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Reading
Borough Council

Working better with you

gleeds^G

Dee Park Open Space: Design & Access Statement

Presented by
HTA Design LLP

June
2025



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1.1 Introduction & Project Brief

An upgraded play area for the Dee Park neighbourhood is proposed as part of the Dee Park masterplan. Re-development of this area has been taking place over a number of years, with phase 3 of the masterplan ongoing.

The number of homes in the area has increased as a result of the redevelopment and the upgraded play area will provide an essential resource for both existing and new residents to the area.

As part of the proposals the existing play area and ball court will be removed and a new play space with equipment aimed at 0-11 year olds installed, alongside an upgraded multi-use games area (MUGA), and space for teenagers.

It is intended that the play space will have a strong relationship with the new community centre and will become the social heart of this community, with space and facilities for people of all ages to enjoy.



Artist's impression of the proposed play area with the community centre in the background

1.2 Wider site context

The site sits at the heart of the Dee Park redevelopment and is an integral part of the plans. The image on the right shows the phases that are now complete, along with the proposed phase 3 plans.



Dee park illustrative plan

1.3 Site context

The site is located at the heart of a residential community, surrounded by flats to the north, south, and east, with a new community centre to the west. Additional residential accommodation is proposed to the southwest, which will further enhance natural surveillance of the site.



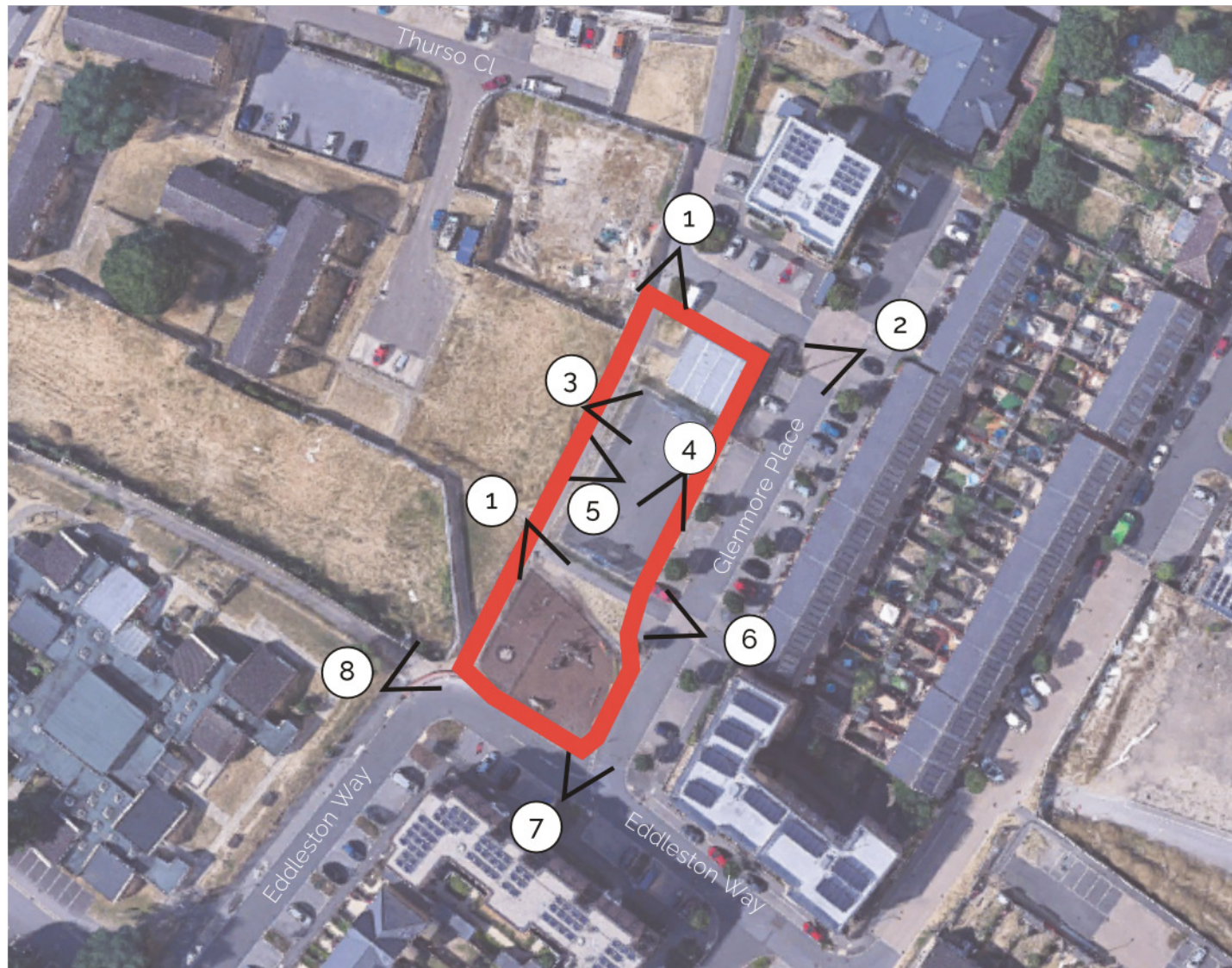
1.4 Existing site photos

This page illustrates the existing site, which primarily consists of hard surfaces with minimal vegetation. A tarmac ball court is located at the centre of the space, with a fenced play area at the southern end.

Although well-used, the facilities are in need of an upgrade.

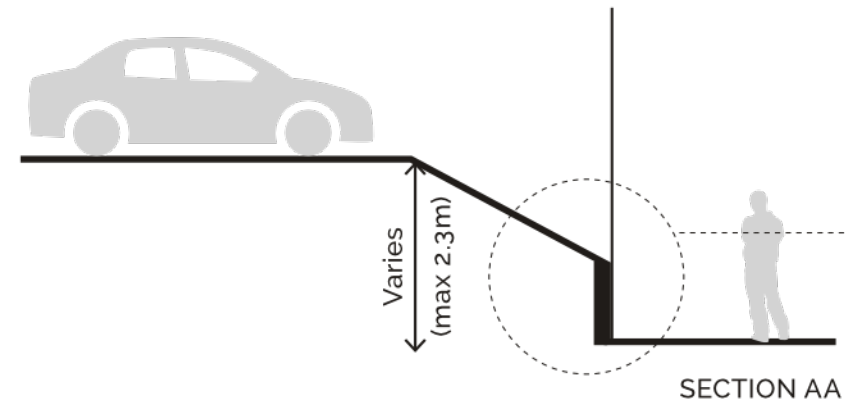
PROJECT
SITE

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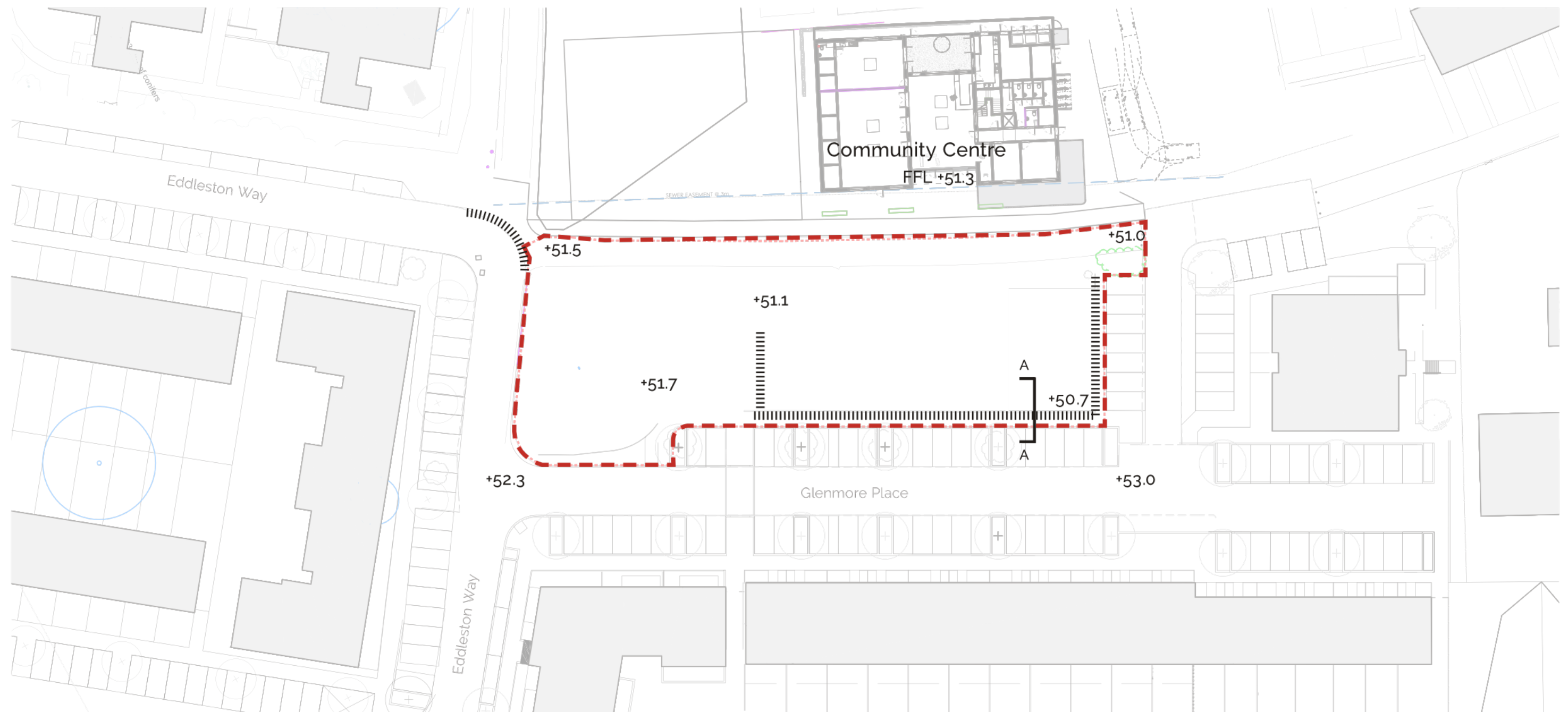
1.5 Levels

