

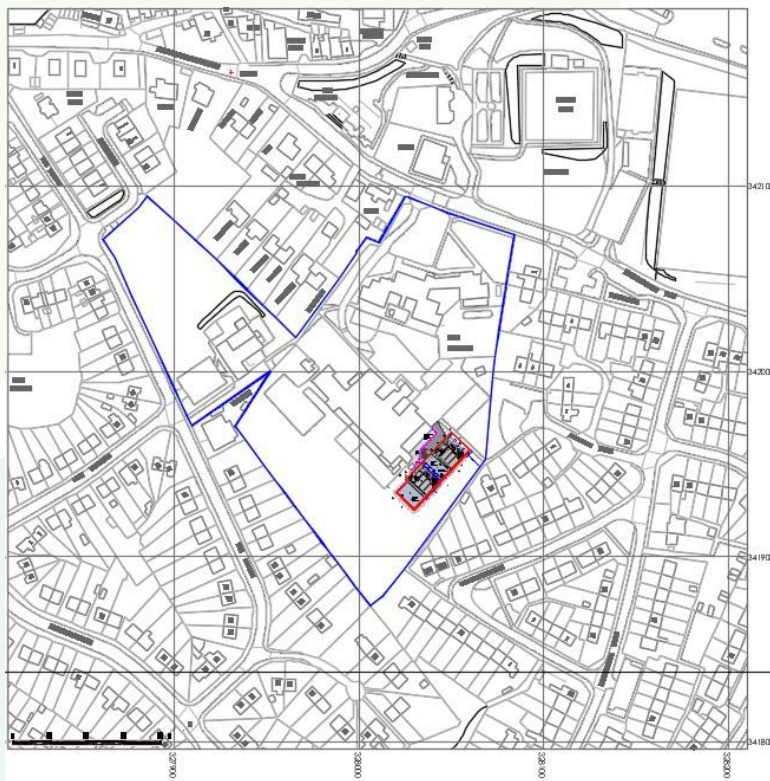
Cefn Mawr Primary School

DESIGN AND ACCESS STATEMENT

Building Size: Two units of 10.4 x 12.80 metres
Date: 18.03.2021
Address: Cefn Mawr Primary School
Plas Kynaston Ln, Cefn-mawr, Wrexham
LL14 3PY, United Kingdom

Cefn Mawr Primary School is situated in Plas Kynaston Ln in the village of Cefn-mawr, southwest of the town of Wrexham in Wales. The school site is in the central area of the village. Established residential areas surround the site, with the Cefn Mawr Library and Cefn Marw Children's Playground located across the street.

The main vehicular access to the site is via the Plas Kynaston Ln on the northeast boundary. This entrance has both vehicular and pedestrian access with abundant space for car park within the school grounds. The school site is gently sloping down upon entry to the site from Plas Kynaston Ln. The school is generally accommodated within a building.



Location Plan for Cefn Mawr Primary School



DESIGN

The proposal involves the installation of two identical 10.42 x 12.80 metres single classroom modular buildings each with a kitchen, store, office, unisex and disabled WC and a lobby (please see 200127-ELT-00-00-DR-A-1003 GA Door Window Schedule). The buildings 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.

The buildings 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 2-3 weeks. The boundaries of the buildings are within the boundaries of the existing school site.

The proposed position of the new building is facing southeast of the existing school building. (See 200127-ELT-00-00-DR-A-Site Plan). The building position is a grassy recreational area. 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 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 (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.



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 fibre 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 school grounds.

The main vehicular access to the site is via Plas Kynaston Ln on the northeastern 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 are very tight, with double parking arrangements regularly implemented.

The school site is gently sloping down upon entry to the site from Plas Kynaston Ln.

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 (only external steps). 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.