



**Dee Park
Regeneration**

—

Temporary Youth
Centre and Police
Facility

Design & Access
Statement

—

5th January 2015

—

DPR(Temp Y&PF)
AR 001

Revision A

Revision Summary

This Design & Access Statement to support the planning application for the proposed Temporary Youth Centre and Police Facility at Dee Park has been updated to include revised information following feedback from Reading Borough Council. Updated information includes:

- Proposal to provide a ramped access approach to the Police Facility accommodation, instead of stepped access.
- Proposal to use new modular units, instead of re-using the existing modular unit accommodation currently located on an adjacent construction site.
- Proposal to designate an existing un-allocated parking bay as a mobility parking bay to serve the facility whilst it is in use.

HTA Design LLP
January 2015

Report by:	HTA
Status:	Revision A
Document ref/rev:	DPR(Temp Y&PF) AR 001
First Issued:	05.01.15
File name/path:	W:\WDH-DPR-500\GRAPHICS\PAGES
Author:	ALE
Other contributors:	
Checked by:	CD
Approved by:	CD

Contents

The Process

2	Introduction and Background
4	Location of Existing Facilities
6	Proposed Temporary Relocation Site

The Proposals

8	Proposed Site/ Floor Plans
10	Use
10	Amount
10	Layout
10	Scale
10	Landscaping
10	Appearance
10	Access
11	Servicing

Appendix A - Preliminary Tree Inspection Report

Dee Park Regeneration - Temporary Youth Centre and Police Facility

Design & Access Statement

Introduction

Background

The Dee Park Partnership (DPP) has been working with Reading Borough Council and the residents of Dee Park since 2005, first through a competitive dialogue process, and since September 2007, as preferred bidder to regenerate Dee Park.

Following consent for the 2009 outline application for the regeneration of Dee Park (09/01454/OUT), the DPP began the regeneration in a series of phases. Phase 1 is now complete, Phase 2A is nearing completion and Phase 2B is currently on site.

Following a comprehensive reappraisal of the scheme and detailed design work for Phase 2B, a Section 73 application was submitted and approved in November 2013 to restructure the 2009 masterplan. The Section 73 application (131058) varied conditions 6, 7 and 22 of the outline permission (09/04154/OUT) which amended the phasing of the masterplan and the number of houses proposed. This amendment was necessary to reflect changes in market conditions and the 2009 masterplan was restructured to reflect the revised housing mix and layout. Overall the number of units reduced from the 2009 approval but the proportion of houses increased oppose to flats, increasing the emphasis on family homes in Dee Park.

An existing housing office and youth centre is currently located in Lyon Square, which falls within the Phase 2B boundary. The housing office also provides a base and facilities for the local police to have a presence within Dee Park.

In order for Phase 2B to be built, these existing community facilities will need to be relocated. The proposals for Phase 2B include the permanent reprovision of the housing office at ground floor of the proposed apartment block fronting Spey Road on Site 6B.

Included in the future phases of the Dee Park Masterplan is the provision for a new community building that will provide new facilities for a youth centre and base for the local police, and will be located at the heart of Dee Park.

Until the new facilities are delivered, it is proposed that the displaced community uses are to be temporarily relocated to an appropriate and considered central site.



Dee Park Illustrative Outline Masterplan (2009), as amended by S73 Application (2013).

