

To: Councillor Edwards (Chair)
Councillors Ayub, Emberson, Gittings,
James and Warman

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11 October 2019

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MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE 15 OCTOBER 2019

Further to Item 5 on the agenda for the meeting of the Mapledurham Playing Fields Trustees Sub-Committee to be held on Tuesday, 15 October 2019 please see attached an update report.

	<u>WARDS AFFECTED</u>	<u>Page No</u>
5. PAVILION IMPROVEMENT WORKS	MAPLEDUR HAM	3 - 6

This report provides an additional update to the Trustees on the proposed refurbishment of the pavilion.

READING BOROUGH COUNCIL

DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE: 15th October 2019

PAVILION IMPROVEMENT WORKS - UPDATE REPORT

BEN STANESBY - LEISURE AND RECREATION MANAGER

1.1 Football Association update

A recent meeting with the Berks and Bucks Football Association and a consultant working on behalf of the National FA, who are producing a national plan for investment into football for the next 10 years provided feedback on the future investment in football. The FA's focus is on improving the quality of pitches, measures to increase the number of games that a particular area can accommodate (e.g. artificial turf or better drainage) and improved quality/provision of support infrastructure (social space and changing). Rather than funding or increasing the number of changing spaces they would prefer to see staggered start times for matches and the provision of storage/lockers for teams. This will allow teams when playing to store their belongings to allow changing space to be used by a team starting for example half an hour later. The FA acknowledges that football leagues may be resistant to the change but this appears to be the approach they are taking across the country as this is part of a national strategy. Thus the provision of more changing space at the pavilion does not match the priorities for the FA over the next 10 years and will not be a priority for funding.

Comments have been received from a number of parties on the advantages and disadvantages of plans identifying additional changing rooms in alternate positions. These plans have now been overtaken by the FA feedback above.

On consultation with Caversham Treants F.C, the proposal is to take forward future plans without the additional 3rd and 4th changing rooms given the changed FA funding priorities. The proposed revised layout however does not exclude the subsequent addition of additional changing rooms should they be required.

1.2 Other design comments

Recent comments received through the Management Committee included:

- Request for more storage space with easier access from the main hall.
- Question the need for an office and additional meeting space

Updated drawings are appended to the report that reflects the removal of the extra changing rooms and additional changing space with access off the main hall.

In light of the comments made through the management committee, one of the

meeting rooms/space may be used for either storage if required while awaiting further storage to be built to the rear of the changing rooms.

Two plans are attached to this update:

Plan 1a Refurbishment of the Existing Pavilion

Identifies the extent of works to be undertaken in first phase of the works, for which approval to seek planning permission and procure a contractor is sought within the previously agreed available £825k budget (inclusive of fees and contingency)

Plan 2a Potential Future Developments:

