

Proposed Single Storey Side Extension of Existing Building at

ACF Centre Whitley, St Agnes Mews, off Northumberland Avenue,
Reading, Berkshire, RG2 7PH

For

South East Reserve Forces & Cadets Association



Design & Access Statement



Introduction

South East Reserve Forces and Cadets Association (SERFCA) are an agency of the Ministry of Defence and have a duty to provide a suitable training environment in accordance with the Defence Estates JSP 315 document for current accommodation scales and standards for all cadet centres. With the existing, and thriving, army cadet squadron at Whitley currently under scaled as laid down by the Ministry of Defence it is essential that the current building is extended in order to maintain the success of the squadron and enable the Army Cadet Force to continue to welcome new cadets from the local youth community.

Local Community

SERFCA are committed to a policy of obtaining information and first hand experiences from users and potential users, and those organisations representing them. Consultation will form an important part of the information gathering process at all stages of any development.

Providing a modern, up to date facility will allow the Army Cadet Force to attract the local youth and train future cadets.

Description of Site

The existing building & site is situated within a secure, enclosed compound off St Agnes Mews and within a residential area. To the North West of the site, the rear gardens to the residential properties back onto the boundary fence with the dwellings themselves approx 30-40m's away. The residential properties to the West of the site, and side elevation where the extension works are to be carried out, are set approx 20m's from the cadet centre boundary.

Use

Cadets attend the squadron building on Monday and Wednesday evenings between 19:30 – 21:30 hrs and occasionally on Saturday morning if they are preparing to travel away for weekend training.

Description of Proposal

The application for consideration is for a single storey side extension to the existing Army Cadet Force squadron building. All aspects of the extension would match the existing building with horizontal shiplap cladding to the walls externally, light green aluminium sheeting to the roof (profile & colour to match existing) and new white UPVC double glazed windows and black rainwater goods throughout.

Due to the poor condition of the existing timber cladding, it is the intention of the client to re-clad the whole building with new horizontal, cedar-shiplap cladding, which is proposed to be black in colour.

Layout

It is our intention to extend the existing building to provide an additional Lecture/Classroom for cadet training and second office for use by the OC (Officer Commanding). We would also provide a disabled/accessible WC for compliancy with DDA and AD Part M building regulations. Ramped access to the main entrance and rear Fire Escape route would be provided as part of the proposed works.

Access & Highway Issues

The existing main access road into the site would remain with the existing parking facilities unaffected due to the works, as the building extension would be carried out to the West elevation of the site over the adjacent grassed area. The existing fire exit steps would be demolished and a new ramp would be constructed in their place to allow suitable and safe access to and from the building for wheelchairs users. There are no highway issues with this planning application.

Summary

Within its existing portfolio of buildings and environments, SERFCA currently carries out several structured programmes of review for compliance with legislation related to health and safety and fire precautions.

SERFCA are committed to developing and enforcing on-going structured reviews of any issues related to physical barriers, management practices and procedures, which may affect accessibility. SERFCA are also committed to ensuring that the stringent levels of inspection, reporting, feedback and action associated with those areas of health and safety and fire regulations it is responsible for, are applied and linked to an on-going accessibility strategy.

Regular access audits, linked to inspections for fire precautions, health and safety and risk assessment will be carried out by staff suitably qualified in accessibility and inclusion related issues. Accessibility issues, which require on-going review, are also linked to the maintenance programme for the facility.

SERFCA is committed to undertaking a structured programme of regular reviews of new technologies, constructional development and training to ensure that the on-going and evolving obligations imposed by the DDA are met.

Photos



The new extension would be built to the West side elevation over the existing soft ground with the external appearance matching that of the existing building.



The existing escape step would be demolished and replaced with a newly constructed wheelchair accessible ramp compliant with AD Part M.