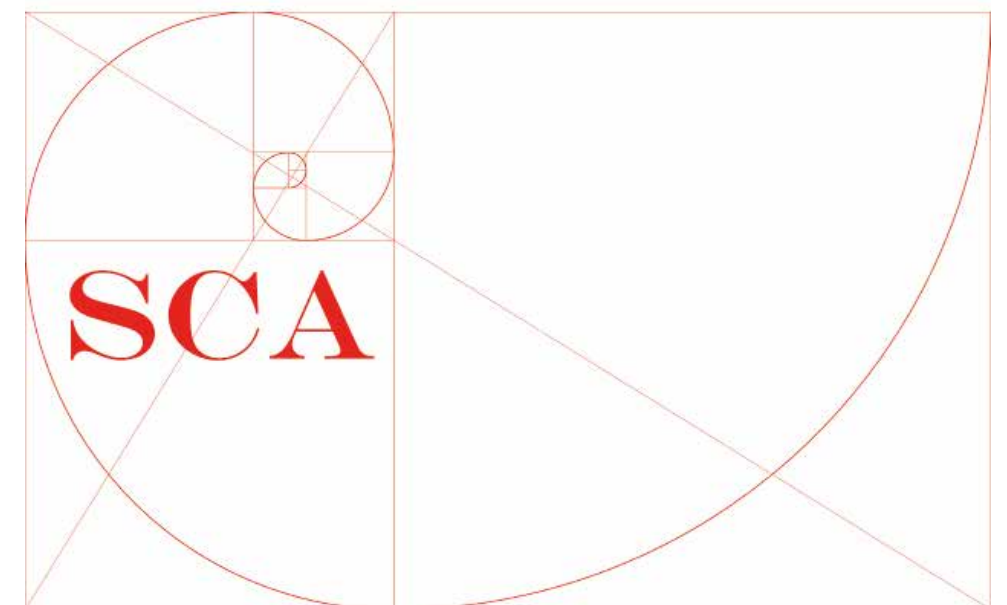
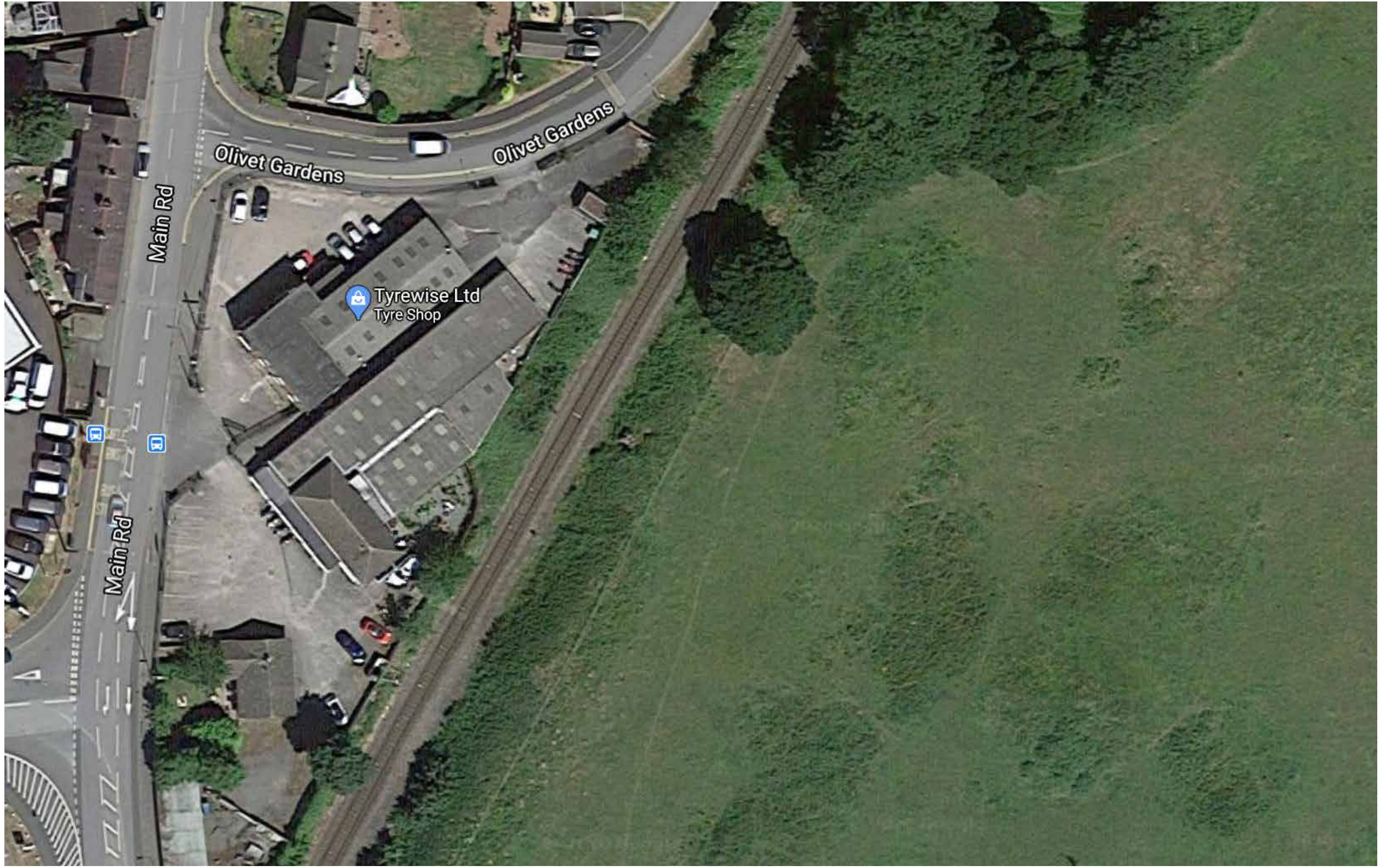