A retaining wall currently follows the site boundary along the northern and eastern sides. The level change varies, with a maximum difference of 2.3 meters at the northeastern corner.



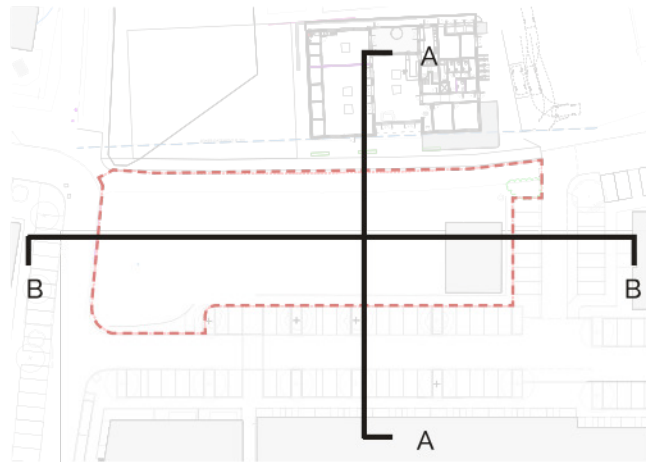
KEY

- Site Boundary
- +51.0 Existing Level
- ||||| Existing retention

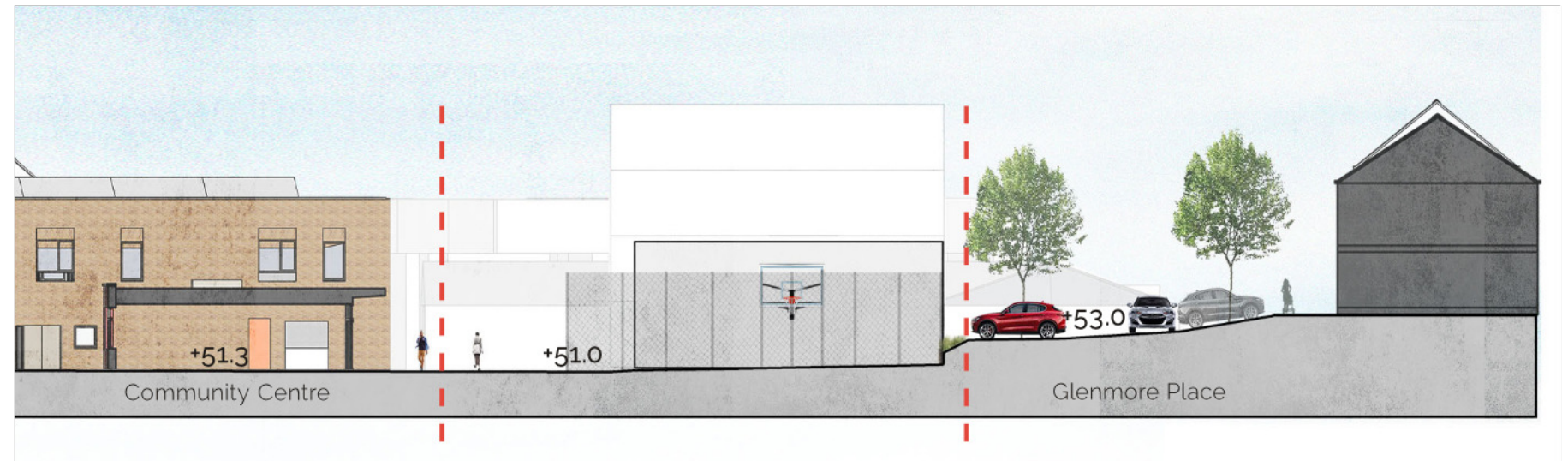


1.6 Existing site sections

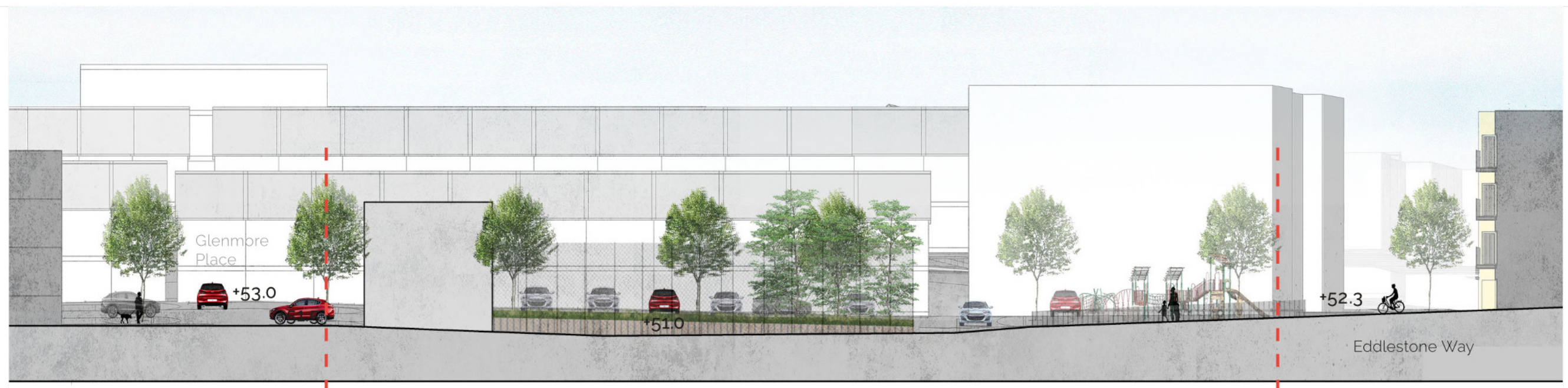
The sections here illustrate the level changes across the site, with the retaining wall along the eastern boundary.



SECTION AA



SECTION BB



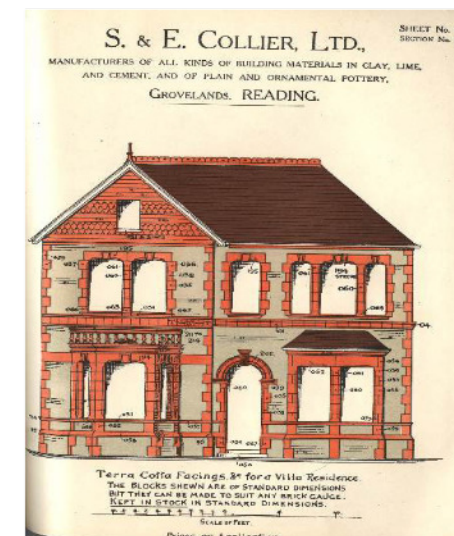
1.7 Historic research

Bricks and tiles have been made in Reading since the medieval period. In 2001, a medieval tile kiln was discovered at Jubilee Square, Silver Street. The name Tilehurst, derived from Old English, means "a wooded hill where tiles were made," indicating the area's early industrial activity.

