

Reading Uni SportsPark
Shinfield Rd
Reading
RG2 7BW



Construction of a three court tennis court covered with an air dome including lighting and heating with associated fencing and storage container.

Design and Access Statement

Client	Reading Uni SportsPark Shinfield Rd Reading RG2 7BW			
Project	Construction of a three court tennis court covered with an air dome including lighting and heating with associated fencing and storage container.			
SSL project code	SSL1824			
Document title	Design & Access Statement			
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Contents

	Page
1. Introduction	3
2. Design & Access Statement Principles	4
3. Design & Access Statement	6
4. Planning Statement	17
5. Photographs & Photomontages	19

Appendices

Appendix A_Tree Survey 1
Appendix B_Tree Survey 2
Appendix C_Business Plan
Appendix D_Development Plan
Appendix E_Travel Plan

Drawings

SSL1824 T1 - Topographical Survey
SSL1824 01 - Site Location Plan
SSL1824 03 - Proposed Site Plan
SSL1824 04 - Proposed Plan
SSL1824 05 - Elevation



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1. Introduction

- 1.1 Surfacing Standard Ltd have been appointed to consider and develop technical information for the proposed construction of a three court tennis court covered with a double skinned air dome including lighting and heating with associated fencing and storage container at:

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Shinfield Rd
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- 1.2 In order to assist the application and to facilitate the implementation and delivery of the project, this document describes the project aspirations and illustrates the process that has led to the development proposal, and to explain and justify the proposal in a structured way. This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance, and context of the scheme.
- 1.3 In addition, the wider access aspirations and implications of the proposal are addressed.



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2. Design & Access Statement Principles

- 2.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

- 2.2 Guidance on information requirements and validation, published by the Town and Country Planning (Development Management Procedure) (England) Order 2015 recommends that a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application, but need not be long. Further published recommendations are:

- Design and access statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access.
- Statements should improve the quality of proposals: in preparing the design and access statement, developers need to consider and subsequently explain the merit of the design and how it relates to the existing setting.
- Design and access statements enable local planning authorities to better understand the analysis which has underpinned the design and how it has led to the development of the scheme. This helps negotiations and decision-making and should lead to an improvement in the quality, sustainability and inclusiveness of the development.
- Design and access statements allow local communities, access groups, amenity groups and other stakeholders to involve themselves more directly in the planning process without needing to interpret plans that can be technical and confusing. This helps to increase certainty for people affected by development and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be more transparent to stakeholders and the local planning authority.

2.3 What Is Required: The Design Component

The design and access statement should cover both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Statements should evolve throughout the design and development process.

A design and access statement for a planning application should explain the design principles and concepts that have been applied to particular aspects of the proposal. These are:

- Scale: Scale is the height, width and length of a building or buildings in relation to its surroundings.
- Amount: The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.
- Layout: The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.
- Landscaping: Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain the function of the landscaping, for instance for sustainable drainage purposes, providing shading or other climate change adaptation purposes, and explain how it will be maintained.



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- Appearance: Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

2.4 What Is Required: The Access Component

It is important to note that the requirement for the access component of the statement relates only to 'access to the development' and therefore does not extend to internal aspects of individual buildings.

Statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network.

The statement should address the need for flexibility of the development and how it may adapt to changing needs.



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3. Design & Access Statement

Use

The proposed development will include the construction of a three court tennis court covered with an air dome including lighting and heating with associated fencing and storage container.

The provision of the new tennis court dome will provide increased usage in comparison to the existing grassed areas for the benefit of the University of Reading and its partner organisations and community groups during the daytime and evenings. This extended use is possible because the proposed surface lighting and covering from winter weather conditions allows it to be used throughout severe weather during the winter months when rain, wind and snow etc would normally deem tennis unplayable on the existing outdoor courts within the site.

Amount

• New Tennis Court Playing Area	1868sqm
• Hardstanding Pathways and Surrounds	717sqm
• Total Development Areas	2585sqm

Layout

The proposed Tennis Court Dome will replace part of the natural grassed field of The UoR.

