

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE		
DATE:	15 OCTOBER 2019		
TITLE:	PAVILION IMPROVEMENT WORKS		
LEAD COUNCILLOR:	COUNCILLOR EDWARDS	PORTFOLIO:	MAPLEDURHAM PLAYING FIELDS CHAIR OF TRUSTEES
SERVICE:	TRUSTEE OF CHARITY	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BEN STANESBY	TEL:	0118 937 3276
JOB TITLE:	LEISURE AND RECREATION MANAGER	E-MAIL:	ben.stanesby@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To update the Trustees that the existing approved budget to refurbish the pavilion still remains at £825k including fees and contingency;
- 1.2 To seek authority to submit a planning application for the whole scheme;
- 1.3 To seek authority to procure a contractor for the first phase of work within the agreed £825k funding limit (including fees and contingency) and to implement the works.

2. RECOMMENDED ACTION

- 2.1.1 That the Assistant Director of Economic & Cultural Development is authorised to submit a planning application for the whole scheme to refurbish and extend the existing pavilion;
- 2.1.2 That the Assistant Director of Legal & Democratic Services and the Assistant Director of Economic & Cultural Development are authorised to procure and implement the first phase of the pavilion works, including the appointment of STL Architecture Ltd as lead architect, within the funding limits set out in the report.

3. POLICY CONTEXT

- 3.1 Reading Borough Council holds the Ground in its capacity as charity trustee ("Trustee") of the Charity. The Charity is registered with (and therefore regulated by) the Charity Commission. The charitable object of the Charity is:

"the provision and maintenance of a recreation ground for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions. "

The beneficiaries of the Charity, therefore, are the inhabitants of the Parish of Mapledurham and the Borough of Reading. The Ground is an asset of the Charity and is held "in specie" i.e. specifically in order to advance the Charity's object.

- 3.2 The Sub-Committee has delegated authority, with the support of the Officers, to discharge Reading Borough Council's functions as charity trustee of the Charity. The Sub-Committee has a duty to make all decisions in what it considers to be the best interests of the Charity and in order to advance the object referred to above and any such decision must be in line with all relevant charity law and other legal restrictions.

4. CURRENT POSITION

4.1.1 Pavilion works

- 4.1.2 Mapledurham pavilion hall closed following a structural survey which identified significant deterioration requiring additional supports to stabilise the building. The changing rooms and tennis facilities remained in use during that time.

- 4.1.3 Between October 2018 and March 2019 works to the pavilion took place which was funded by Warren and District Residents Association (WaDRA) to facilitate the re-opening of the pavilion. The Council arranged the required fire risk assessment and electrical inspection of the building with associated works then took place to meet current building standards. Subsequently the pavilion re-opened for hire in July 2019.

- 4.1.4 The main refurbishment works will be funded through the £1.361m premium from the Department for Education (DfE) which was paid to the Trustees on 20th August 2019 and £85K section 106 planning gain allocated to the scheme.

- 4.1.5 Whilst waiting for the DfE payment, the Council commissioned a local architect, STL Architecture Ltd, to start the initial scoping and design work for refurbishing the pavilion and potentially extending the pavilion in the future. The scoping works involved representatives from the main users of the pavilion; Caversham tennis club, Caversham Trent FC, users representative and WaDRA. A draft layout of the pavilion was agreed by this user group in early August. See appendices for plans of the pavilion

- 4.1.6 The scheme is split into two phases; one to refurbish the pavilion to ensure it is 'wind and water tight' and to re-configure the internal layout for more efficient use of the space. This also includes configuration of the existing pavilion to allow future extension of the building to better support anticipated use. This includes a small in-fill at the existing entrance and re-locating the sports changing to the west side of the pavilion. The second phase is an extension to provide additional sports changing spaces, a new main entrance, and a small

extension at the rear of the building.

- 4.1.7 The initial design has been costed by a retained cost consultant to assess the viability of the scheme. On the current design information available the 1st phase is within the current budget allowance of £825k (including fees and contingency) for refurbishing the pavilion. The second phase is beyond the funding earmarked for the pavilion.
- 4.1.8 The pavilion users requested that the whole scheme is submitted for planning approval to enable the second phase to take place when funding is available with planning approval already in place.
- 4.1.9 The local architect, STL Architecture Ltd, would take the initial design forward into a detailed design process. If the initial scheme is approved the aim to submit a planning application and to go out to procure a contractor for the works.
- 4.1.10 Sport England and the Local Football Association are currently being consulted on the plans.