CHANGE OF USE FOR RAILBRIDGE COURT, MAIN ROAD, RHOSROBIN LL11 4RL

**Change of Use and Design and Access Statement with Design
Drawings by Stephen Charles Architect Limited**





Railbridge Court, Main Road, Rhosrobin, Wrexham

INTRODUCTION

This document has been compiled in support of a planning application for the change of use of Railbridge Court from B1- Business to Business to Class D1- Non residential institutions for the provision of education.

THE SETTING

Railbridge Court is situated on the outskirts of Wrexham on Main Road and is opposite to the Rhosddu Industrial Estate. The existing two storey flat roofed building comprises of a Tyre Depot to the rear of the offices, this application relates specifically to the two Storey office accommodation situated adjacent to Main Road. The existing offices has a dedicated access directly off main road and currently has sufficient car parking to accommodate at least ten vehicles.

The site is located adjacent to a garage to the southern boundary and opposite to the Industrial Estate. The residential properties in this area are isolated away from the proposal. The eastern boundary is adjacent to the railway lines and fields beyond.

THE EXISTING BUILDING

Railbridge Court is a two storey masonry clad steel framed building with a steel framed steel clad tyre depot attached to the eastern boundary. All fenestration and doors are PVC-u double glazed units with brick external walls and some vertical steel cladding around the entrance area. It is the Clients intention to provide signage zones on this cladding, but this will be subject to another application.

THE BRIEF

The Clients brief is to provide a centre of learning specifically for disadvantaged children and young adults in order to improve their confidence and well being, skills and prospects through the medium of music. Activities to include learning to play musical instruments and use music related equipment; making and recording music; personal development; training and assessment leading to relevant qualification.

The existing building is to be adapted to accommodate this facility and will include retaining the existing reception and stairs and removing all internal partitions and replacing with partitions suitable to ensure acoustic separation between the different areas, all the existing internal doors will have to be replaced to ensure that access is suitable for people of different abilities including wheel chairs access throughout the ground floor. As the facilities are duplicated at first floor level we can ensure that access is easily achieved for all.

THE PROPOSAL

The existing building is a two storey building with 82 sqm on the ground floor and 96 sqm on the first floor. The existing entrance complies with Approved Document M, however it will require a small external ramp to comply.

ACCESS STATEMENT

Introduction

The Access Statement is based upon the drawings attached and discussions within the design team.

The report contains an explanation of the measures incorporated within the scheme to facilitate access and use by all people including people with disabilities. It forms part of the planning application and indicates how the proposals meet the relevant legislation including Approved Document M of the Building Regulations and in addition, how the scheme follows other good practice guidance.