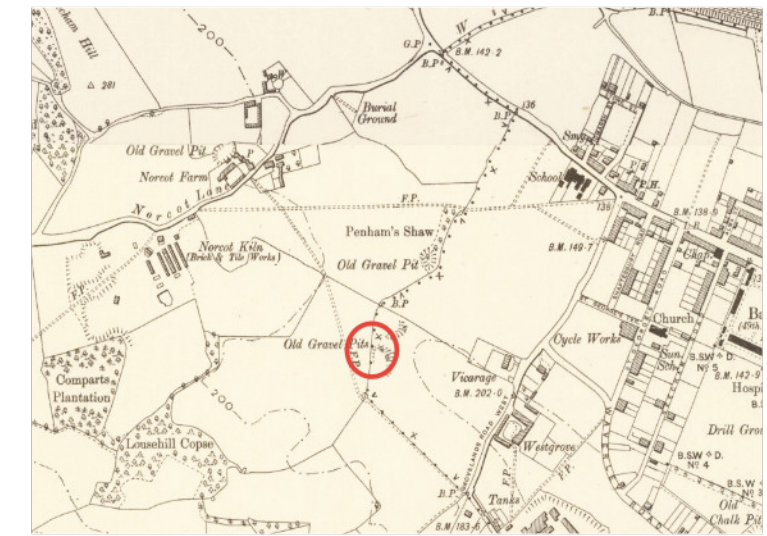
In the 19th century, clay pits and kilns could be found in Katesgrove, Coley, Caversham, Calcot, and Tilehurst. Thomas Hardy re-christened Reading as "Aldbrickham," meaning "the old brick town," in *Jude the Obscure* due to the extensive use of locally produced brick, tile, and terracotta in Reading's Georgian and Victorian buildings. The Town Hall and Queen Victoria Street are notable examples.



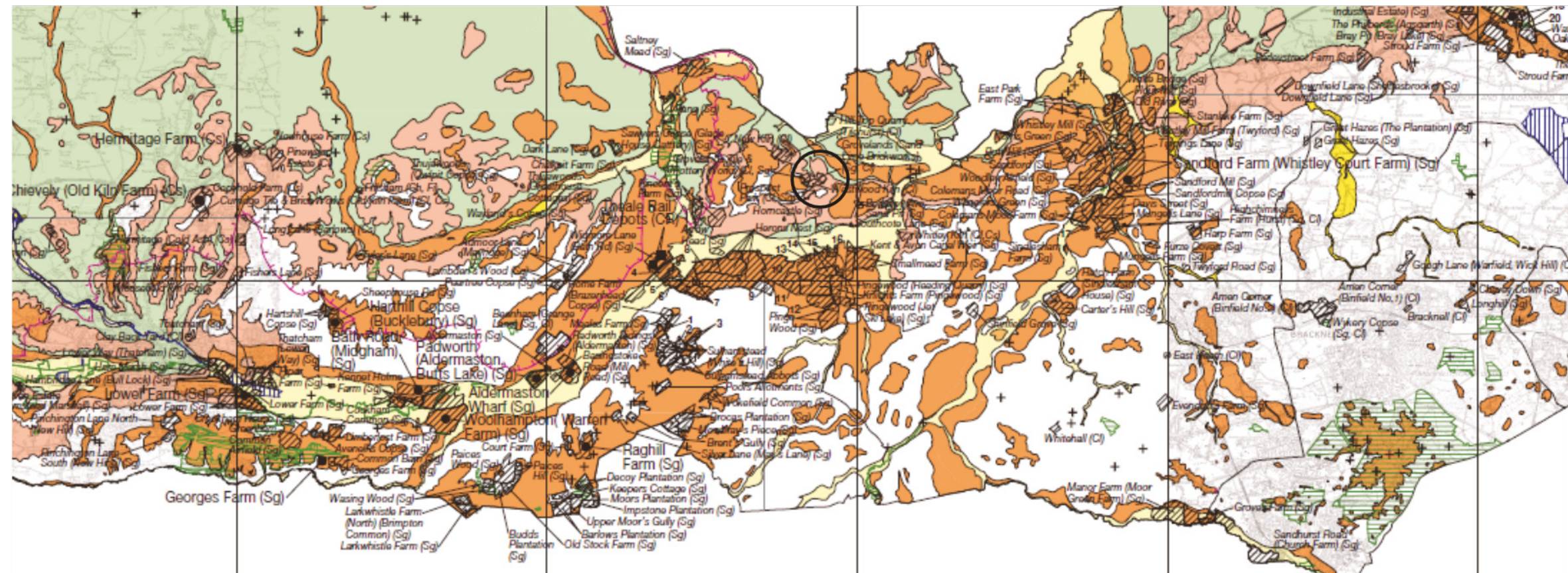
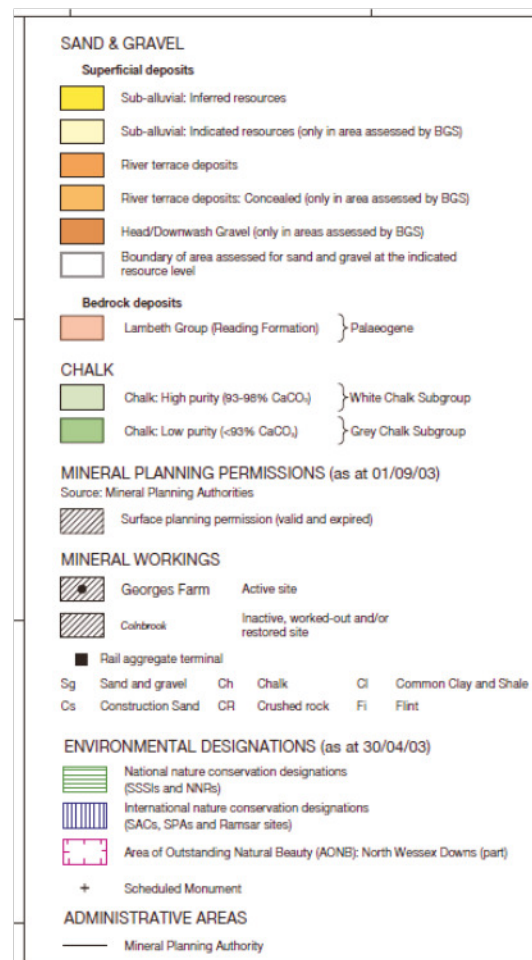
Reading Town Hall



S. & E. Collier catalogue, early 20th century



OS Six Inch 1888-1913



Geology map

1.8 Public art ideas

The site is located near what was once Lyons Square, which featured public art referencing Reading's history as the "Biscuit Town" — including biscuit-shaped seats and a decorative arch.

The arch has been preserved and is currently in storage. The plan is to sandblast the arch, carry out any necessary repairs, and re-spray it for use as a feature in the new play area.

Surface designs could incorporate biscuit tin patterns or a colour palette derived from an historic biscuit tin, offering a playful nod to Reading's history as part of the proposed enhancements.



Lyon square arch and 'biscuit seats'



Lyon square 'biscuit seats'



Lyon square arch and 'biscuit seats'



Lyon square arch



A colour study of a Huntley and Palmers biscuit tin



Huntley and Palmers biscuit tins (photos from the Reading Museum)