5. CONSULTATION

- 5.1 The design has been developed with representatives of the users and residents association. It is intended to continue to develop the scheme with this group.
- 5.2 A wider consultation will be undertaken as part of the decision making process by planning when determining the planning application for the pavilion works.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to-
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2 In this regard you must consider whether the decision will or could have a differential impact on: racial groups; gender; people with disabilities; people of a particular sexual orientation; people due to their age; people due to their religious belief.
- 6.3 An updated equality impact assessment (EIA) for the wider Landscape Plan including the pavilion as undertaken and reported to the June 2018 Sub-Committee. There has been no material change to the proposals being made and the EIA remains valid.

7. FINANCIAL IMPLICATIONS

- 7.1 The Trustees noted the allocation of £825k (including fees and contingency) of funding for the pavilion works in previous committee meetings detailed in item 9 below and is funded from the DfE payment now received and s106 previously received.

8. LEGAL IMPLICATIONS

- 8.1 The Sub-Committee has been delegated the power by the Council acting in its capacity as sole corporate Trustee of the Charity to act in the best interests of the Charity and its beneficiaries.
- 8.2 The pavilion works are classified as a 'Works' contract and the cost falls well below the threshold which would require an OJEU advertisement for a 'Works' contract. The procurement of these works and the local architect will be conducted in accordance with the Council's Contract Procedure Rules.

9 BACKGROUND PAPERS

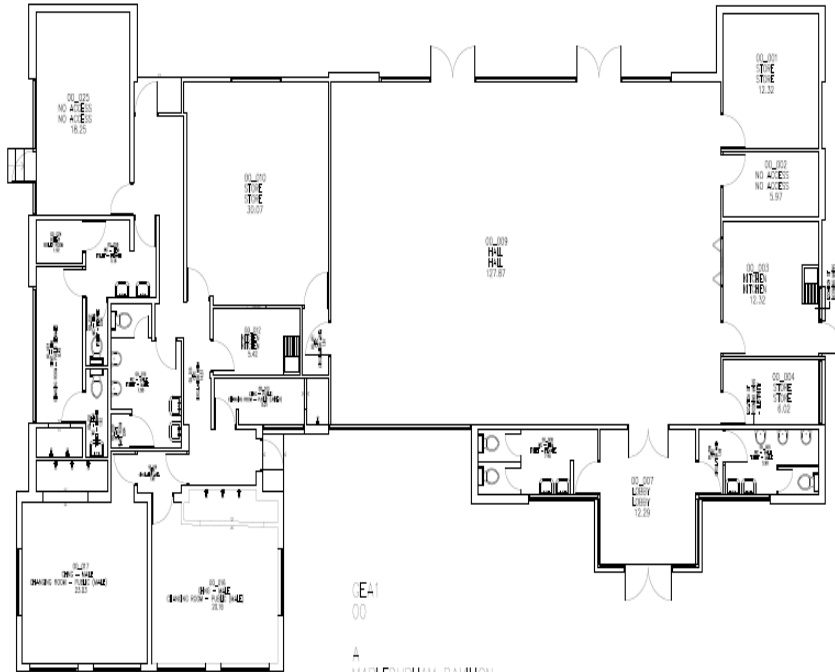
- 9.1 Mapledurham Playing Fields Trustees Sub-Committee - 9th January 2018.
9.2 Mapledurham Playing Fields Trustees Sub-Committee - 20th June 2018.
9.3 Mapledurham Playing Fields Trustees Sub-Committee - 22nd October 2018.
9.4 Papers prepared for Mapledurham Playing Fields Trustees Sub-Committee 30th January 2019.
9.5 Mapledurham Playing Fields Trustees Sub-Committee - 7th May 2019

Appendices

Pavilion drawings

- Existing layout
- Proposed layout
- Proposed future extensions

Existing Layout



GE-1
00

A
MAPLEDURHAM PAVILION
PREN022 MAPLEDURHAM
PREN022 MAPLEDURHAM
375.06

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.