The assessment includes the approach, public entrance, horizontal and vertical circulation and various facilities within the building. This report assesses the usability of the scheme for all people, including people with a mobility, sensory or cognitive impairment.

CRITERIA USED FOR THE ASSESSMENT

- 1 Part M of the Building Regulations and associated approved documents
- 2 BS8300:2009 and BS8300:2001 Design of Buildings and their approaches to meet the needs of Disabled People.
- 3 Part B of the Building Regulations and associated approved documents.
- 4 BS9999:2008 Code of Practice for Fire Safety in the design and management and use of buildings.
- 5 Requirements and implications of the Disability Discrimination Act 1995 and 2005 (DDA) Part 2 and 3.

Design Approach

In response to the requirements under the Building Regulations Part M and duties under the disability discrimination Act, the design team have adopted an approach which incorporates as many measures as practically possible, whilst having due regards to the constraints of the site, in order to facilitate access and use by all people including disabled people.

Accessibility has been incorporated into the scheme whilst being mindful of the overall aesthetic and design aims of the scheme and budget constraints.

Approved Document M of the Building Regulations currently requires reasonable provision to be made for disabled people and to gain access to and use the building.

Outline of the Proposed Document

The Site is located adjacent to the Rhosddu Industrial Estate on the outskirts of Wrexham in Rhosrobin.

The proposed building comprises of two floors of offices including ancillary areas and associated car parking.

Arrival/Transport

The Development is located on the outskirts of Wrexham and its numerous transport links, Wrexham General Station and there is a bus stop on the opposite side of Main Road. Buses generally make provision for wheelchair users and the ambulant disabled people in the form of step free access; grab rails, good use of colour and tonal contrast, audible and visual signs of destination and stop reached.

Parking

The Building has its own dedicated parking facilities including one dedicated disabled car parking space and nine other spaces.

Pedestrian Access

The Site is easily accessible for pedestrian access.

Cycle Parking

The facility will provide approximately 10 cycle parking.

Entrance

Entrance and Reception, the design of the existing entrance doors does comply and will not require any additional works, however the associated step from the car park will have to be omitted and replaced by a small DDA Compliant Ramp according to AD M. Access will be achieved via an intercom as there will be no reception facility.

Horizontal Circulation

The ground and first floors have been designed to replicate the functions on both floors, this means that all disabled wheelchair access can be kept to the ground floor only. Horizontal Circulation on both floors has a simple layout essentially comprising of a single corridor between the entrance lobby, which itself is spacious and the corridors are at least 1200mm wide in all areas.

ACCESS STATEMENT

Horizontal Circulation

Finishes, services and colours are all to be finalised but we confirm that the colour and tonal contrast will be employed to help define spaces and to enable easy identification of features. Lighting type and location will be designed to avoid glare, also the wall and floor surfaces will be provided which will minimise light reflection.

Vertical Circulation

The entrance lobby provides an existing stair case access to first floor.

Doors

The doors are all designed in accordance with AD M, at least on leaf of external doors will have a clear effective width of 1000mm.

At least one leaf of all internal doors will have a minimum effective width of 800 mm and when located on a 1400mm wide corridor have an effective width of 825mm.

Closers will only be fitted where required for fire control, or in some instances where privacy is lost if the doors is left ajar, and will operate with a maximum force measured at the leading edge of the door of 30N from 0-30 degrees and 22.5 N from 30-60 degrees of the opening cycle. Where this cannot be achieved the doors will be fitted with hold open devices interfaced with the fire alarm or assisted opening devices.

Ironmongery will have a good colour and tonal contrast with the background against which it is seen and be easily grasped and operated e.g. use of lever handles in lieu of knobs and the use of large thumb turns which can be operated with a clenched fist. Lever handles will be located at, and pull handles will be extended to, 900mm above finished floor level.

Vision Panels that extend 500mm above the finished floor level will only be provided to doors on busy circulation routes.

300mm clear space has been provided to the leading edge and pull side of all doors on the circulation routes.

Manifestation will be provided to fully glazed doors in accordance with AD M.

WC's Serving the Public Areas

Male and Female wash-rooms and a unisex wheelchair accessible WC for Independent use are located as indicated on the attached layouts. The wheelchair accessible WC will be designed in accordance with BS8300: 2009 with minimum internal unobstructed dimensions of 1500 x 2200mm.