Dee Park Regeneration - Temporary Youth Centre and Police Facility

Design & Access Statement

Location of Existing Facilities & Proposed Relocation Site

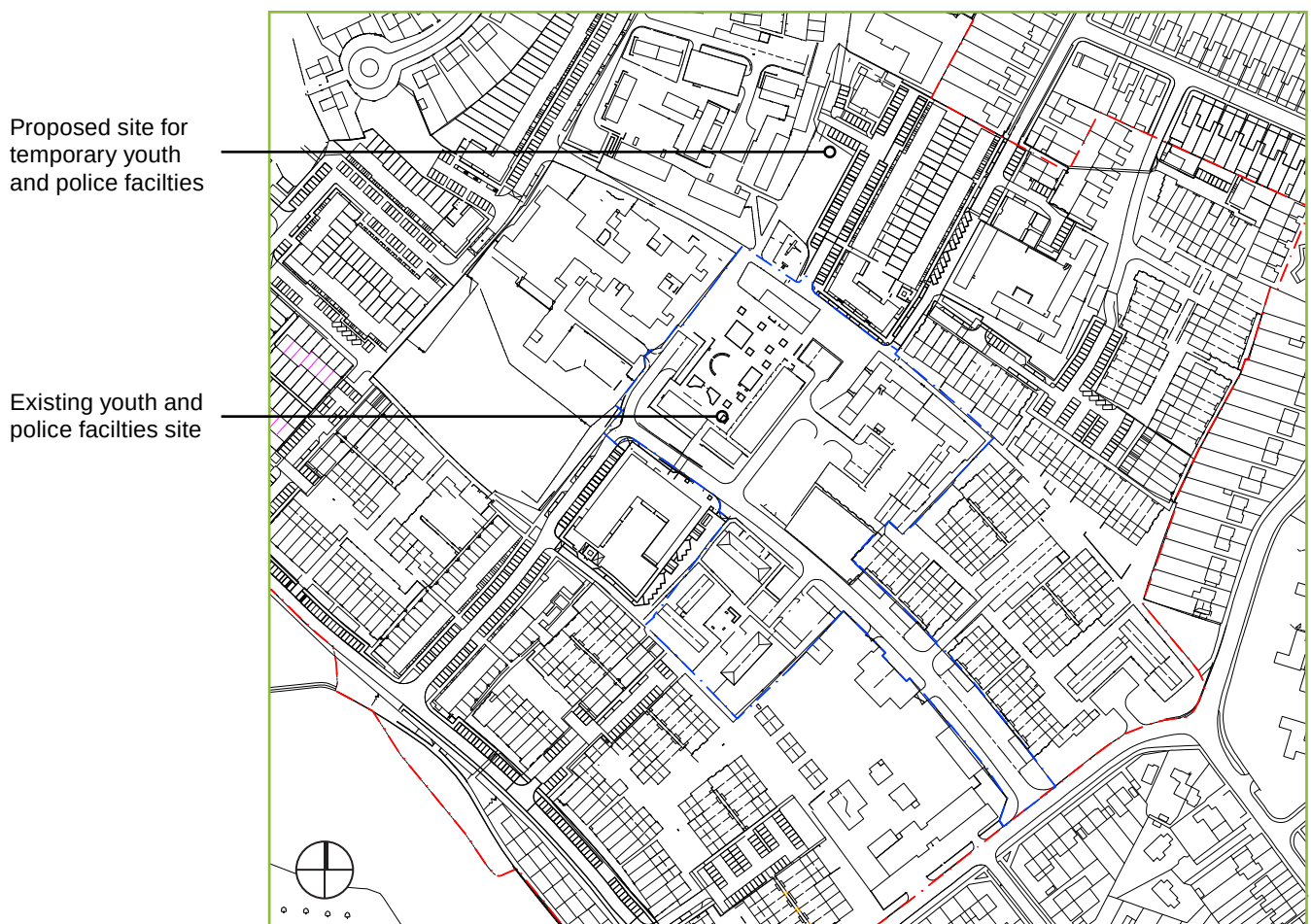
The following plans highlight the Proposed Phase 2B site boundary, and existing buildings within this boundary to be demolished prior to construction.

The current youth and police facilities are located within the block highlighted.