The levels of the subject site run from the North West (high) to the South East (low). The levels of the development area are relatively flat with a gradual and consistent slope from the North West (high) to the South East (low). The tennis court will be constructed with a slight cut and fill balance to retain all excavated sub soil material onsite and to allow the courts to have a gradient that meets the requirements of the ITF Approved Tennis Balls, Classified Surfaces and Recognised Courts. A Guide to Products and Test Methods and British Tennis / LTA Court Surface Guide. The new finished levels of the development will reduce from the existing slope/gradients to enable a flat area for a more efficient drainage strategy and better playing characteristics but the change in levels from existing will be minor and any areas affected by the change in levels shall be naturally graded back to existing with soft banking batters being reinstated to grass.

The traffic and transport links coming to and from the site shall remain being from with the various site car parking areas being utilised for the weekday evening and weekend usage.

Scale

The proposed air dome will extend from ground level (to all perimeter sides) to a maximum height of 11m above ground level at the central apex.

New perimeter fencing around the air dome, to offer a degree of security to the facility; will extend above ground level to a height of 3.00m above ground level. 1.2m high Post and rail fencing will be added to the associated pathways to allow safe egress around the area.

Landscaping

The areas around the tennis courts and associated pathways shall be reinstated to grass (soft landscaping) by naturally grading back to existing levels as necessary to tie the new pitch into surrounding ground.



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Appearance

The intention is develop the facility with minimal visual impact when viewed from any adjacent properties looking over the site, which is necessary to satisfy Local Policies which seek to ensure that proposals are sympathetic to its surroundings and will not impact on the visual amenity of the area and the amenity of neighbouring residents. This was aided by the careful selection of its location with the only residential properties being able to view the location are from the north west off of Elmhurst road. This location is heavily screened by 18 trees that have a height of up to 25m and a spread of foliage of up to 8m each.

The view from the facility area to the closest residential properties that lie 175m to the north west is illustrated below:



The proposed finished appearance of principal pitch features is as follows:



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Outer Membrane

The outer membrane fabric is high tensile strength, heavy duty vinyl coated polyester. The fabric is fire resistant and is designed to provide high tensile and tear strength with exceptional stability under loads. The fabric also has maximum resistance to acid and chemicals.

Thermal / Acoustic Inner Membrane

The dome contains an inner thermal/acoustic fabric liner, which is welded to the dome's outer membrane. The liner is produced from acrylic coated, high strength, translucent vinyl coated polyester. Green will be used as a contrasting colour around the perimeter. It extends from ground level to 3 metres. White is used throughout the rest of the dome to provide the brightest interior possible. This highly durable liner provides maximum protection against abrasions and tears.



Revolving Door

One revolving door will be supplied for the entrance into the dome. This self-contained door unit comes complete with rigid frame and all attachment hardware. They are designed for and built to withstand continuous traffic.

Airlock Door

An airlock system connecting to the revolving door will be supplied and are used for wheelchair access and for moving large pieces of equipment into the dome. The doors are operated separately and should only be opened one at a time; thus maintaining the airlock.

Emergency Exit Doors

Two pressure balanced doors will be supplied for ease of opening and closing against internal pressure and made from high quality steel and aluminium.

Inflation

The inflation unit is capable of providing full design inflation pressure to the structure. The units are equipped with motorised, remote controlled dampers to allow for operation at the most efficient pressure. The standby system is a specifically designed fan driven by a diesel engine and is an automated system. The system will start automatically in the event of a power failure or when low pressure is detected. The units are weatherised, highly reliable proven components and designed to the highest standards.

Lighting



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A Lighting System will be provided and will allow areas inside the dome to be lit individually and is therefore more energy efficient.



Sports Surfacing

The installed appearance of the tennis courts will be coloured coated macadam surface of two toned green with coloured line markings for tennis.



Example of Tennis Court

Fencing

The installed appearance of the perimeter ball-stop fencing to the tennis court dome will be steel open mesh fencing polyester powder coated Dark Green RAL6005.



Example of pitch perimeter barrier



Example of ball-stop fencing



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Maintenance Equipment and Storage

The provision of new maintenance equipment and onsite storage is also favoured to ensure adequate routine maintenance can be completed by the pitch owner / manager.