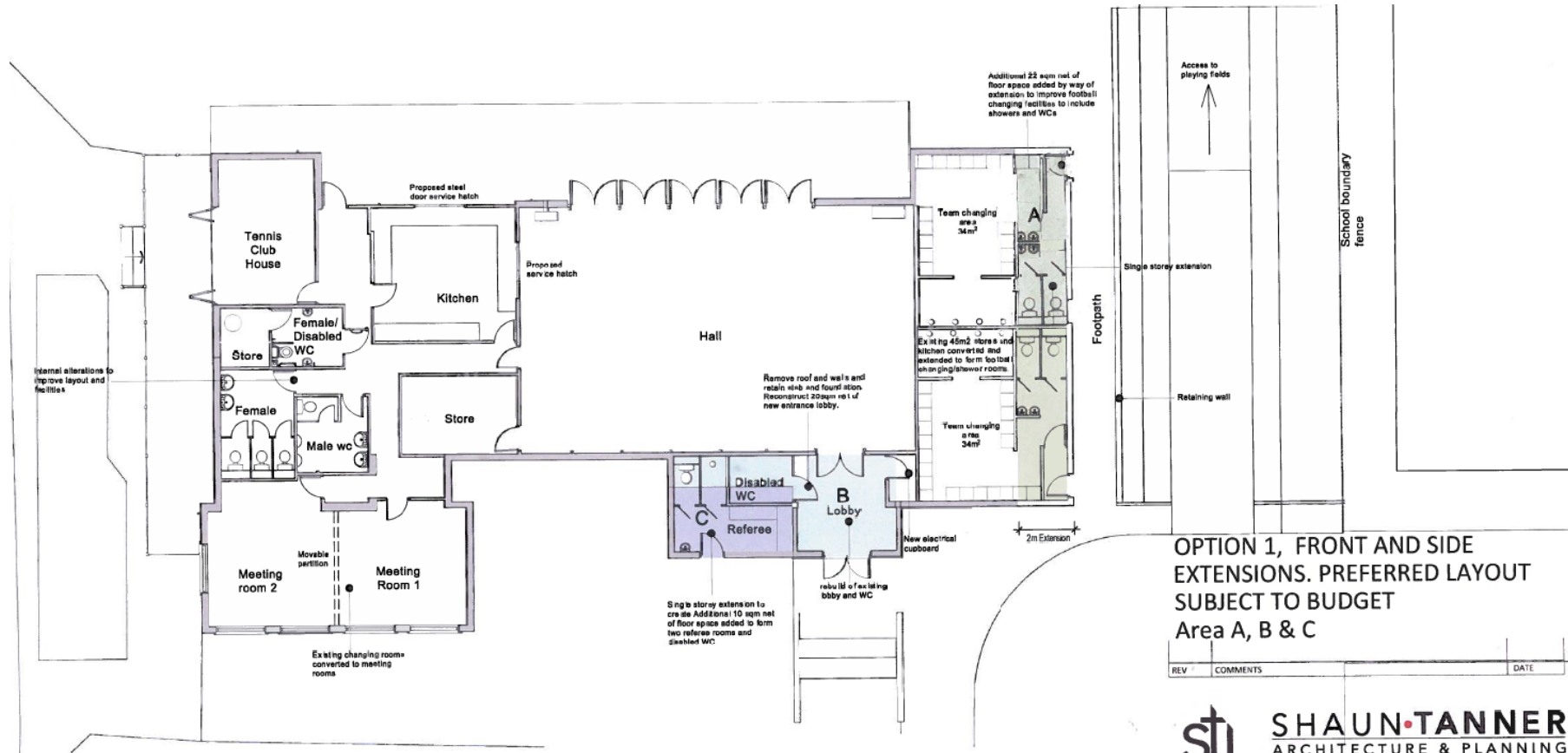
Identifies how further facilities identified by users could be accommodated. These include:

- Additional storage
- Office/storage space
- Extended kitchen
- Relocated main entrance

It is proposed to seek planning permission for these potential developments to save having to make an additional subsequent planning application. Prior to these works to being undertaken funding and approval of the trustees would be sought. There is no additional cost in seeking planning permission for these additional items while making the application for the changes identified plan 1a.

Plan 1a Refurbishment of the Existing Pavilion:

Page 5



OPTION 1, FRONT AND SIDE EXTENSIONS. PREFERRED LAYOUT SUBJECT TO BUDGET Area A, B & C

REV	COMMENTS	DATE

- Area A - 2m wide extension to create football changing facilities
- Area B - Existing lobby and WC to be rebuilt
- Area C - Single storey extension to form two referees changing facilities

