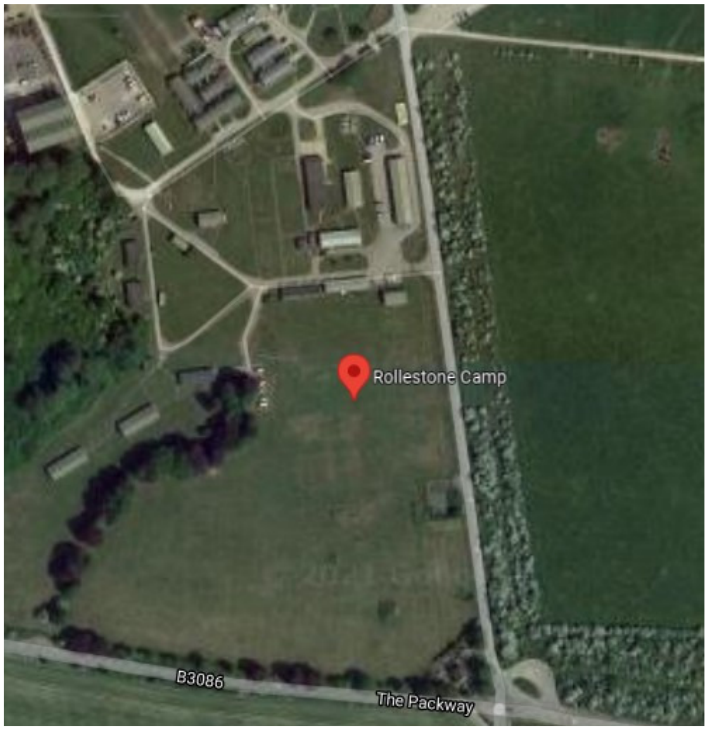
Design, Access & Sustainability Statement



For

Rollestone, Urban Fighting Skills House (UFSH), FAIRHURST

Prepared by:

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For

Landmark / DIO

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The Bush Consultancy have prepared this report in accordance with the instructions of Landmarc / DIO for their sole and specific use.

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1.0 Introduction

Landmarc Support Services have been awarded the National Training Estate Prime contract (NTEP) for the management, control and operation of the Defence Training Areas and Ranges, management and administration of both the built and rural estate and the provision of hard and soft facilities management services in the UK in order to provide a fully operational estate that meets statutory and mandatory requirements. Occasionally, this will also include additional works to improve the estate as separate projects.

The initial NTEP contract commenced on 1st November 2014 for a service period of 5 years. The service period can be extended for another 5 years if required.

The NTEP comprises a number of training camps, training areas and firing ranges within the UK. This is sub-divided into six geographical regions, as follows:

1. DIO SD Training Scotland and Northern Ireland (Head Office – Edinburgh)
2. DIO SD Training North (including RAF Spadeadam) (Head Office – Wathgill)
3. DIO SD Training East (Head Office – West Tofts)
4. DIO SD Training Wales and West (Head Office – Sennybridge)
5. DIO SD Training South East (Head Office – Longmoor)
6. DIO SD Training South West (Head Office – Tilshead)

Rollestone Camp is located North West of Amesbury Town. The camp is also located approximately 10 miles North of Salisbury.

With the Changes in Regular Army Basing the reduction of the UK estate and the increase in UK based troops, core sites will be used significantly more for the future and will need improved facilities to deliver the tri-service training requirement. The Basing Plan is providing the facilities to enable nearly 100 units to relocate, reconfigure, disband or re-role and deliver the Government's 2010 Strategic defence and Security Review commitment to bring all units back from Germany by 2020. Catterick Garrison has been identified as one the North's core sites and will therefore be required to continue to provide training facilities for these additional troops.

2.0 Proposed Urban Fighting Skills House (UFSH)

2.1 Need

The current Urban Fighting Skills House (UFSH) at Rollestone, does not currently include an indoor urban training facility.

The application for the development includes the provision of an Urban Fighting Skills House (UFSH) to provide a training area with associated briefing / de-briefing room, prep / close down rooms and server room, WC's and utility services for approximately 30 users to be trained with several Directing Staff supervising. Externally housed is a plant room block which serves the respective facility.

An Ecological Survey has been prepared to accompany the full planning application describing the potential environmental effects on the proposed development of an Urban Fighting Skills House (UFSH) at Rollestone.

A visual impact assessment has also been prepared as part of the planning application pack.

2.2 Summary and description of elements of the proposed development.

The total proposed site area covers less than 1 hectare; to include the main buildings, plant blocks and new site access road and parking area.