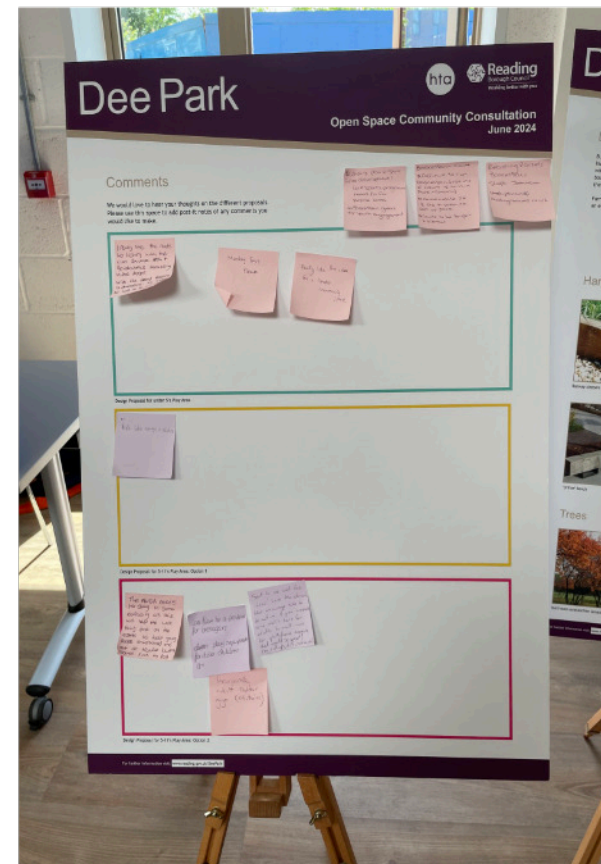


1.9 Consultation

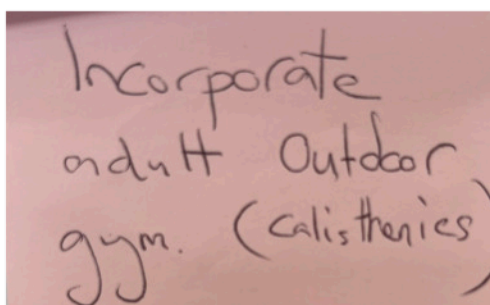
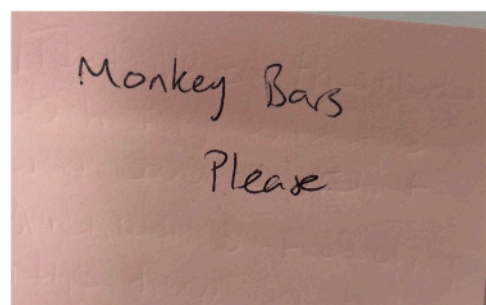
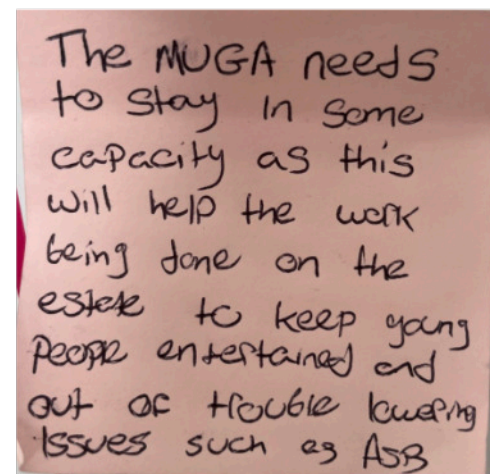
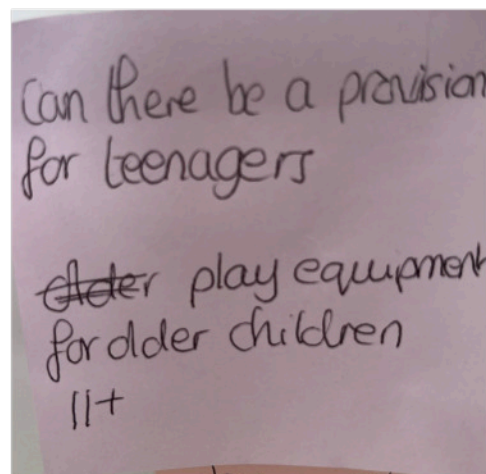
As part of the design process, we have consulted with RBCs Highways and Parks departments, as well as ROSPA. We have also undertaken three rounds of public consultation, in March 2023, June 2024 and January 2025.

The consultation, both with RBC and the public, provided valuable feedback on the proposed park upgrades. A number of comments were received, and have been addressed where possible as part of the current proposals.

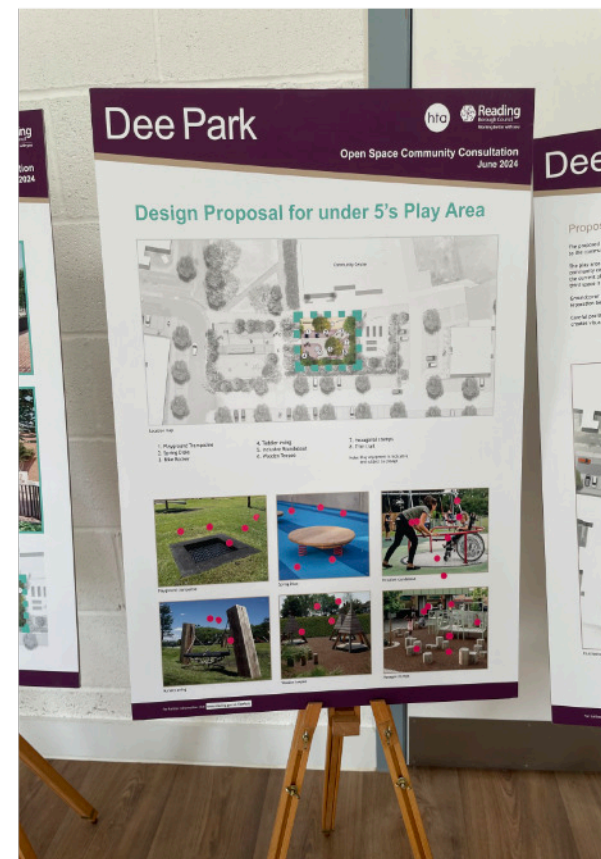
Key comments included the need for robust play equipment for older children and dedicated spaces for teenagers to keep them entertained. There was also support for maintaining a multi-use games area.



Photographs from public consultation, July 2024



Comments from public consultation



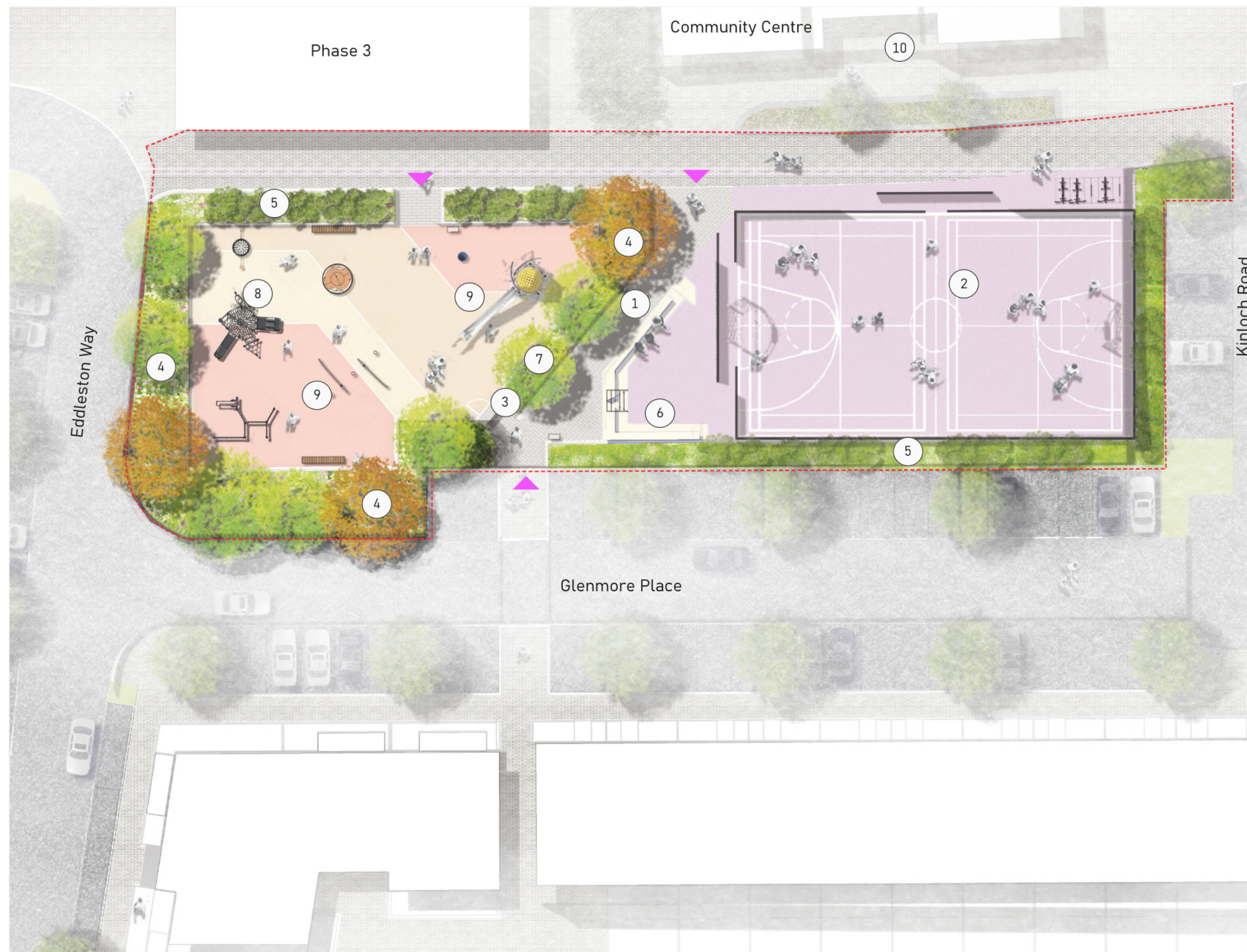
Photographs from public consultation, July 2024

Design Proposal

2.1 Illustrative masterplan

Key

- ① Permeable block paving to central route
- ② Multi-use games area (MUGA), with potential for bold surface graphics
- ③ Arch from Lyons square
- ④ Proposed tree planting
- ⑤ Proposed shrub and groundcover planting
- ⑥ Proposed seating area
- ⑦ Proposed planting between play area and MUGA with link path
- ⑧ Proposed play area for under 5's
- ⑨ Proposed play area for 5-11's
- ⑩ Community Centre entrance
- ▲ Entrance to park



2.2 Spatial strategy

The spatial arrangement of the Dee Park central open space remains largely as existing. The multi-use games area (MUGA) is located to the northern end, and the equipped play area to the south. The path that currently runs east-west dividing the two elements is proposed to be rotated, following a more direct route to the community centre entrance. A secondary route crosses the play area further to the south.