Existing facility areas:

Youth Centre = 96sqm

Police Facility = 32sqm



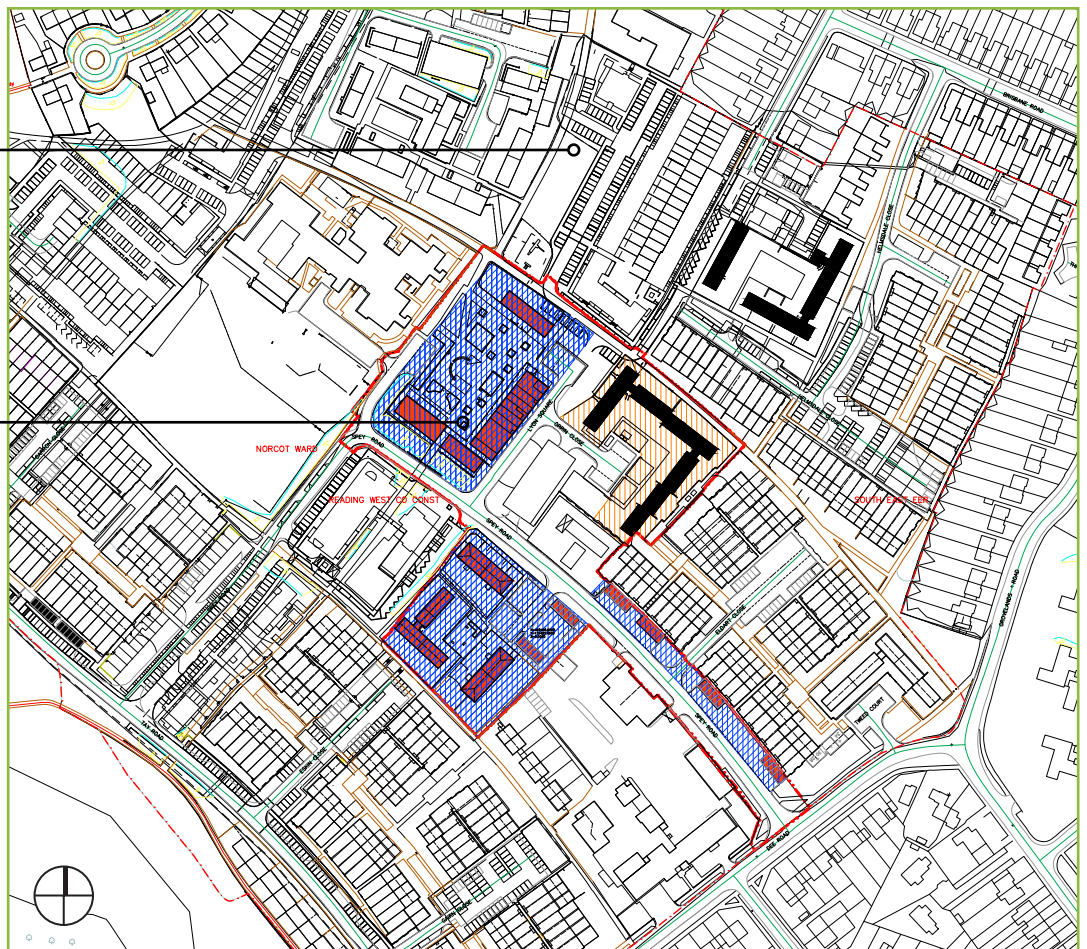
Dee Park Phase 2B Existing Plan

LEGEND

- Dee Park Regeneration Boundary
- Phase 2B Demise

Proposed site for temporary youth and police facilities

Existing youth and police facilities site



Dee Park Phase 2B Existing Plan including Demolition Plan



Phase 2B Demolition Site



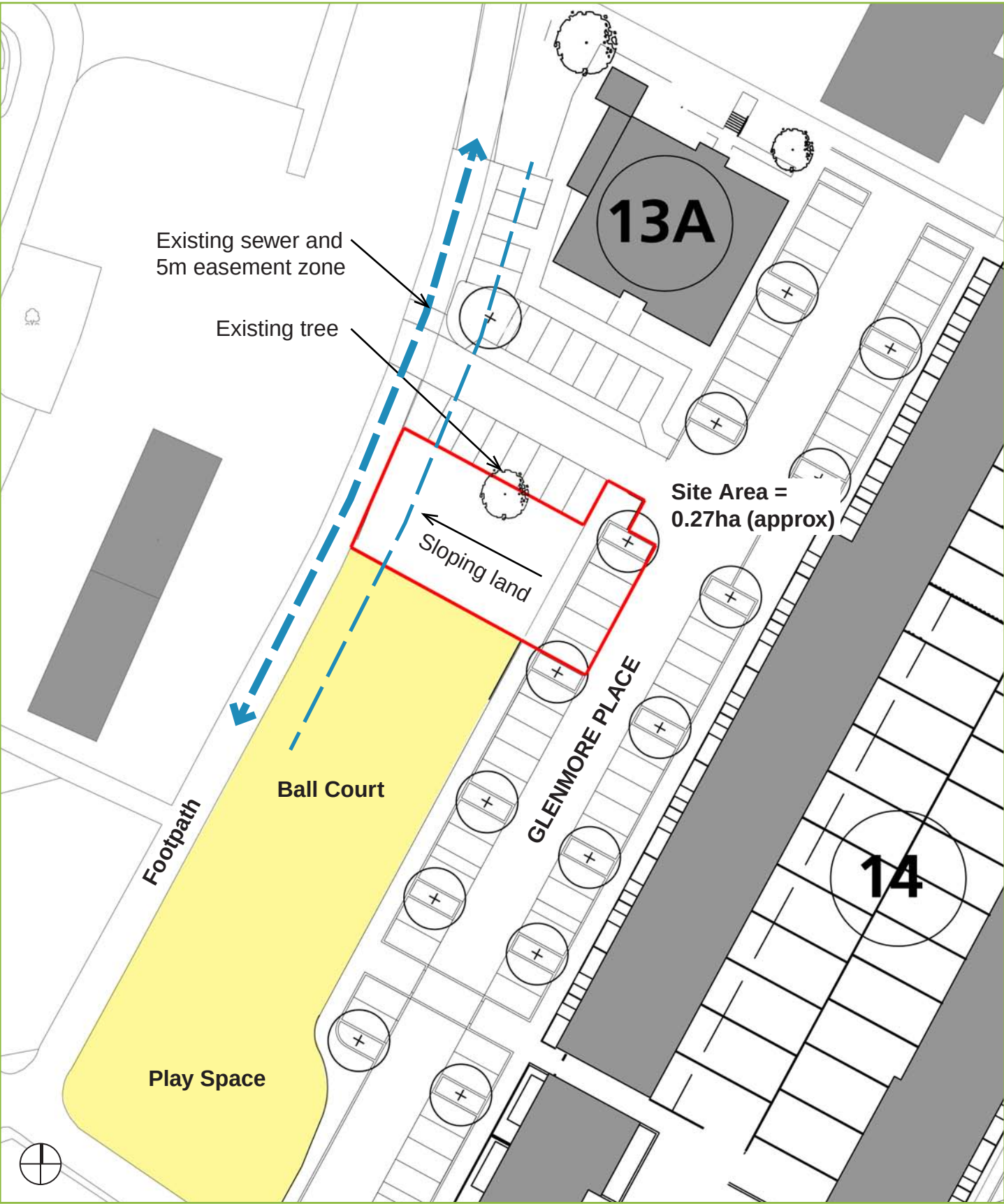
Phase 2B Buildings to be demolished in line with Outline Consent



Phase 2B Site cleared in Phase 2A Demolition



Buildings cleared in Phase 2A Demolition in line with Outline Consent



Proposed Relocation Site Location Plan (scale 1:1250)

Dee Park Regeneration - Temporary Youth Centre and Police Facility
Design & Access Statement
Temporary Relocation Site Photos - As Existing

Existing Cockspur
Thorn tree (in poor
consition)

Existing ball court
boundary fence

Sloping ground
(high to low)

Existing footpath



Photo of site facing east

Existing ball court
boundary fence

Existing Cockspur
Thorn tree (in poor
consition)

Existing footpath

Sloping ground
(high to low)



Photo of site facing west

Dee Park Regeneration - Temporary Youth Centre and Police Facility
 Design & Access Statement
 Temporary Relocation Site Plan - As Proposed



Proposed Ground Floor Plan - Youth Facility
 (scale 1:200)

