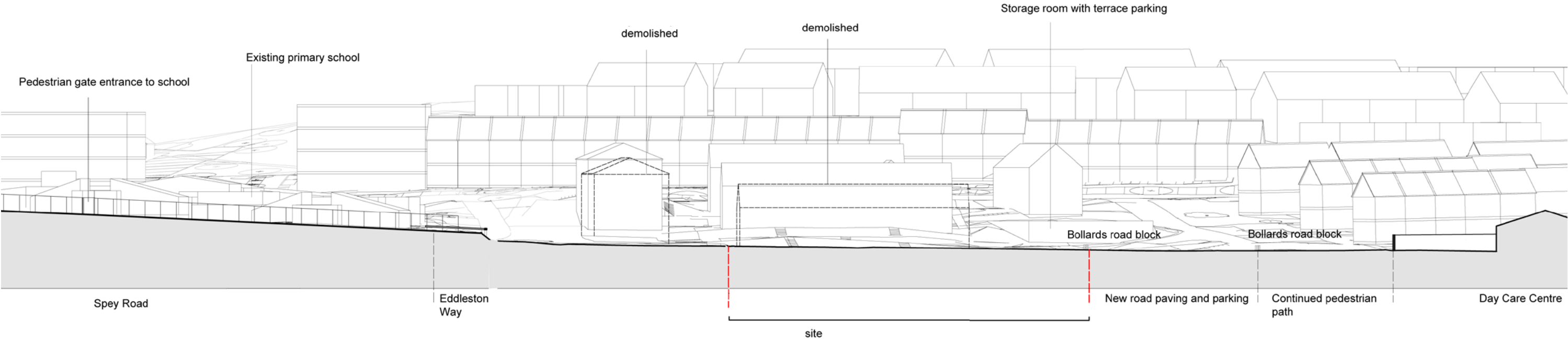


Site eastern boundary adjoining main footpath.

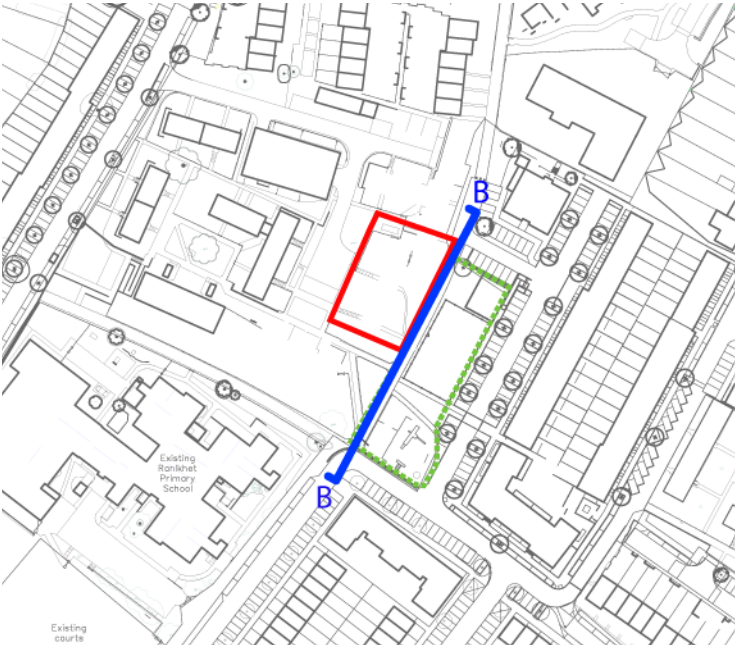


Site northern boundary, adjoining Thurso Close.

Existing Context Section BB



Existing Section BB



Section BB Key Plan