Example of maintenance vehicle and brushing unit

Sports Equipment

If the site wanted to consider the potential for using the courts for any alternative sports then new freestanding tennis posts and nets would be required to replace the set foundations and posts:



Example of free standing tennis posts/nets



Example of socketed tennis posts/nets

Associated site features and furniture

The inclusion of additional features such as signage, litter bins etc.



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Vehicular and transport links

The existing onsite parking arrangements offer ample space to accommodate users of the proposed pitch. Parking for community use will be in the evening and will therefore not conflict with the university day time use of the parking area and traffic.

For further information on the travel plan and parking of the site please refer to Appendix F_Travel Plan.

The following parking spaces are available over three different car parking locations:

Carpark 1 – Sportspark carpark

Type of Vehicle	Existing No. of Spaces	Total Proposed Spaces (inc spaces retained)	Difference in spaces
Car	90	90	0
Motorcycles	2	2	0
Disability Spaces	2	2	0
Cycle Spaces	60	60	0
Other (e.g. Bus)	4	4	0
Short Description of Other	Designated bus space		

Carpark 2 – Estates and Facilities carpark

Type of Vehicle	Existing No. of Spaces	Total Proposed Spaces (inc spaces retained)	Difference in spaces
Car	138	138	0
Disability Spaces	2	2	0
Cycle Spaces	18	18	0



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Carpark 3 – New Queens Drive Carpark

Type of Vehicle	Existing No. of Spaces	Total Proposed Spaces (inc spaces retained)	Difference in spaces
Car	302	302	0
Disability Spaces	6	6	0

In addition to this then there are 4 coach spaces located on Chancellor's Way. Buses 21 and 21a stop on Whiteknights Campus, bus 9 stops by the Shinfield road campus entrance and buses 17 and 19 (a,b & c) stop by Earley Gate campus entrance.

Inclusive access

The access to and from the facility shall be maintained. All pedestrian paths introduced to the facility shall be compliant with Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Notes to include 'Access for Disabled People 2002'. Disabled access has been carefully considered throughout the design process and applied where possible.

Flood risk

The Envirocheck report and following a search on the Environment Agency website, we have established the precise development area is not located within a fluvial or tidal flood plain and is considered to be located within a Category 1 flood zone, which is described as low risk with a 0.5% (1 in 200) chance of flooding in any year.

Hatched areas benefit from flood defences
(in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded)



Flood defences



Flooding from rivers or seas without defenses
Extent of extreme flood



Proposed site of works



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The Flood Map is a multi-layered map that provides information on flooding from rivers and the sea. The Flood Map also has information on areas benefiting from flood defenses.

The key for the Flood Map consists of the following layers of information:

- Flooding from rivers or sea without defenses - the natural flood plain area, which could be affected in the event of flooding from rivers and the sea.
- For flooding from rivers the map indicates the extent of a flood with a 1% (1 in 100) or greater chance of happening each year.
- For flooding from the sea the map shows the extent of a flood with a 0.5% (1 in 200) or greater chance of happening each year.
- Extent of extreme flood - the extent of a flood with a 0.1% (1 in 1000) or greater chance of happening each year.
- Flood defenses - flood defenses such as embankments and walls, and flood storage areas (which are areas of land designed and operated to store flood water).
- Areas benefiting from flood defenses - where possible we show the areas that benefit from the flood defenses shown, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defenses were not there, these areas would flood. Note that we do not show all areas that benefit from flood defenses.



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Flood Risk assessment

The information below provides an indication of the likelihood of flooding in the proposed site. This came from a national flood risk assessment completed in 2005, which used ground levels, predicted flood levels, information on flood defenses, and our local knowledge. The likelihood is described in one of three categories, low, moderate, or significant, as used by the insurance industry.

The likelihood of flooding from the rivers or the sea for the development area at UoR is low. The location is in an area that is unlikely to flood except in extreme conditions. The chance of flooding each year is 0.5% (1 in 200) or less. This takes into account the effect of any flood defenses that may be in this area, whether or not these are currently illustrated on the Flood Map. Flood defenses reduce but do not completely remove the likelihood of flooding and can be over topped or fail in extreme weather conditions.