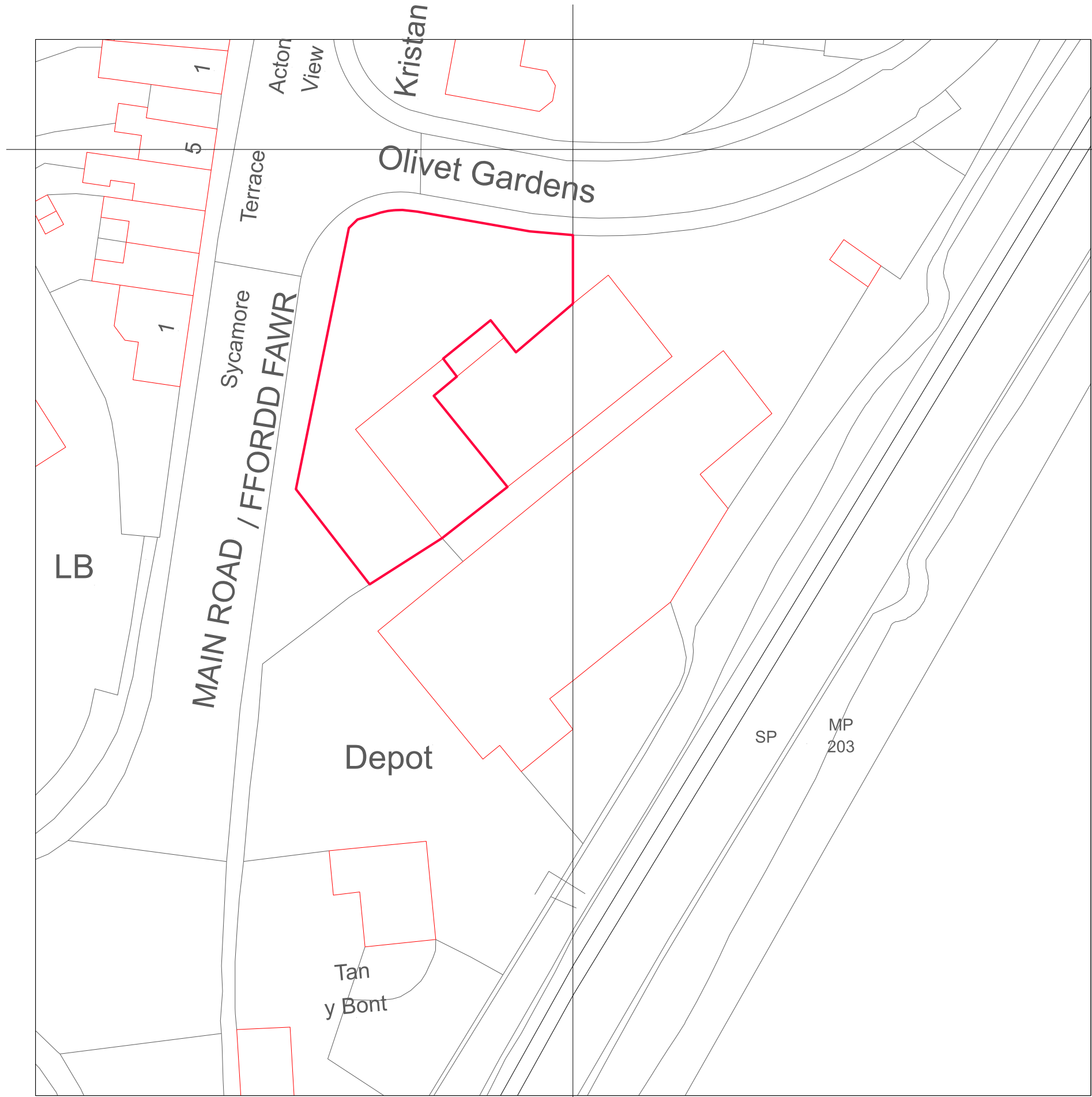
Emergency Evacuation

The Fire Strategy for the Building is currently being developed and it will ensure that the management policy procedures and training requirements are developed in conjunction with a means of escape strategy for the safe evacuation of disabled people whether staff or visitors.