REV	COMMENTS	DATE

STL **SHAUN TANNER**
ARCHITECTURE & PLANNING

www.starchitecture.co.uk studio@starchitecture.co.uk 0118 989 0808

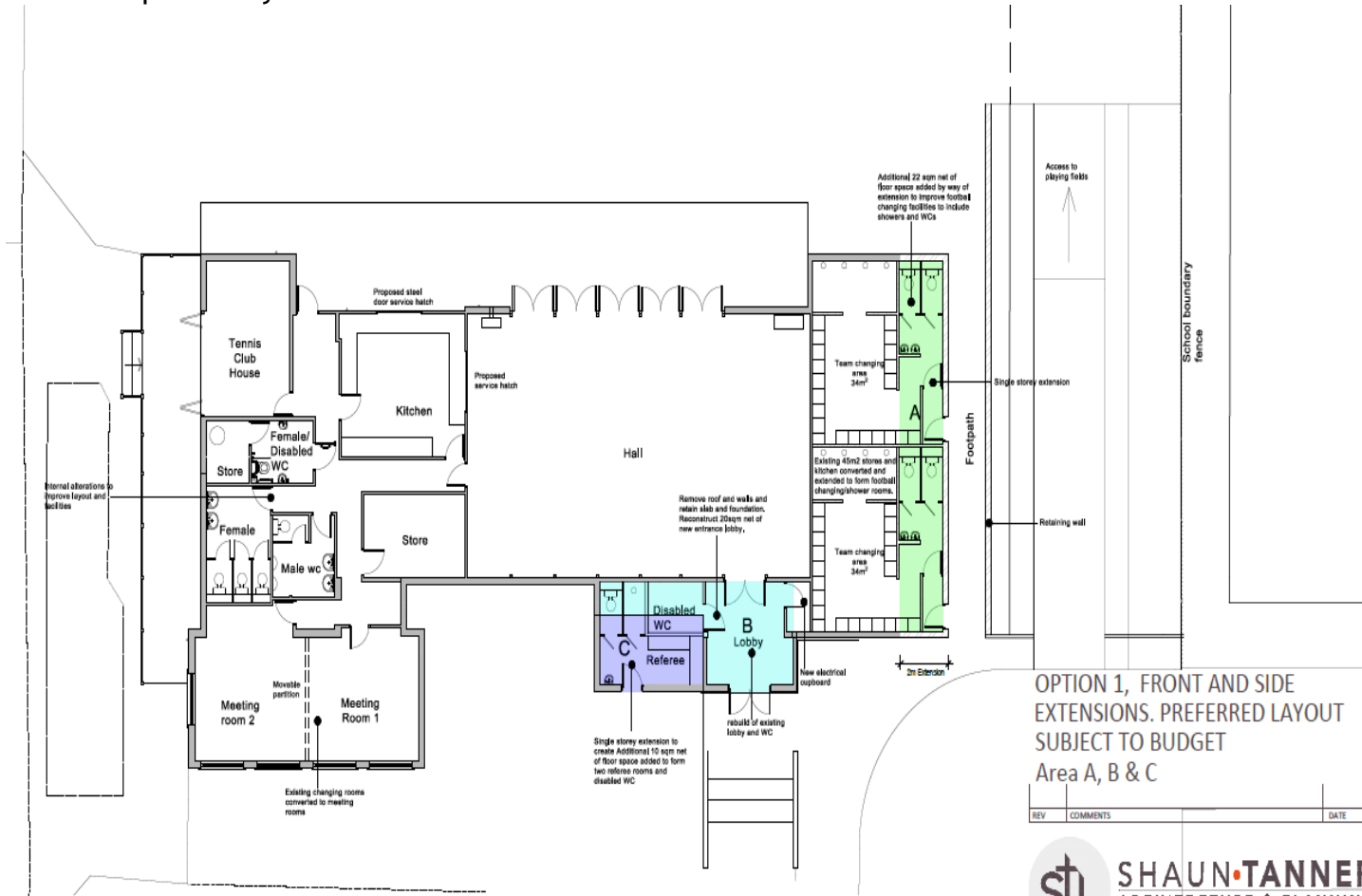
CLIENT Mapledurham Pavilion
PROJECT Mapledurham Pavilion, Upper Woodcote Road
Reading, Berkshire
DRAWING Existing Ground Floor Plan