- Site boundary
- - - Retaining wall

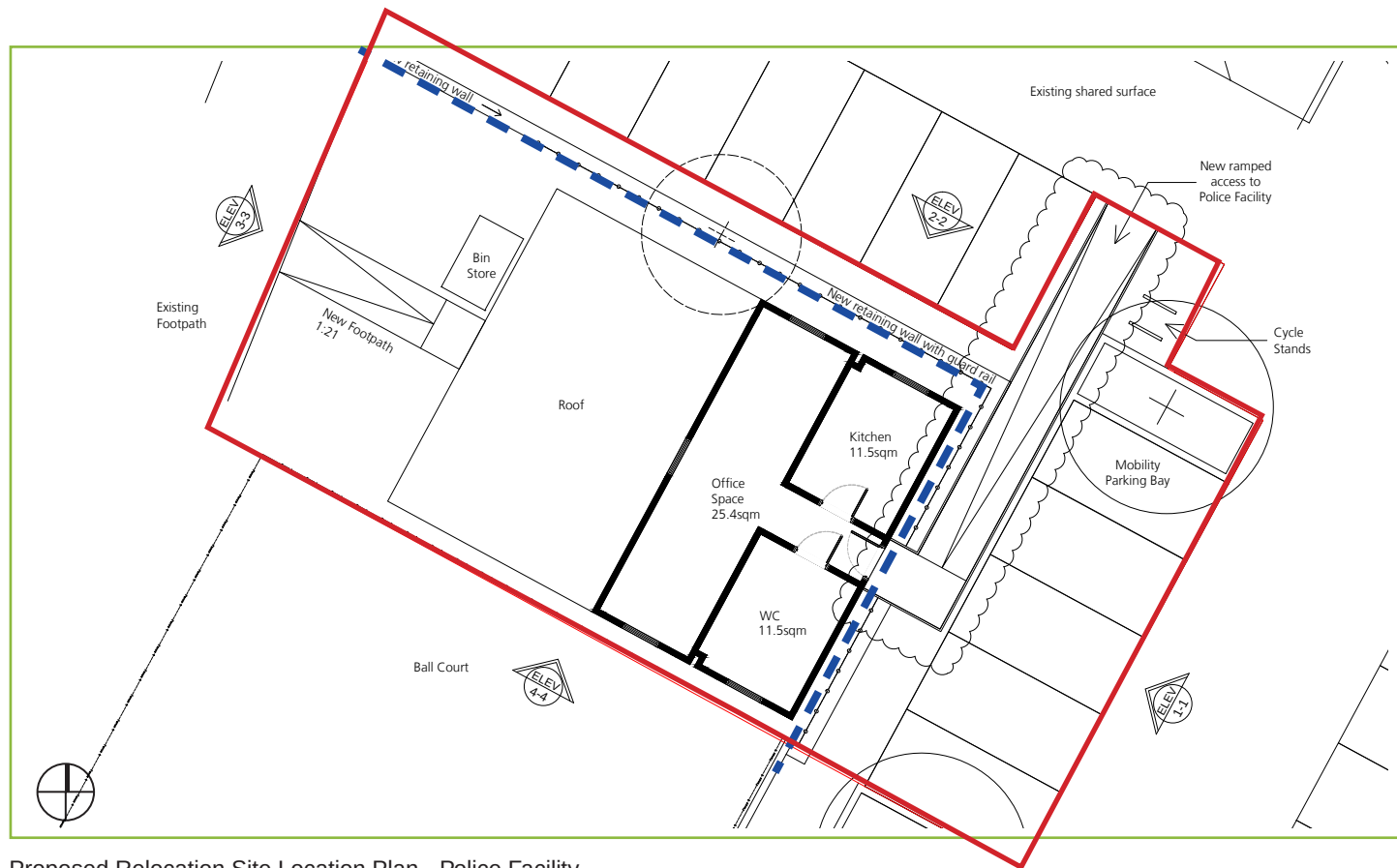


Photo showing existing footpath to the east of the site.

