



Dee Park Open Space - Design & Access Statement

Presented by
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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

1.2 Wider site context

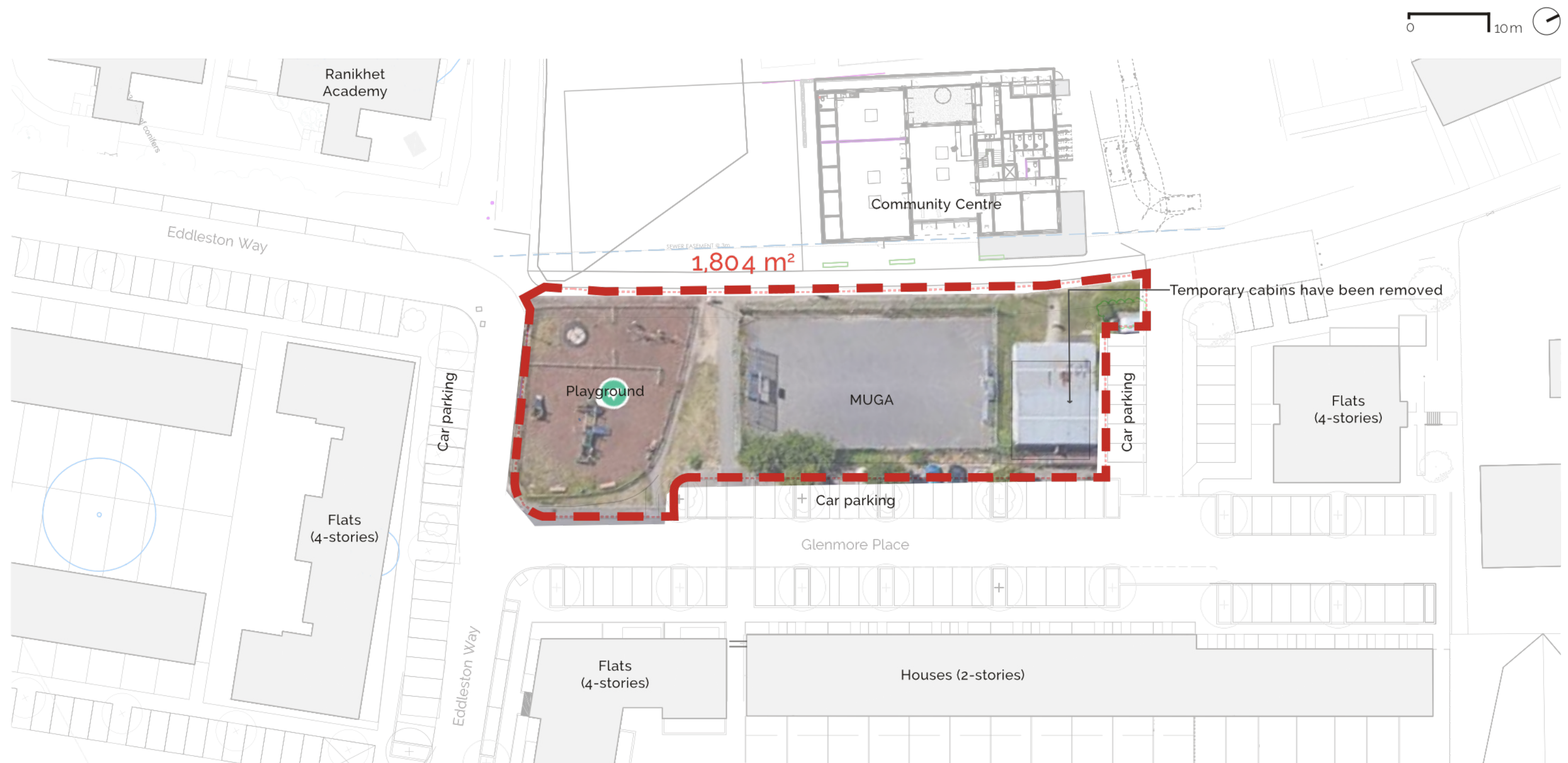
The site sits at the heart of the Dee Park redevelopment and is an integral part of the plans. The image on the right shows the phases that are now complete, along with the proposed phase 3 plans.



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.