A further search on the Environment Agency Flood Map website, shows that the development area falls outside areas where Environment Agency warns residents when flood risks occur:

Flood warning areas
Proposed site of works



Following a search on the Environment Agency Floodmap website, we have established that the precise development area is classified as a Flood Risk Category 1 site.

Surface Water Drainage Strategy

The surrounding boundary of the dome has a perimeter of stone surfacing that shall act as a maintenance access. This (along with all macadam surfacing) is permeable with the underlying stone sub base of the tennis courts and all elements acting as an attenuation/storage area for



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surface water. The area is intended to be laid flat to increase the efficiency of the water attenuation within the stone base. With the existing infiltration rates the stone base would act as a soakaway system with surface water dissipating through the underlying formation level. This is combined with a perimeter perforated drainage system underneath the boundary margin of stone that connects into the existing surface water drainage system to the south east corner of the existing tennis courts. As the project progresses then drainage calculations shall be produced to ascertain the optimum drainage design to meet the necessary stipulated requirements.

- 160mm diameter perforated UPVC perimeter drainage pipes laid within gravel-filled trenches connected together with proprietary, purpose made junctions. All trenches shall be construction with gradients that will be calculated to assist in controlling the flow rate of the attenuated surface water and are yet to be confirmed.
- 225mm diameter rigid twin-walled UPVC outfall drain connecting from a new silt trap/inspection chamber to connect into the existing surface water system to the south east corner of the existing tennis courts.



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4. Planning Statement

Use

The proposed Tennis Court Dome will be an extension to the already existing facilities at University of Reading's SportsPark.

Currently the SportsPark provides a wide range of outdoor sport and physical activity programs for the community.

The new Tennis Court Dome will enhance this provision by creating an indoor floodlit space for tennis use..

The Tennis Court Dome will be designed and must be constructed to conform with the playing relevant requirements stipulated by:

Tennis

- Lawn Tennis Association (LTA)
- International Tennis Federation (ITF)
- British Tennis

The aspirations for the project are to:

- Offer improved modern facilities suitable for the 21st century use.
- Increase community and school participation.
- Encourage intergenerational work through the provision of safe and secure facilities.
- Develop opportunities for local employment, coaching qualification opportunities and enhanced coaching standards.
- Further integrate the University into the community as a centre of sports excellence.

Identifying the Need & Types of usage and Management and operational administration

Please refer to Appendix D_Business Plan and Appendix E_Development Plan for further information.

Hours of Operation

The Tennis Court will be available for use on a pre-booked basis when the university is open for use to the community.

The sportspark wish to continue the hours of use that are currently approved for the other facilities which are:

Monday to Friday – 07:00am until 22:00pm
Weekends – 09:00am until 21:00pm

Planning for open space, sport and recreation

The proposal is beneficial to the advancement of sports activity and development. The proposed development will provide a clean, safe, and attractive facility to inspire sporting participation and will enhance the existing sport and recreation provision at the University of Reading and will provide a



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genuine asset for the University, local schools, community groups, Berkshire LTA, clubs and will encourage and inspire more people of all ages to participate in sport.

Sport England will be a statutory consultee on this planning application as the proposal affects a playing field.

Sport England will make an informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy an exception policy within the playing fields policy 'A Sporting Future for the Playing Fields of England 1997'.

This policy statement defines in planning terms what is considered a 'playing field', which is; the whole of a site that encompasses at least one playing pitch. A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more.

The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports.

Sport England

We believe the proposed development embraces the appropriate advice and requirements published within the following documents:

- Planning Policy Statement 'A Sporting Future for the playing Fields of England'
- Spatial Planning for Sport and Active Recreation - Development Control Guidance Note - Summer 2009

We hope to gain Sport England's support for the proposed development based upon the following criteria:

Criteria	Fulfilment
Sporting need	Via more participation, enrichment, more opportunities and enhancement of existing facilities
Plans and Strategies	Via integration into strategic development planning and operational systems
Community use	Via local schools, community groups / clubs and partner junior football clubs
Maintenance and management	Via existing management and operational administration
Sports development plan	Via existing management and operational administration



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