Dee Park Regeneration - Temporary Youth Centre and Police Facility

Design & Access Statement

Temporary Relocation First Floor Plan - As Proposed



- Site boundary
- Retaining wall



Photo showing proposed location of access to Police Facility. An existing parking bay would be temporarily suspended to keep the access point clear.



Photo showing existing verge and proposed location of retaining wall and guard rail.

Dee Park Regeneration - Temporary Youth Centre and Police Facility

Design & Access Statement

The Proposals

Use

The new temporary building will provide separate facilities for a youth centre and police office.

Amount

Proposed Area for Youth Facility = 114.3sqm
(4 portakabin units)

Existing Area of Youth Facility = 96sqm

Proposed Area for Police Facility = 55.2sqm
(2 portakabin units)

Existing Area of Existing Facility = 32sqm

The temporary youth centre facility will provide a large flexible space, in addition to a small kitchen and toilet facilities, including the provision of a wheelchair accessible WC.

The police facility will provide an office area, in addition to a small kitchen and toilet facilities, including the provision of a wheelchair accessible WC.

Layout

The proposed site for the temporary facility has been well-considered, with its central location that is well overlooked and proximity to an existing ball court and playground seen as beneficial. The site also benefits from its proximity to existing underground services.

The existing site slopes down from east to west. As the youth centre will be larger in area than the police facility, it is proposed to be located on the ground floor adjacent to the existing ball court.

The police facility will be located above the youth centre, with a separate access point off Glenmore Place.

The positioning of the temporary facility on the proposed site is such to avoid a 5m easement zone from an existing sewer that follows the footpath the west of the site.

Scale

The temporary facility will be 5.1m in height at its tallest. The proposed temporary relocation site has an existing sloping topography that will be excavated from the lowest point in order to provide a level site condition.

This process will inherently minimise the impact of the height of the facility in relation to the surrounding residential buildings.

Landscaping

The existing Cockspur Thorn tree is proposed to be removed owing to the current poor condition. For further details, please refer to the Tree Inspection Report prepared by RGS Arboricultural Consultants accompanying this application (Appendix A).

Appearance

The proposed facility will be constructed using pre-serviced modular units that will have a neutral colour rendered surface.

Access

The youth facility will be accessed via a new level footpath that links to an existing footpath to the north-west of the site.

The police facility will be accessed via a ramped approach off Glenmore Place to the south-east of the site.

Car and Cycle Parking

An existing un-allocated parking bay will be redesignated as a mobility bay to serve the facility. There are further un-allocated bays within Glenmore Place that could be used by visitors to the facility. No additional parking spaces will be provided. When the temporary facility closes, the mobility bay parking space will be undesignated.

In addition, it is proposed to provide cycle stands for 6 spaces.



Photo showing the proposed type of modular accommodation units that are to be used to provide the temporary Youth and Police Facility.

Servicing

A refuse and recycling enclosure will be provided on the proposed site. Bins will be placed on the roadside of Gelnmore Place on collection days and will be emptied as part of the current collection service. Bins will then be returned back to the enclosure.



PRELIMINARY TREE INSPECTION REPORT

Dee Park, Reading, Berkshire.

Client: Willmott Dixon Housing

Leo C E Hawkes
September 2014
Checked: R Yates

1.0 Instruction & Remit

We are instructed by Mr Gavin Skelly, Operations manager for Willmott Dixon Housing Ltd to undertake a preliminary ground level inspection of one cultivated Hawthorn tree located in mixed bedding near the community activity sports pitches adjacent to Glenmore Place in Dee Park, Reading, Berkshire. We were also instructed to inspect one Cherry tree located to the rear of Deveron Drive, Dee Park.

2.0 Caveats

The inspection and this report have been completed by Leo Hawkes, who holds the formal qualification; BSc(Hons) in Arboriculture, the LANTRA Certificate in Professional Tree Inspection and is a member of the Arboricultural Association.

The weather conditions at the time of inspection were dry and sunny with good visibility.