STATUS DATE Jun 2019

SCALE 1:100 @ A2 **DRAWN** DR **CHECKED** NO 3042/103 **REV**

THIS DRAWING MUST NOT BE SCALED UNLESS ISSUED FOR PLANNING PURPOSES. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO SETTING OUT, COMMENCING WORK, OR PRODUCTION OF FABRICATION DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER IMMEDIATELY. ©

Proposed Layout



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

REV	COMMENTS	DATE

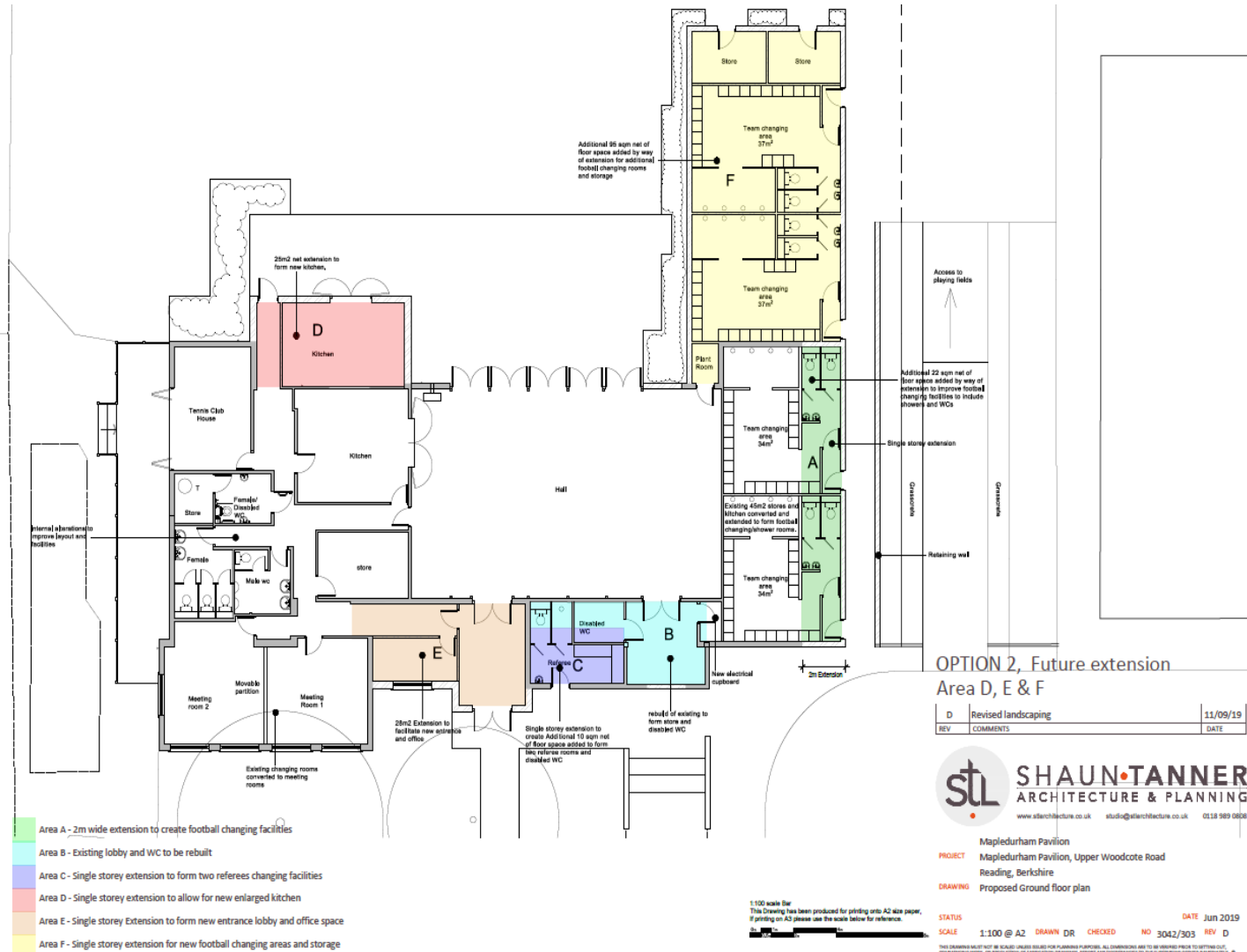
STL SHAUN TANNER
ARCHITECTURE & PLANNING
www.stlarchitecture.co.uk studio@stlarchitecture.co.uk 0118 989 0808