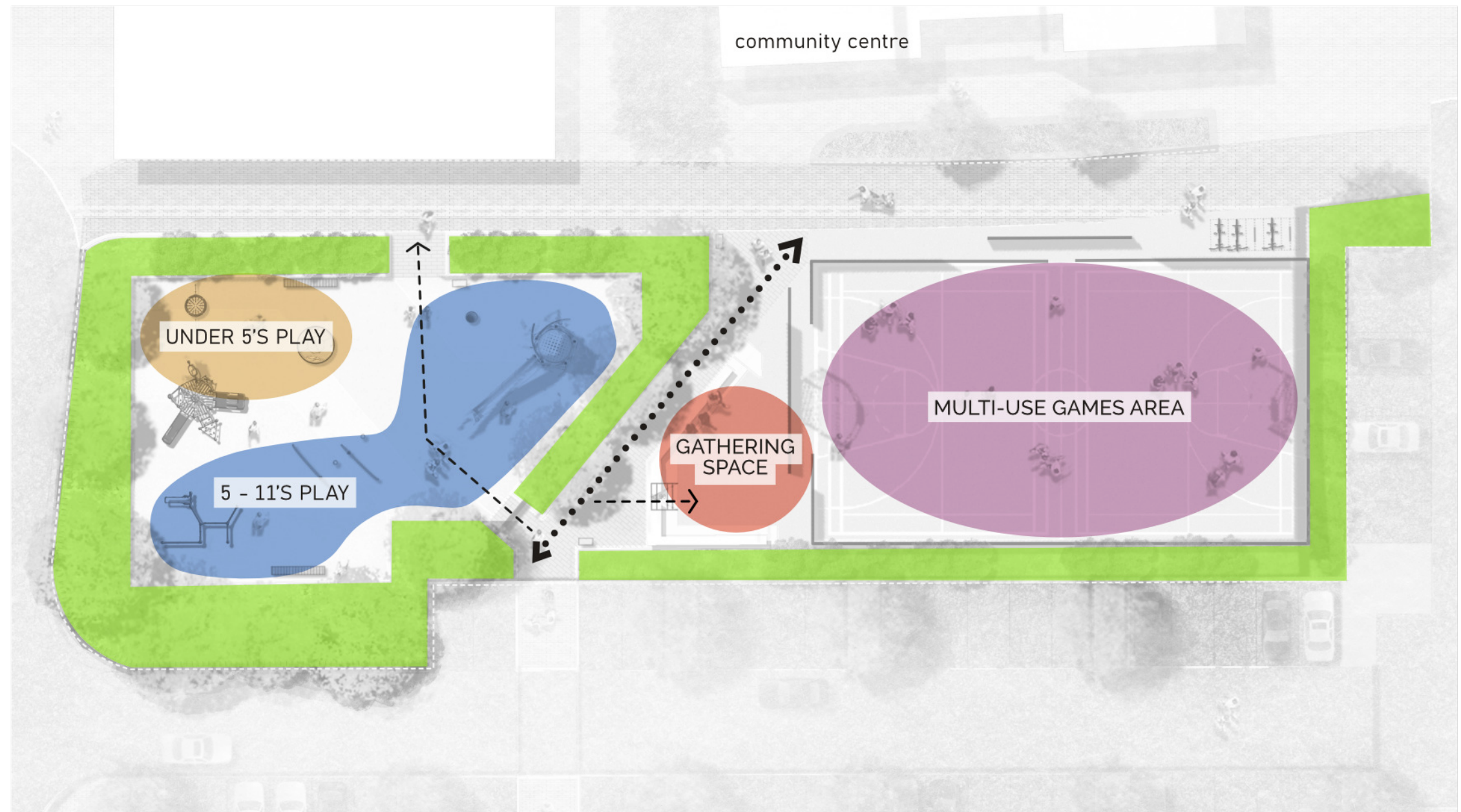
The spatial strategy includes the creation of a green 'buffer' or 'blanket' around the play area, providing separation, both physical and atmospheric, from the adjacent roads and parking areas. This will help to create a natural and more relaxing environment for play and improve the air quality.

The MUGA is shunted to the northern edge of the site creating an opportunity for a gathering space with seating to the southern edge. This space is intended as a place to watch the activities on the court, and as an informal space for older children to gather. The change in level across the site allows for seating steps in this location.

Within the equipped play area, the under 5's play is located to the south-western corner. This area will have good natural surveillance from the proposed phase 3 development and the adjacent path that borders the western side of the site.

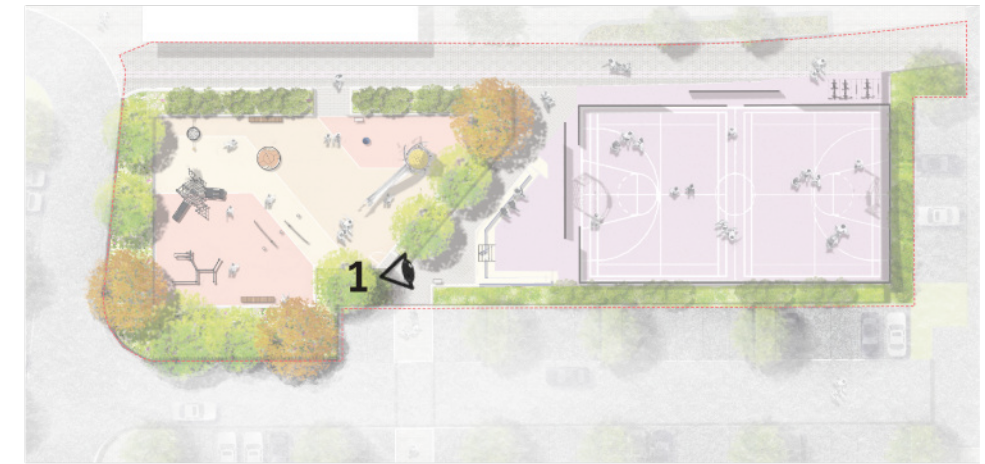
The safety of the site has been given careful consideration. The planting buffer around the play space is proposed to have low level/ groundcover plant species, and the proposed trees have 2m clear stems or raised stems to ensure good visibility into the space.

The gathering space is positioned next to the main pathway through the site, ensuring natural surveillance to discourage anti-social behaviour.



Spatial strategy diagram

2.3 Artist's Impressions



Key plan



1) Illustrative view looking towards the MUGA

2.3 Artist's Impressions



Key plan



2) Illustrative view of the central route through the play area

2.4 Proposed play Equipment

Play equipment that is robust, and well tested within other playgrounds, has been selected, with a range of pieces that cater for the main kinetic actions of climbing, balancing, swinging, spinning and jumping.

The items shown in blue are aimed at children aged under 5, and include a nursery swing, roundabout, spinner and climbing structure (all of which are inclusive). The items in yellow are aimed at children aged 5 and above and include an outdoor gym, a trapeze swing, a climbing structure with slide and the MUGA. These items are described and specified as 'or similar', the final design and specification may be subject to minor changes as a result of future coordination, subject to client approval.

The MUGA is sized in accordance with Sport England guidance to accommodate basketball and football. A seating area is located to the south of the court to allow groups of older children to watch and socialise.

The design of the play area aims to be inclusive to all, with smooth surfaces and level access, pieces that allow use by wheelchair users, quiet corners for those who want to avoid the busier spaces and perhaps sit and talk, and equipment to engage all genders.

Relevant checks in relation to fall zones etc. have been carried out as part of the consultation process, and discussions have been had with RBC's play officers.

An asterisk * denotes inclusive play.