The tree has been inspected from ground level only. It should be noted that any tree, irrespective of its health or condition, can be subject to a major failure given sufficiently severe weather conditions. The conclusions made in this report, and any subsequent recommendations, are based on the assumption of 'normal' weather patterns.

3.0 Methodology

The visual inspection of the tree was carried out as per the recognised systematic approach, known as VTA (Visual Tree Assessment) as popularised by Dr. David Lonsdale *et al.* This may include the use of basic tools, such as a soft mallet & metal probe, to detect areas of potential decay or wood dysfunction.

4.0 Findings

The first subject tree is a semi-mature Cockspur Thorn (Fig. 1), which is approximately 15-20 years of age. It is approximately 7.5 metres in height and has a broadly symmetrical crown. We were informed that the tree was transplanted approximately 18 months previous to our inspection.

The tree is located on the edge of a mixed bed, with approximately half of the root area grass and half mulched bed. The tree has a stem diameter of 250mm at 1.5 metres, a fair structural condition but very low vigour. It has been previously reduced unsympathetically and the crown is thus of poor form. The tree is in a state of decline, as it has failed to fully flush (produce leaf) this year, and any leaves that it has are very small and most are dead. The rootstock is producing sucker growth at the base (Fig. 2) which indicates the extent of low vigour and the poor state is thought to have been exacerbated by recent dry weather conditions following the earlier transplantation.

Dee Park Regeneration - Temporary Youth Centre and Police Facility
Design & Access Statement
Appendix A - Preliminary Tree Inspection Report

Tree Inspection Report : 22nd September 2014



Fig.1 Subject tree (Cockspur Thorn) as seen from car park, looking north-west



Fig.2 Subject tree producing live suckers from the rootstock

The second subject tree is a mature Cherry (Fig. 3) located upon a sloped verge consisting mostly of long grass and mixed shrubs. It is approximately 40-50 years of age and is approximately 18 metres in height. It has a broadly symmetrical crown with a stem diameter of 540mm at 1.5 metres, is of fair to poor structural condition and of normal vigour. The main cause for concern regarding this tree is the recent root severance caused by a utility installation on the east side of the tree (Fig. 4). Minimal major roots have been severed, however one severed major root with a diameter of 40mm is visible, and approximately a fifth of the fibrous roots have been effectively severed. The tree has two stems from 2 metres above ground, and has *Phelinus* sp. fungal fruiting brackets on a northern primary limb at 5 metres. The crown is also displaying small leaves and a thin upper crown on the south-east side, the tree also leans to the east.



Fig.3 Subject tree (Cherry) looking south, location of root severance arrowed

Tree Inspection Report : 22nd September 2014



Fig.4 Subject tree, showing recent root severance (arrowed), looking west

5.0 Conclusions and Recommendations

- 5.1 Subject tree 1, the Cockspur Thorn is in such a poor physiological condition that it is very unlikely to recover, hence removal and replacement with a similar species is to be recommended.
- 5.2 Subject tree 2, the Cherry is displaying minor signs of root loss in the form of localised upper crown dieback, its stability has not been jeopardised by the loss of major roots however. It would be prudent however to re-assess the tree's condition within two years of the date of this report.



—
HTA Design LLP
106–110
Kentish Town Road
London NW1 9PX

—
020 7485 8555
info@hta.co.uk
www.hta.co.uk

—
Managing Partner:
Benjamin Derbyshire
Dip Arch Cantab RIBA

—
Partners:
Mike De'Ath
BA (Hons) Dip Arch
Simon Bayliss
MA Dip Arch Dip UD
Colin Ainger
BA (Hons)
Caroline Dove
MA (Hons) Dip Arch RIBA
Sandy Morrison
B Arch RIBA
Stephen Newman
B Arch
James Lord
BA (Hons) BLA MLI
Rory Bergin
B Arch MSc
Lucy Smith
BA (Hons)
Riëtte Oosthuizen
BA (Hons) MA PHD
Simon Toplis
MA Dip Arch

—
Directors:
Rajiv Ranjan
B Eng MBA
John Nsiah
BSc (Hons) Dip Arch