



aaprojects

**Design & Access
Statement**

on

**Proposed alterations to
the existing garage block
to form a dining facility**

at

Bersham Hall

April 2020

**vision into
reality**

CONTENTS

1.0 Introduction 1

2.0 Background 1

3.0 Building Approach, Access Points, Entrances & Landscaping 2

4.0 Appearance 2

5.0 Vehicular Access 2

6.0 Inclusive Access..... 3

7.0 Lighting..... 3

8.0 Conclusion..... 3

9.0 Conditions of Use of This Report 3

1.0 Introduction

- 1.1 This document has been prepared to support the Change of Use Application made by Quality Education with Care (QEwC) for the refurbishment works and alterations to an existing delapidated existing garage structure.

Reference should be made to the following AA Projects drawings:

AAP Dwg No: P15789.SLP – Site Location Plan & Site Plan

AAP Dwg No: P15789.01 – Existing Plan

AAP Dwg No: P15789.02 – Existing Elevations

AAP Dwg No: P15789.03 – Proposed Plan

AAP Dwg No: P15789.04 – Proposed Elevations

This application has been made following pre-planning advice application ENQ/2020/0017.

2.0 Background

- 2.1 QEwC is a family-run business offering residential education to pupils who have a range of additional learning needs. Quality Education with Care is continuously expanding, providing their remarkable services to more youngsters aged 7 to 16.
- 2.2 As QEwC expand their provision to support additional children, Bersham Hall has been acquired to provide additional estate capacity. The additional space and increase in student numbers has increased the catering demand within the business and the present “domestic” kitchen located on a different site is now recognised as being insufficient in capacity to cope with increased meal demands.
- 2.3 The client has identified an existing, vacant, dilapidated 5 car garage (77m²) as a building which would benefit from refurbishment and being brought back into use as a central dining facility to cope with additional meal requirements.

3.0 Outline Scope of Works

- 3.1 The existing roof covering of the building is original and is approximately 50 years old. The roof tiles are a slate effect asbestos tile which have absorbed water and have become brittle. In areas the tiles have failed and are missing altogether allowing water to enter the building. The underlay to the tiles has perished and has failed. Fascias and soffits to the building are original timber fascias and soffits and are rotten. Rainwater goods have been upgraded but probably in excess of 20 years ago and are cracked, missing, and do not discharge water into any local gulleys. The roof will be covered with a Redland Cambrian Slate finish. The fascias and soffits will be replaced with new UPVC fascia and soffits. Rainwater goods will also be UPVC rainwater goods and will be adapted to discharge into a gulley locally.
- 3.2 The walls to the building are single skin red brick masonry. Generally the walls are in good condition, however there are localised areas of damage caused by trees growing in close proximity to the building. The trunks have caused the ground to swell, which in turn has applied pressure to the brick walls and caused localised bulging and cracking. The roots have also caused the slab to dip and rise and this also requires localised making good. It is proposed the trees are removed to prevent further structural damage once the repairs have been

made. The tree survey, report and findings has been submitted as part of this application to have the two trees felled.

- 3.3 The internal walls dividing the garage bays are single skin red brick masonry walls and these will be removed.
- 3.4 The building is to have its thermal elements upgraded before fit out works commence. The roof will remain a cold roof and will have mineral wool insulation installed on top of the existing ceiling joists. The internal walls are to be stud framed, and fitted with rigid board insulation before being plastered. The floor is to be insulated with rigid board insulation and screeded.
- 3.5 The garage doors to the building are to be removed and replaced with full height white UPVC glazed windows and doors to match those located on the building directly opposite to ensure continuity of building fabric types on the site.
- 3.6 As part of the proposal, the building will be connected to existing utility services found on the site. Water, electricity, and data will all be trenched from the main building. Drainage is existing which is blocked, and this will be jetted clear ready to take the rainwater and foul water from the building to the existing combined system.

4.0 Building Approach, Access Points, Entrances & Landscaping

- 4.1 The building can only be accessed via the West elevation. The West elevation will be provided with 2 external doors, one for students and staff to enter the dining room, and a door and a half for staff to gain entry into the kitchen.
- 4.2 No additional car parking is required above and beyond what is already provided, with the existing drive capable of accommodating 20 vehicles.
- 4.3 As the internal floor level of the building is being insulated and thus increased, each of the external doors will receive a ramped entrance to allow for level access.

5.0 Appearance

- 5.1 The side and rear elevations will remain unchanged, landscaping around these will be made good and raised ground to the rear of the building will be reduced to prevent damage to the existing structural walls and to prevent damp from occurring.
- 5.2 The front façade arrangement will be altered by replacing damaged timber garage doors with aluminium double-glazed system windows and integrated doors.

6.0 Vehicular Access

- 6.1 Vehicular access can be made adjacent the site via Bersham Road. No works are proposed to existing car parking or vehicular access as a result of these works.

7.0 Inclusive Access

7.1 Horizontal Access

7.1.1 Level access will be made available via the 2no entrances as part of the proposed works.

7.2 Vertical Access

7.2.1 The building is single-storey high with level access throughout, vertical access is not needed, and will not be altered as part of the scheme.

7.3 Means of Escape

7.3.1 2 no new means of escape will be introduced, and fire alarm interface will be added for early fire detection.

8.0 Lighting

8.1 The new external LED down and bulkhead lighting will be added to enable safe access to the facility during evening hours.

9.0 Conclusion

9.1 The proposed works will significantly improve the condition of a currently vacant and wasted building, and will significantly add to the use and benefits afforded by a dedicated kitchen serving the children who reside at QEwC premises. The setting of the local site and wider Bersham area will be improved as the vacant garage will be converted into a useable space with building materials replaced with modern sympathetic equivalents matching those found on the existing neighbouring main building.

10.0 Conditions of Use of This Report

10.1 This report has been created to support the change of use application and is confidential to and for the sole use of the recipient. Consequently, no responsibility is accepted to any third party in respect of its contents in whole or in part.