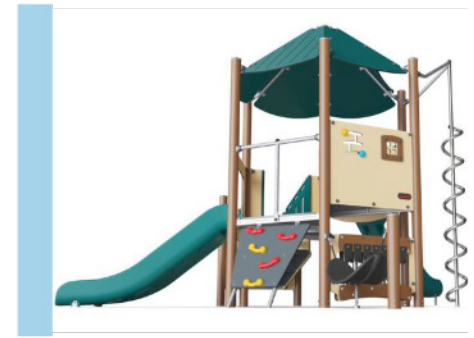
1. Nursery swing *



2. Roundabout *



3. Spinner *



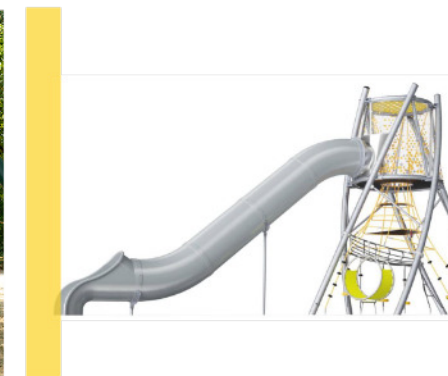
4. Climbing structure *



5. Outdoor gym



6. Trapeze swing



7. Climbing structure with slide



8. MUGA

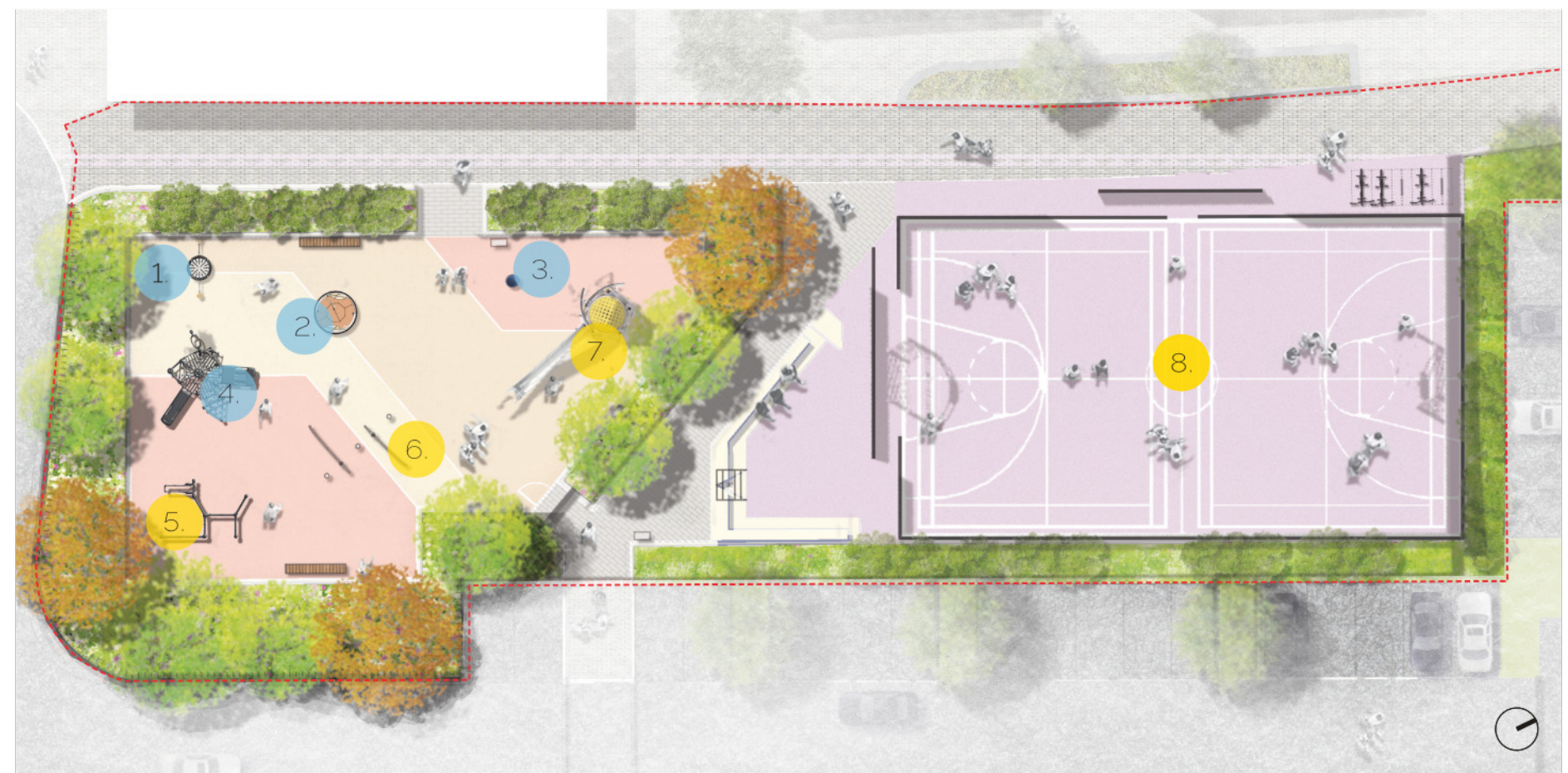
Key



Under 5's play



5-11's play



Equipment location plan

2.5 Landscape materials palette - surfaces & furniture

A restrained palette of natural materials creates a warm and welcoming environment for play.

Inspired by a woodland glade, the design incorporates timber to evoke a sense of place. Timber sleeper retaining walls (required to mediate the site levels) frame the play areas, providing opportunities for informal seating. Robust, chunky timber benches complement the sleeper walls.

Metal play structures are proposed for durability. Any colours used for these will be carefully chosen to ensure they harmonize with the other materials.

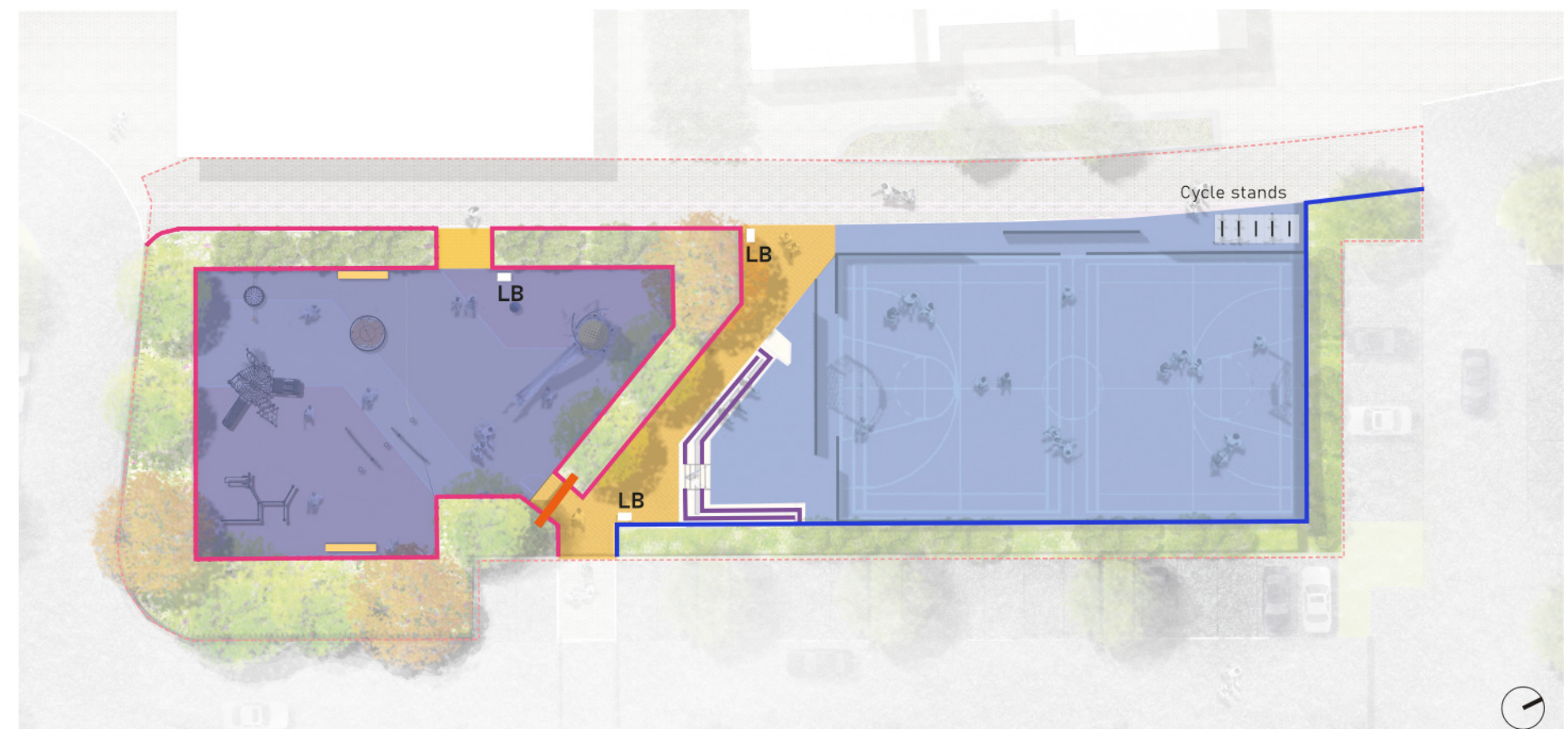
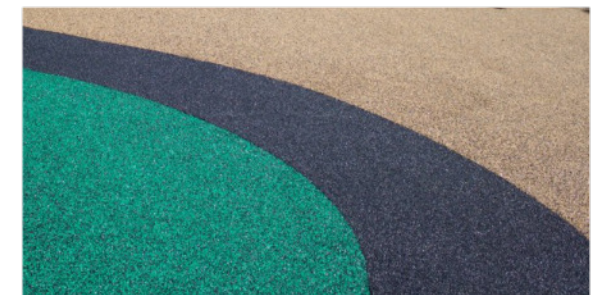
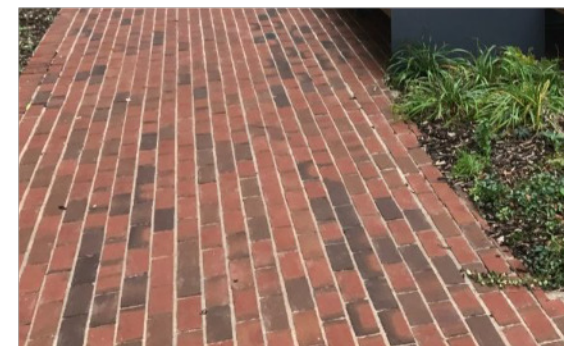
Either permeable polymeric surfacing or permeable tarmac, both suitable for basketball and football, is proposed for the MUGA (to be determined at the next design stage). A mixture of permeable tigermulch and wetpour is proposed for the play area. Bold, colourful, graphic patterns could be applied to the MUGA and play area surfacing. The patterns and colours would be carefully considered to aid legibility and make reference to Reading's heritage, complementing the rest of the proposals.