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

STATUS DATE Jun 2019
SCALE 1:100 @ A2 DRAWN DR CHECKED NO 3042/302 REV C
THIS DRAWING MUST NOT BE SCALE-UP OR USED FOR PLANNING PURPOSES. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO OPTIMISATION. COMMENCEMENT WORK OR PRODUCTION OF FABRICATION DRAWINGS REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER IMMEDIATELY. ©

- 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

Future Extensions D,E,F



OPTION 2, Future extension
Area D, E & F

D	Revised landscaping	11/09/19
REV	COMMENTS	DATE

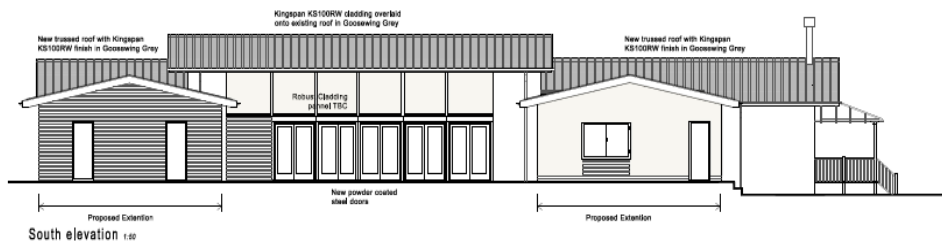
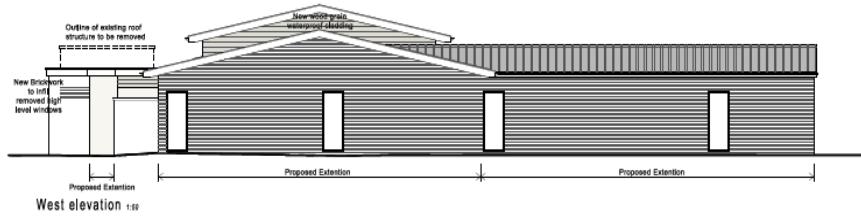
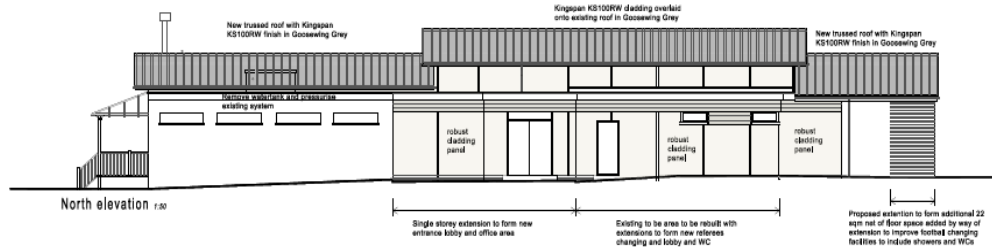
STL SHAUN TANNER
ARCHITECTURE & PLANNING
www.stlarchitecture.co.uk stlstudio@stlarchitecture.co.uk 0118 989 0808

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

STATUS DATE Jun 2019
SCALE 1:100 @ A2 DRAWN DR CHECKED ND 3042/303 REV D
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS ARE TO BE GIVEN PREFER TO DIMENSIONS. COMMENCEMENT OF CONSTRUCTION SHALL BE NOTIFIED TO THE SUPERVISING CIVIL ENGINEER.

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.

Elevations



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



REV	COMMENTS	DATE

STL **SHAUN TANNER**
ARCHITECTURE & PLANNING
www.stlarchitect.co.uk studio@stlarchitect.co.uk 0118 989 0808

CLIENT Mapledurham Pavilion
PROJECT Mapledurham Pavilion, Upper Woodcote Road
Reading, Berkshire
DRAWING Proposed Elevations

STATUS Draft **DATE** Jun 2019

SCALE 1:100 @ A2 **DRAWN** DR **CHECKED** NO 3042/306 **REV** B

THIS DRAWING MUST NOT BE SCALED OR USED FOR ANY OTHER PURPOSES. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO SETTING OUT. CONSULT THE WORK OR PRODUCTION OF MANUFACTURING DRAWINGS, REPORT AND OCCURRENCES TO THE SUPERVISOR OR ARCHITECT.