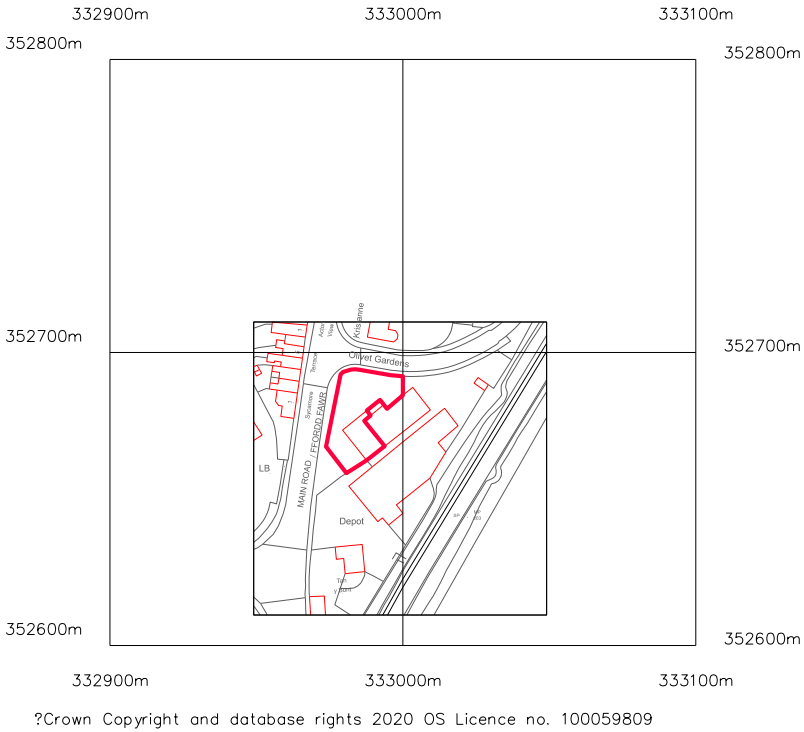
A Fire alarm System and smoke detection system within the building will be specified so that accurate detection can provide an early warning and location of the fire source to provide the maximum time for planning an evacuation.

The Fire Alarm System will incorporate visual alarms in addition to audible sounders. The stairs have been designed in accordance with AD M and therefore make provision for people with limited mobility and or sensory impairment.

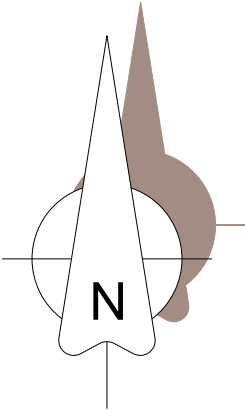
At Ground Floor Level there is a step free egress through the external doors.