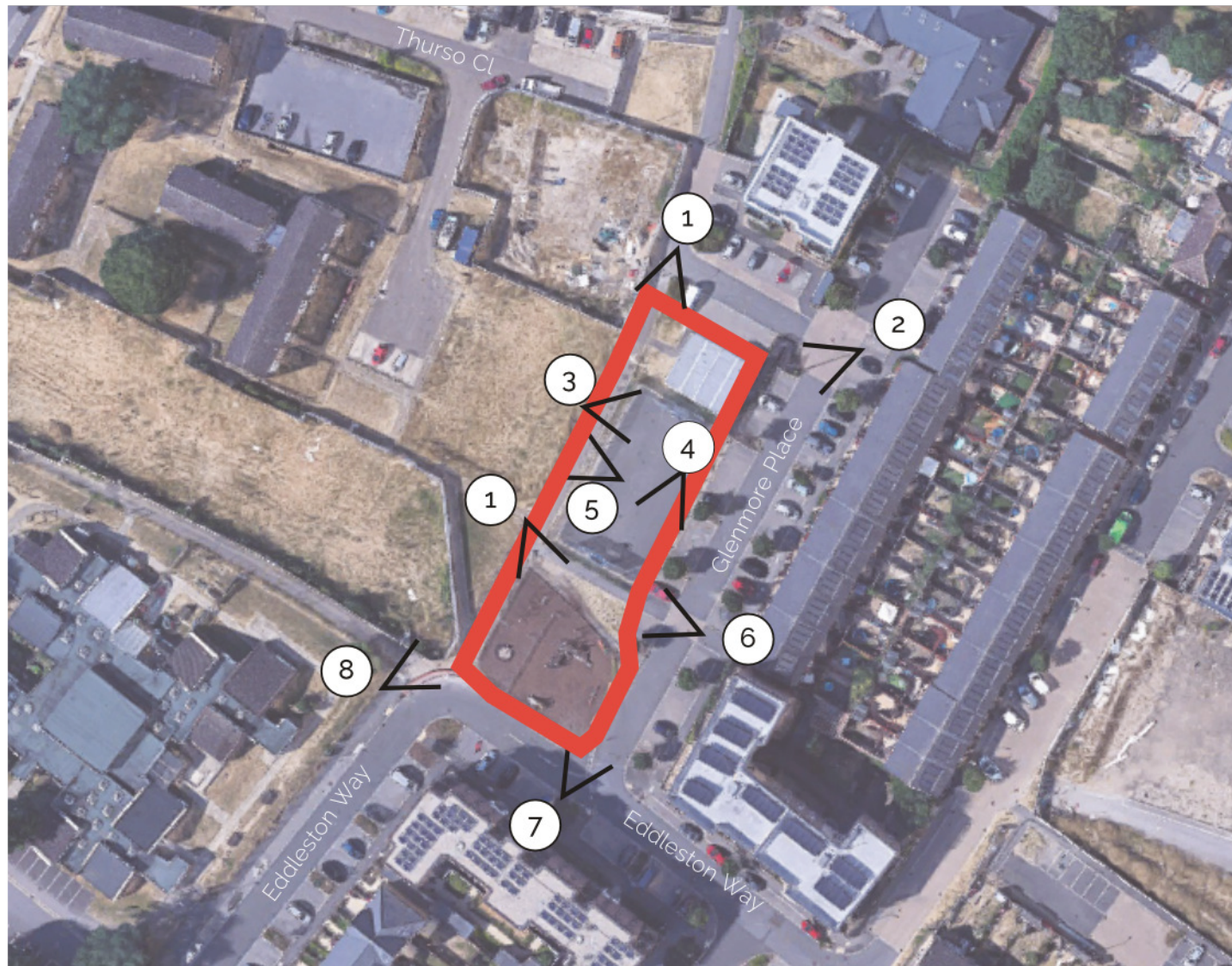
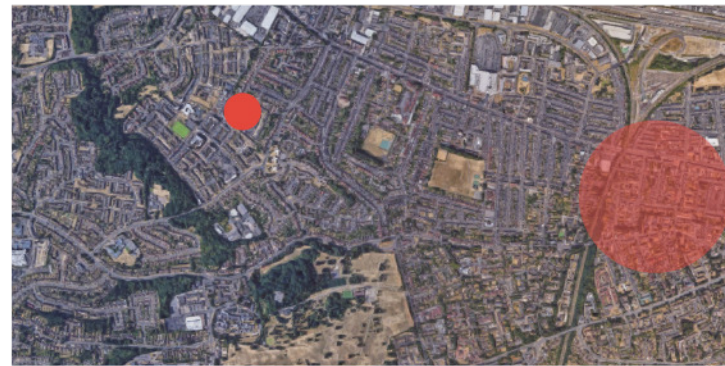
1.4 Existing site photos

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.