Permeable brick surfacing is proposed on the central route that separates the MUGA from the play area.

These items are described and specified as 'or similar', the final design and specification may be subject to minor changes as a result of future coordination, subject to client approval. Materials will be specified to ensure future maintenance compatibility for RBCs highway department.

Key

	Wet pour/ tigermulch surface (permeable)		Bench
	Permeable sett pavers		Seat steps
	Polymeric surfacing or tarmac (permeable)		Reclaimed arch from Lyons Square
	Timber sleeper retaining walls		Litter bin
	Brick retaining walls		Cycle stands



Landscape material and furniture location plan

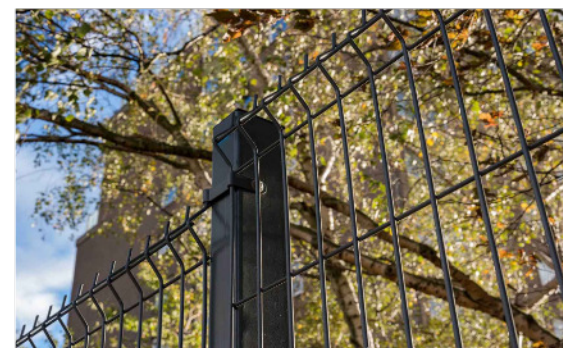
2.6 Landscape materials palette - Fencing, gates & railings

A timber sleeper wall is proposed around the perimeter of the play area. This wall varies in height. Along the western edge the wall is circa 1.1m high. To the southern and eastern sides, the wall reduces in height to circa 400mm high. In this location, a flat bar metal railing is proposed to the back of the planters to create a safe enclosure. The new railings will be 1100mm high and comply with EN 1176.

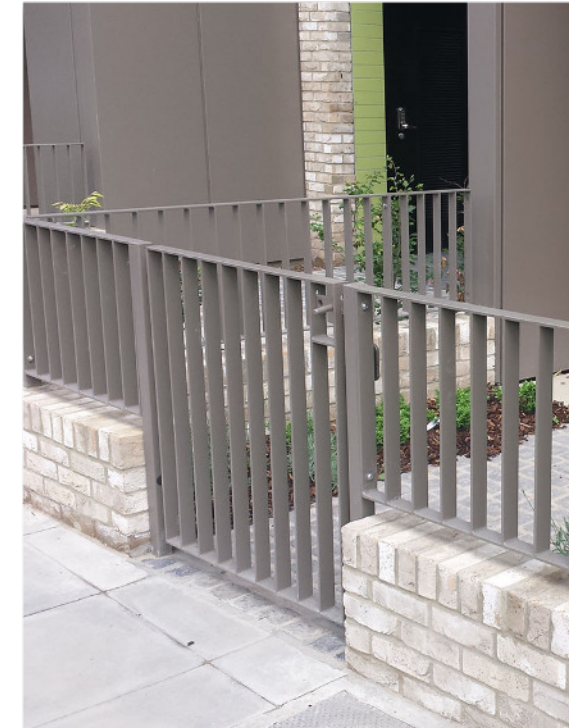
A rebound mesh fence is proposed around the ball sports area. The height will be 3m from the playing surface level on the western and southern sides of the ball court, and 4m where the court is adjacent to the road and parking areas. The rebound fence will be staggered to allow ease of access and improve perceived user safety.

The existing metal railings that run behind the parking bays on Kinloch Road are proposed to be retained (and made good following construction if required). The timber knee rail along Eddleston Way is also proposed to be retained.

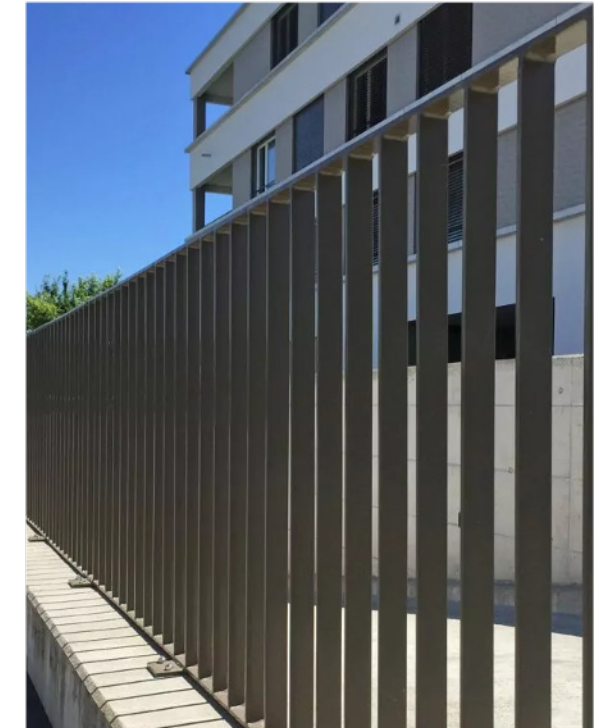
Refer to the outline hard landscape schedule for further details of the fencing, gates and railings.



