

REPORT

31<sup>ST</sup> JULY 2019

## DESIGN & ACCESS STATEMENT

RFCA BARTON-ON-HUMBER  
NEW CADET HUT



### Prepared By

Chris Buckley MRICS  
Chartered Building Surveyor



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## APPENDICES

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**Appendix A: Site Photographs**

## AUTHORISATION

This report has been prepared by:



Signature.....  
Chris Buckley MRICS  
Chartered Building Surveyor

and authorised for issue by:



Signature.....  
Nick Outram MRICS  
Senior Chartered Building Surveyor

## 1.0 EXISTING SITE

The existing site is a plot of vacant land located to the South of the Humber Estuary, accessed from the Barton Road. A road junction and access road has already been formed which provides access to the site from Barton Road. It is believed that the site was formerly used as a storage area during the construction of the Humber Bridge and has not been previously developed.

## 2.0 REDEVELOPMENT PROPOSALS

This Design & Access Statement is to be read in conjunction with the following drawings:

0016341009-L(10)001

0016341009-L(10)002

0016341009-L(20)001

0016341009-L(20)002

0016341009-A(20)001

The proposed development works are the construction of a single storey building and associated external landscaping and car-parking, to provide a training and education facility for the Reserve Forces' and Cadets' Association for Yorkshire and The Humber (RFCA Y&H).

## 3.0 LAYOUT

The new building will house two lecture rooms, an open hall area, office, store room, WCs and kitchen servery, along with an externally accessed store room. The principle entrance will be to the Western elevation, with an emergency exit door to the Eastern elevation.

## 4.0 SCALE

The new building will have a Gross Internal Floor Area of 159.3m<sup>2</sup>, divided into the rooms described above.

## 5.0 LANDSCAPING

It is proposed to form a 1000mm wide Tarmac surfaced perimeter footpath with concrete pin kerbs to allow for access and escape from the building. The car park and access road will be finished with a tarmacadam wearing course with thermoplastic line markings where required. An area of grass will be provided for external training activities, with some general soft landscaping to other areas. A steel palisade fence will form the rear boundary of the site, with other boundaries being marked by a Weldmesh security V fence.

## 6.0 APPEARANCE

The new extension is to be constructed of blockwork with external insulation, topped with a Webber coloured render finish in the corporate colours of RFCA (predominantly off-white with a pale green detail with purple flash stripe). The proposed roof finish is a proprietary Kingspan panel system on a mono-pitch roof structure with uPVC rainwater goods on the downslope elevation. Aluminium windows and doors in a complementary colour (anthracite grey) will complete the building's appearance.

## 7.0 ACCESS

Access to the facility will be via the existing road from Humber Road and a set of double vehicle gates will lead from this access road to car park and site.

Level access will be provided from the car park to the building, with all internal areas also having level access to and between them. A DDA compliant WC is provided internally, along with one number DDA compliant parking space externally.

**APPENDIX A:  
SITE PHOTOGRAPHS**



Photo 1: New junction and access road from Barton Road already constructed.



Photo 2: Extent of access road with gates to adjacent business. Proposed development is to the left of this picture.



Photo 3: General state of site, with Heras fencing forming a temporary boundary. Access road and kerb visible to front of shot.



Photo 4: Proposed development will be on the grass behind the Heras fencing. Existing gate visible.

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