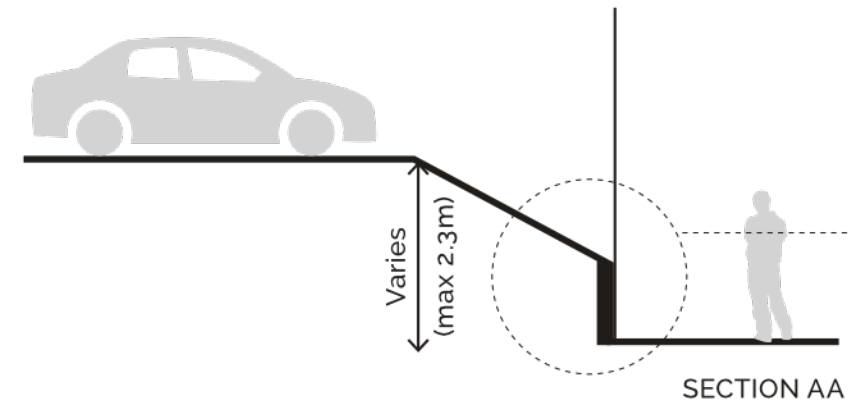
PROJECT
SITE

READING CITY
CENTRE



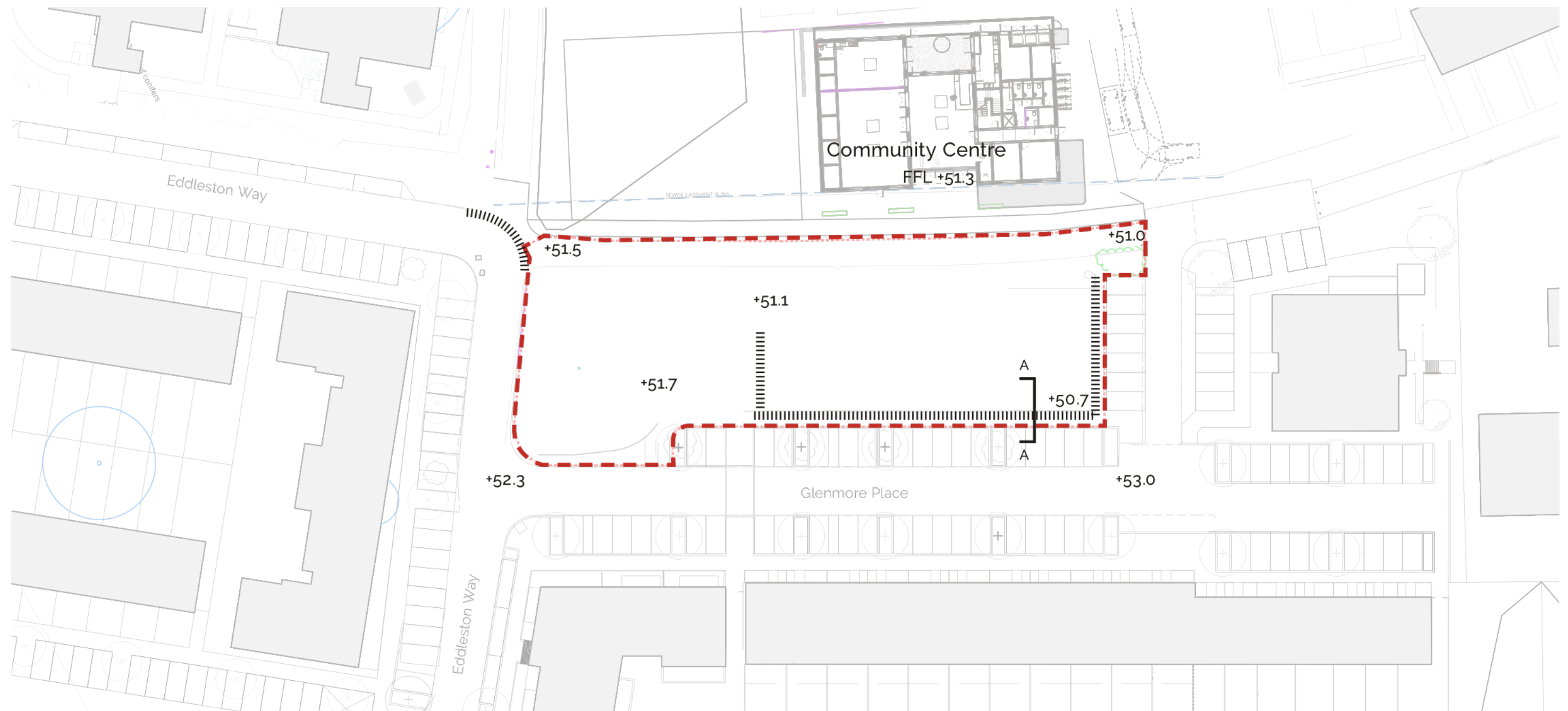
1.5 Levels

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.