Rebound mesh fence

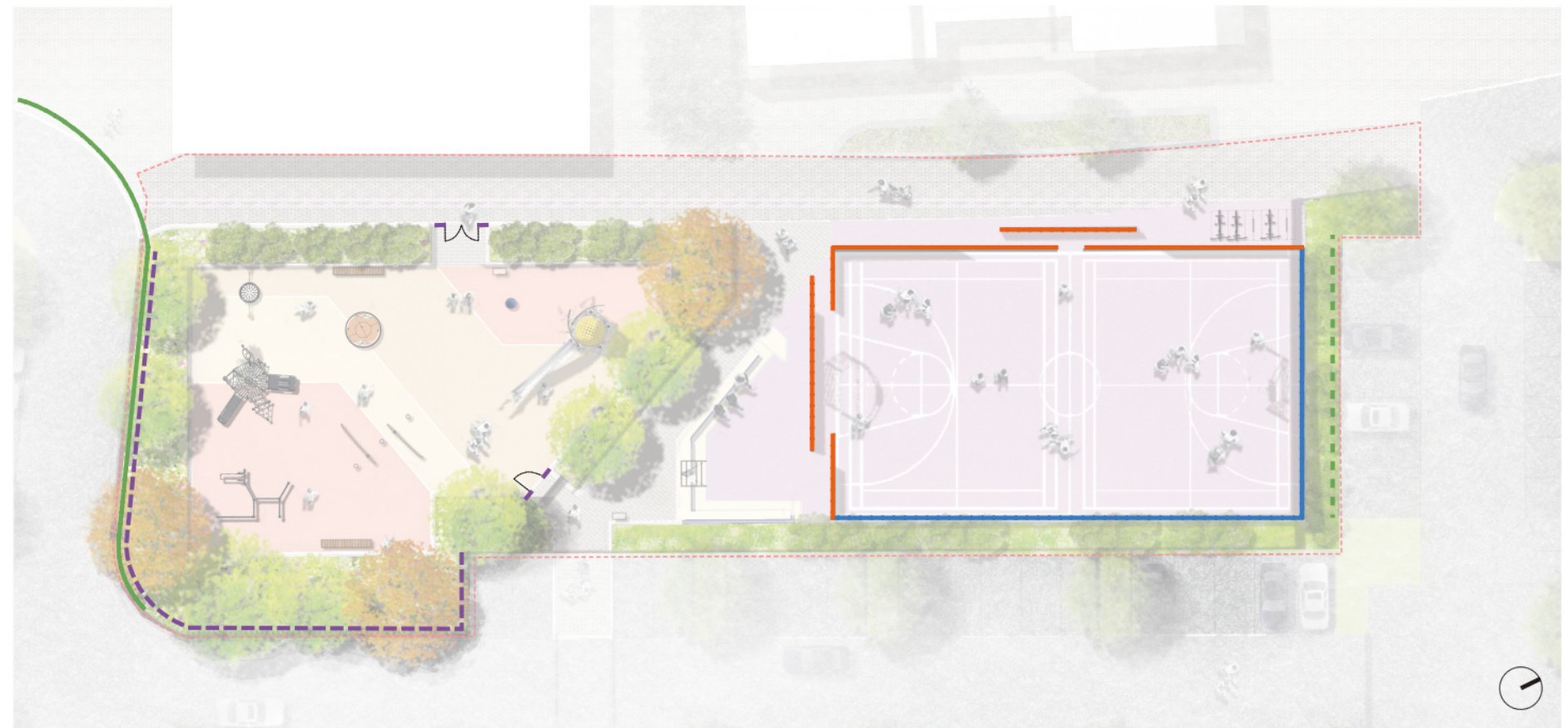


Flat bar railings



Key

	Proposed flat bar railings 1.1m high		Existing metal railing to be retained
	Proposed ball stop fence 3m high		Proposed double gate (to open inwards)
	Proposed ball stop fence 4m high		Proposed single gate (to open inwards)
	Existing knee rail to be retained		



Fencing, gates & railings location plan

2.7 Tree strategy

Trees chosen for the site are either native to the UK or, if non-native, provide value for wildlife and visual interest throughout the year. Multistem forms (MS) create a woodland atmosphere, while larger feature standard form (SF) trees, such as *Acer campestre* (Field Maple), provide shade throughout the space. Trees will have a 2-meter clear stem (or raised stems on the multistem forms) to ensure visibility across the play area.

The mix of tree species has been designed to ensure that there are no more than 30% of trees from one family, no more than 20% of trees from one genus, and no more than 10% of one species, as per Reading Borough Council's guidance.

Refer to the soft landscape schedule for further details of the proposed tree planting.



○ *Acer campestre* (SF)



● *Cercis siliquastrum* (MS)



● *Cercidiphyllum japonicum* (MS)



● *Corylus avellana* (MS)

● *Parrotia persica* 'Bella' (MS)

● *Cornus kousa* var. *chinensis* (MS)

● *Corylus m.* 'Purpurea' (MS)



● *Malus* 'Evereste' (MS)



○ *Sorbus aucuparia* (SF)



○ *Acer rubrum* (SF)



○ *Crataegus media* 'Paul's Scarlet' (SF)



Tree location plan

2.8 Planting strategy

The proposed planting scheme embraces a woodland character, complementing the chosen tree selection. Low-maintenance groundcover plants will be prioritized to create a green 'carpet' beneath the trees. Hardy evergreen plants, such as *Pachysandra terminalis*, will ensure year-round coverage, while bulbs like native daffodils, snowdrops, and grape hyacinths will provide seasonal interest and colour. Shade tolerant shrubs, such as *sarcococca*, add height and variation in form.

Refer to the soft landscape schedule for further details of the proposed planting.

Bulbs



Anemone 'Wild Swan'



Fritillaria meleagris



Hyacinthoides non-scripta



Narcissus pseudonarcissus



Galanthus nivalis



Muscari armeniacum

Understorey planting, bulbs

Groundcover understorey planting



Lamium maculatum 'White Nancy'



Pachysandra terminalis



Blechnum spicant



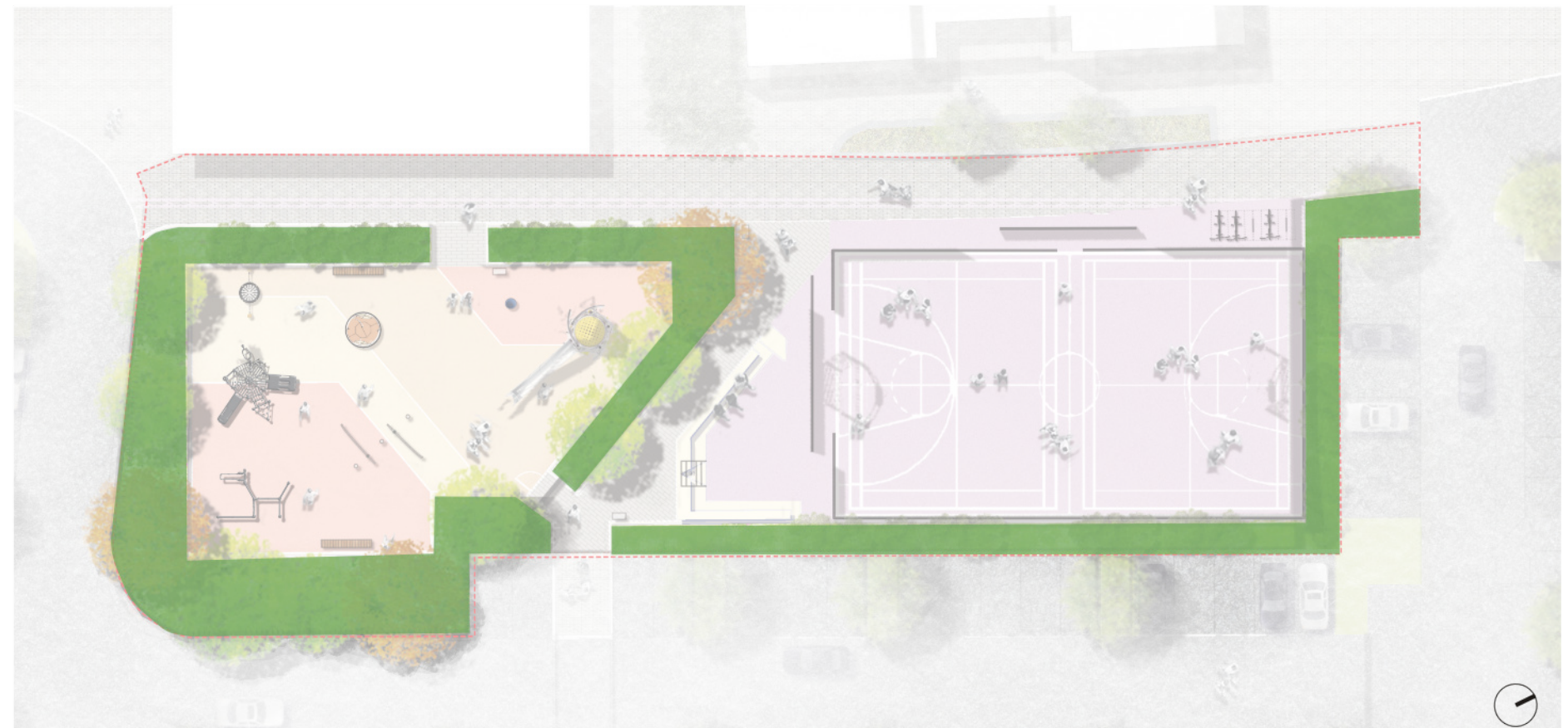
Sarcococca hookeriana var. digyna



Brunnera macrophylla 'Jack Frost'



Veronica 'Great Orme'



Planting strategy plan



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