PROPOSED SITE LAYOUT 1:200



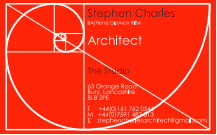
SITE LOCATION PLAN 1:1250



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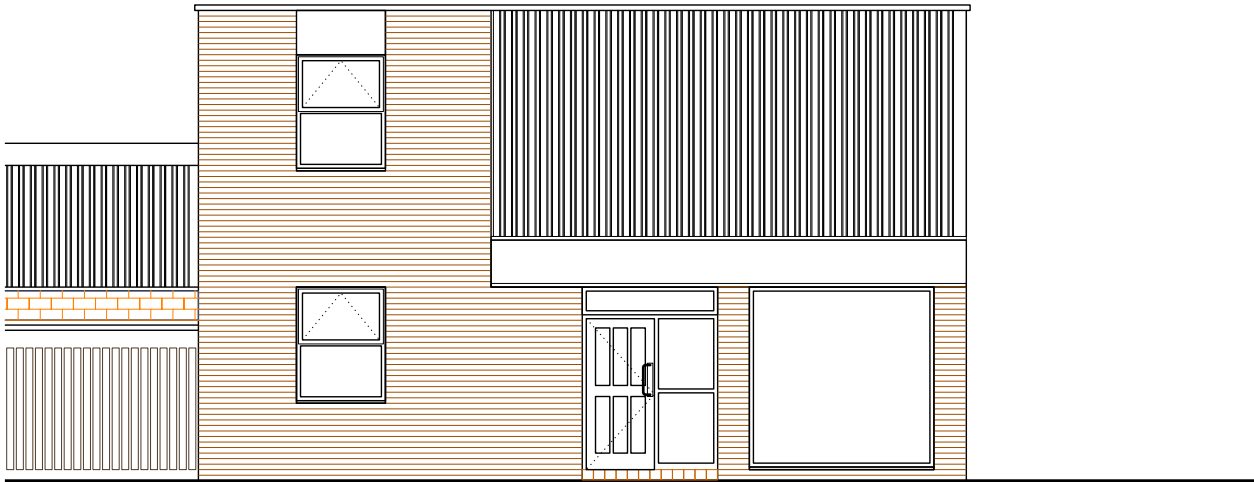
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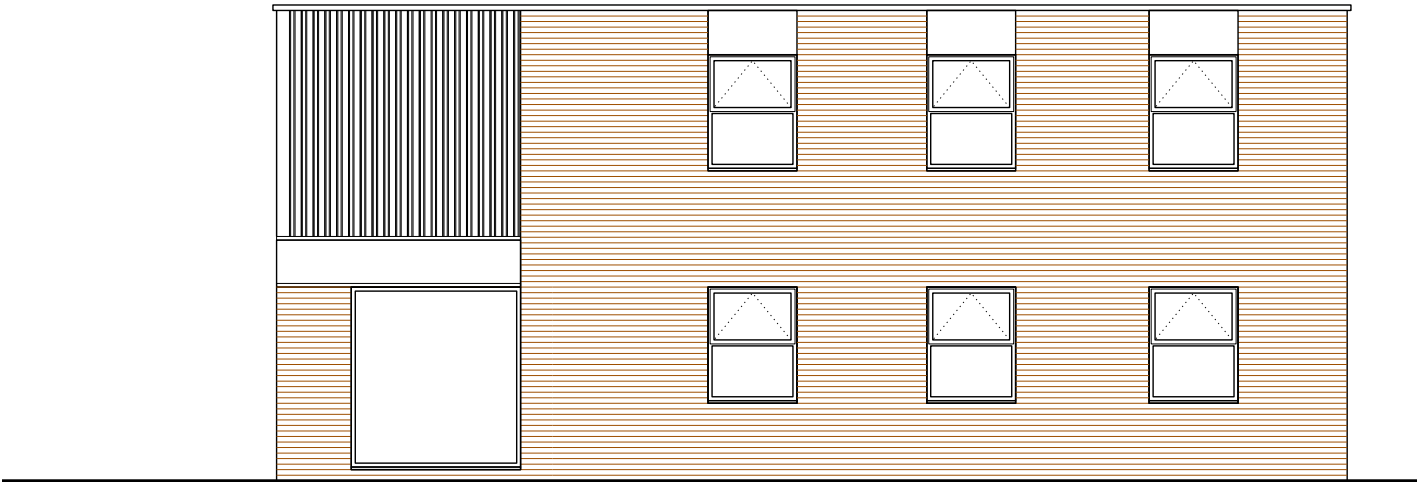