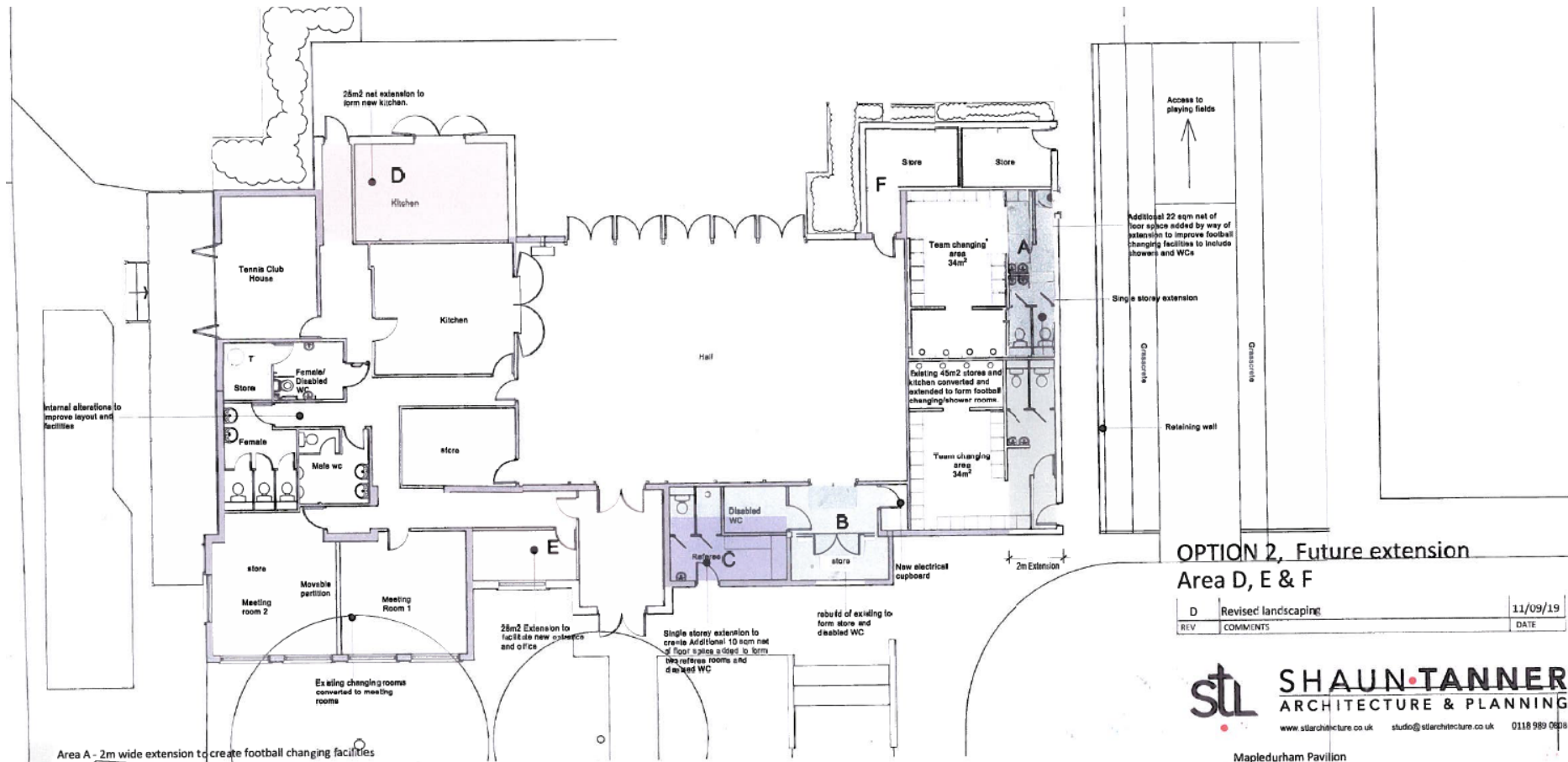
STL SHAUN TANNER
ARCHITECTURE & PLANNING

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CLIENT Mapledurham Pavilion
PROJECT Mapledurham Pavilion, Upper Woodcote Road Reading, Berkshire
DRAWING Proposed Ground floor plan Option 2

STATUS **DATE** Jun 2019
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Plan 2a Potential Future Developments:



- Area A - 2m wide extension to create football changing facilities
- Area B - Existing lobby and WC to be rebuilt
- Area C - Single storey extension to form two referees changing facilities
- Area D - Single storey extension to allow for new enlarged kitchen
- Area E - Single storey Extension to form new entrance lobby and office space
- Area F - Single storey extension for new football changing areas and storage

OPTION 2, Future extension Area D, E & F

REV	COMMENTS	DATE
D	Revised landscaping	11/09/19

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PROJECT Mapledurham Pavilion
 Mapledurham Pavilion, Upper Woodcote Road
 Reading, Berkshire
DRAWING Proposed Ground floor plan

1:100 scale Bar
 This Drawing has been produced for printing onto A2 size paper.
 If printing on A3 please use the scale below for reference.

STATUS **DATE** Jun 2019
SCALE 1:100 @ A2 **DRAWN** DR **CHECKED** NO **3042/303** **REV** 1

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