

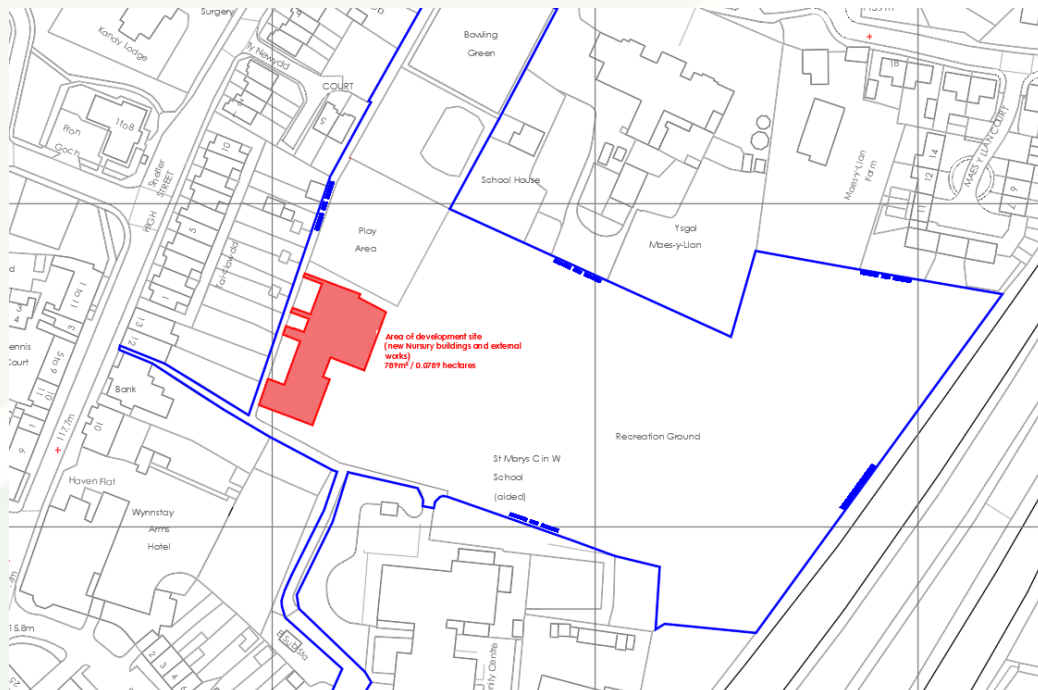
RUABON TRIPLE CLASSROOM DESIGN AND ACCESS STATEMENT

Building Size: 10.20 x 33.00m

Address: Park Street
Ruabon
Wrexham
LL14 6LE

The proposed new triple classroom / nursey building is situated to the east side of the A483 in Ruabon, in an area of recreation ground owned by Wrexham B.C., between Ysgol Maes-y-Llan and St Mary's Church in Wales schools. The school site is in the central area of the village. Established residential areas surround the site.

There is no vehicular access to the site, and temporary access to the site during the construction the construction period will need to be made. Pedestrian access to the site is by both a pathway to the south of the site that comes along the side of St Mary's Church in Wales School off the B5097, and from the north from Maes-y-Llan Lane, down the side of Ysgol Maes-y-Llan.



Location Plan for Ruabon Triple Classroom

DESIGN

The proposal involves the installation of a 10.20 x 33.00m triple classroom modular with a kitchen, store, office, unisex and disabled WC and a lobby (please see 2003-15 ELT-00-00-DR-A-1001 Ruabon Site Plan and 2003-15 ELT-00-00-DR-A-1000 Ruabon GA). The building will have a floor to ceiling height of 2.4 metres.

The building will be of modular type construction, it will be built off site in a controlled factory and logistically transported to site, and craned into position. The building will then be connected together and finished by the erection team. Services to the building will then be connected and any commissioning required will take place. The full-on site construction process to take approximately 4-5 weeks. The boundaries of the building will be the same boundaries that currently exist for the recreational ground owned by the council.

The design intention was to make the new building as unobtrusive as possible. The general superstructure will be a single storey hybrid timber/steel frame.

The external wall is Tata Colorcoat LG plastic coated steel. The colour for the external walls will be Heritage Green RAL 6002. The material choice of the external cladding (Tata Colorcoat LG leather grain plastisol bonded to 9mm plywood) has been made with a view keeping the cost appropriate to the budget, but still providing an aesthetically pleasing finished, which is easy to maintain, sturdy and resilient to impact/vandalism.

The fascia's will be plastic coated steel, colour RAL 7016. The windows will be uPVC RAL 7016 and the doors will be steel RAL 7016 to match.

The roof is single ply EPDM membrane on 9mm roof decking, colour; black.

The ceiling finish is Owa Constellation 600 x 600 tiles in white 24mm T-section grid with black shadow batten. Internal walls are foil backed, pre finished 15mm plasterboard. Floor covering is Heckmondwike Supacord heavy duty contract carpet, anti-slip vinyl to toilets, kitchens, wet areas, cleaners stores and barrier matting to cleaners' stores.

The rainwater goods are Black Polypipe black plastic square profile. Downpipes are square black plastic.



Proposed location of new building

The proposed new building is of hybrid timber/steel frame. A large effort has been made in the design stage of the building to ensure that the building has as low carbon impact as possible (in line with current regulations set out in AD part L2). Examples of this are: LED lighting has been specified throughout, PIR controlled lighting to main areas with daytime dimming and a highly efficient A/Cs and heaters has been specified throughout the building. The building is sufficiently insulated with glass fiber quilt insulation, and polyurethane foam board to achieve significantly improve upon the elemental u-value standards as set out in the building regulations.

ACCESS

No public access will be affected by the installation of the new building. Access to the building will be via new tarmac footpaths that lead connect to the existing tarmac footpath to the north west of the building.

There is no vehicle access to the building, pedestrian access will be from the footpaths to the north and south boundaries.

The recreation ground area is fairly flat with no great changes in elevation. The building will be set so the internal floor level is the same as the external floor level meaning that no ramps or steps will be required to provide wheel chair access into the building.

Circulation within the building is designed to provide equal means of access to all inclusive of age, disability, sex, ethnicity and social grouping. All circulation areas are a minimum of 900mm unobstructed clear width. All

doors have a minimum clear opening in accordance to the guidelines set out in approved documents M and B2 (whichever size is greatest). The finished floor level will remain a constant throughout, there are no steps within the building. Vision panels in accordance to the sizes set up in part M to all doors that separate spaces on escape routes.

Jamie Gee B/Eng M/Sc
Elite Systems GB Ltd.
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