

MARFORD COMMUNITY GROUP

DESIGN AND ACCESS STATEMENT

Building Size: 10.4x12.8 metres
Building Colour: Wedgewood Blue
Date: 29.09.2021
Address: Community Centre,
Pant Lane, Marford,
Wrexham,
LL12 8SH
United Kingdom

Marford Community Centre is situated in Pant Lane in the village of Gresford Community Council North East of the town of Wrexham in Wales. The Marford Community Centre site is in the central area of the village. Established residential areas surround the site, with the Gresford Community Council and the The Rofft School located about 100 metres southeast.

The main vehicular access to the site is via the Pant Ln. on the North and East boundary. This entrance has both vehicular and pedestrian access with the car park on the approach to the school building centrally on site.

The school site is fairly flat upon entry to the site, with slight gradient up to the school building from Pant Ln. The school is generally accommodated within one building.



DESIGN

The proposal involves the installation of a 10.4x12.8 metres single classroom modular building with a kitchen, store, office, unisex and disabled WC and a lobby (please see 2107-14-ELT-00-00-DR-A-1000 GA Rev B. The building will have a floor to ceiling height of 2.4 metres. The buildings will be complete with all mechanical and electrical installations as described in the detailed Specification.



Proposed Marford Community Group

The proposed 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. Service like power, water and drainage will also be connected and any commissioning required will take place. The full-on site construction process to take approximately 3-4 weeks.

The boundaries of the building are within the boundaries of the existing school site.

The proposed position of the new building is facing East of existing school building. (See Site plan 2107-14-ELT-00-00-DR-A-1200 Proposed Site Plan). The building position is an area of grass, scrubs and trees. 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 Wedgewood Blue Colour Tata Colorcoat LG Bonded to 9mm Plywood. The roof is single ply EPDM membrane on 9mm roof decking. 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 Heckmondwike Supacord heavy duty contract carpet, anti-slip vinyl to toilets, wet areas, kitchen, cleaners store and barrier matting to lobby area.

The rainwater goods are Black Polypipe black plastic square profile with all necessary brackets, fittings, drain adapters etc. Downpipes are square black plastic. All items to be fixed in accordance with the manufacturer's instructions.

The material choice of the external cladding Wedgewood Blue (Tata Colorcoat LG leathergrain plastisol bonded to 9mm plywood) has been made with a view keeping the cost appropriate the budget, but still providing an aesthetically pleasing finished, which is easy to maintain, sturdy and resilient to impact/vandalism.



Existing Community Centre

The existing school buildings adjacent the site for the proposed has a beige aggregate board panel with separating strips. Olive green fascia with uPVC window frames.



Site Location

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 a 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 the existing access around the Community Centre grounds.

The main vehicular access to the site is via Pant Lane on the North Eastern boundary. This entrance has both vehicular and pedestrian access with the car park on the approach to the school building centrally on site. Both parking and pedestrian access areas have enough space.

The school site is fairly flat upon entry to the site, with slight gradient up to the school building from Pant Lane.

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 1200mm 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.

Roel Carbonel

Elite Systems GB Ltd.