2.3 The construction activities may include the following:

- Excavation to form reduced levels for buildings
- Digging and laying foundations
- Digging out service trenches
- Laying and backfilling of underground services
- Construction of buildings and other ancillary structures
- Placement of materials and components for infrastructure and buildings
- Fitting out and finishing of buildings

The following vehicles and machinery / equipment will typically be used during the proposed construction:

- Construction vehicles e.g. Heavy goods and light vehicles (HGVs & LVs)
- Construction contractors vehicles
- Inspectors vehicles
- Lorries e.g. delivery lorries and trucks
- Excavators, bulldozers and earthmovers
- Concrete and cement mixers
- Handheld tools

All the activities during the construction period will be managed to ensure that adverse impacts to personnel, flora and fauna are kept to a minimum.

3.0 Location

The proposed development site is accessible from the camp's main entrance and will utilise an existing road network.

The proposed site is surrounded in the immediate proximity by open grassed areas, with a number of trees to the West side. The proposed site is visible from the South and East sides of the camp off the bordering road. The South side view is partly obstructed by trees and hedges. The surrounding area is predominantly training ground and / or agricultural land.

The site is predominantly level, although a small fall occurs from North West to South East and this will require a marginal build up to create a level surface.

All windows will be manually controlled aiding natural ventilation. Air source heat pumps will be located externally against the plant room where they are easily accessible.

The choice of elevational treatments have been based on creating an efficient design in both appearance and practicality.

Vehicle access for deliveries will come in along the main existing site road network.

4.0 Development Proposals

The size of the building has been governed by the need to accommodate a set number training within the building. On average 30 people will be using the training elements of the building, with several additional Directing Staff also to be accommodated for in this proposal. MOD guidance stipulates the size and number of the ancillary rooms that is required to provide a sufficient service for the required number of users. The form of the building has developed from existing MOD facilities of a similar nature and a recognized system to provide the service.

<u>Building Areas:</u>

Gross External Area (GEA) - 1059m^2
Gross Internal Area (GIA) - 1030m^2

An external M&E plant enclosure with prefabricated container for control equipment and more sensitive equipment will be provided at the front of the building.

Access to the plant enclosure is provided by an external footpath around the perimeter of the main building.

Orientation of the building plans is to enable the access to the building to be as close as possible to the new access road. Thought has also been taken to orientate the building along the contours of the existing topography.

The orientation of the building within the site also lends itself to sustainable features such as photovoltaics, with the opportunity for these to be provided on the east and west pitches, and the south gable.

4.1 Materials.

The external materials proposed are represented on the elevational drawings and are as follows:

External Envelope Materials Palette:

Walls.
Vertically fixed steel faced plastisol coated composite cladding panels through to fixed cladding rails and structural frame as required to 150mm above ground level. Panels to be LPCB certified and FM Approved. Colour: RAL 100-60-20. Blockwork plinth to ground level.

Roof.
Pitched roof coverings to be steel faced plastisol coated composite wall cladding panels through fixed to purlins and structural frame as required, with a number of polycarbonate rooflights. Panels to be LPCB certified and FM Approved. Colour: RAL 100-60-20.

Fascia, gutters and soffits to be pressed metal colour coated (colour: to match roof).

Doors.
Personnel Access Doors / Escape Doors and Training Area Access Doors: Steel faced doors complete with steel frames (Colour: Anthracite Grey – RAL 7016).

Windows & Vents
No windows are provided to the building envelope, bar the polycarbonate rooflights specified in the ‘Roof’ section above.

Louvres to meet ventilation requirements to be polyester powder coated louvre blades single blanked providing min. performance class B2 to BS EN 13030:2001 for rain penetration complete with HDPE bird mesh.

External Fixtures

Polyester powder coated weld mesh perimeter fencing, 2.4m high together with matching access gate to all external plant areas to prevent unauthorised access.

4.2 External Lighting

The building has the potential to be occupied at any hour of the day.

During winter months this will mean that illumination of the site and its surroundings will be necessary for safe access and egress from the building for personnel.

Pedestrian circulation around the building will be facilitated by low level building mounted lights that provide illumination to designated pedestrian walkways, these, together with any internal lights visible externally in hours of darkness will all be switched off when the building is unoccupied through central switching at the final exit point.

The final external exit routes also benefit from a non-maintained emergency lighting in the event of a power failure in line with BS5266.

5. 0 Site Location Plan (Not To Scale)