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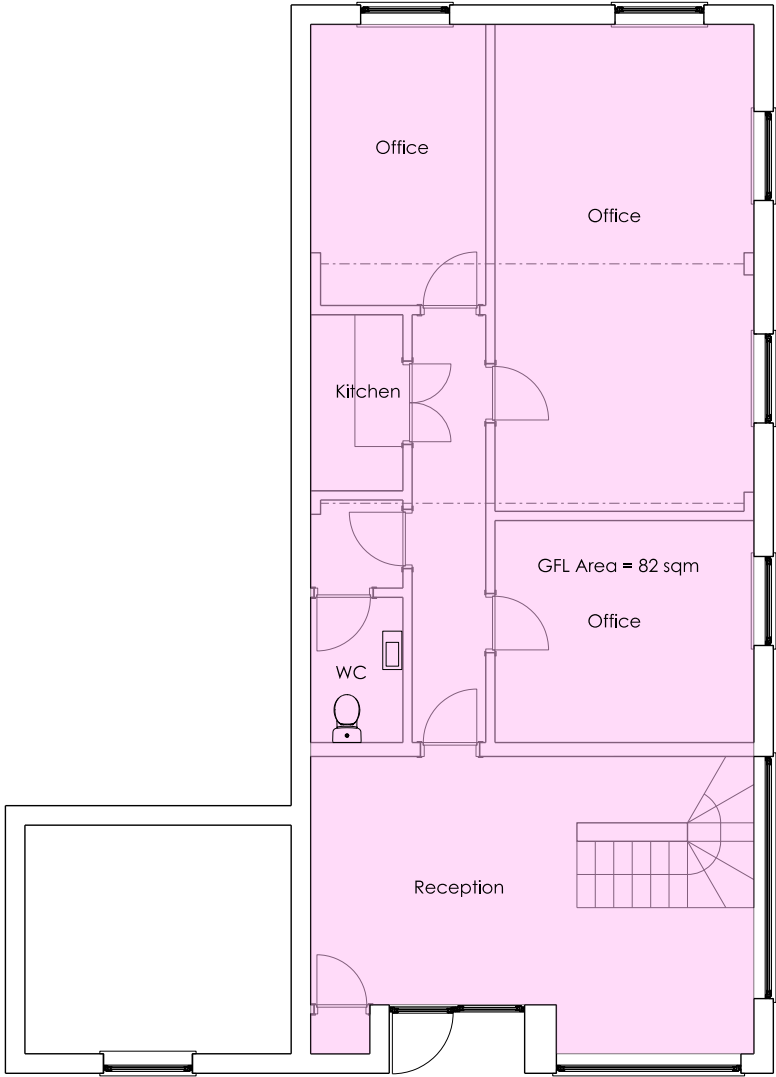
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	Railbridge Court
	Rhosrobin
Drg Title	Site Location Plan
Drg No	SC2018-170-L(-0)001
Rev	A



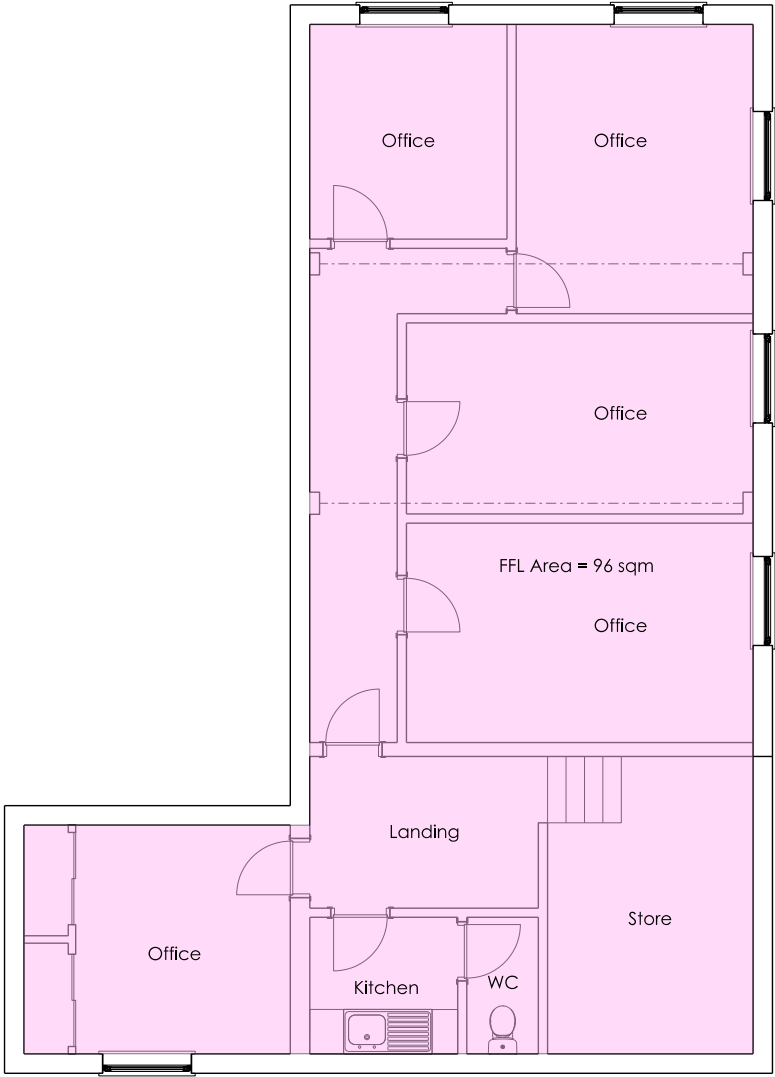
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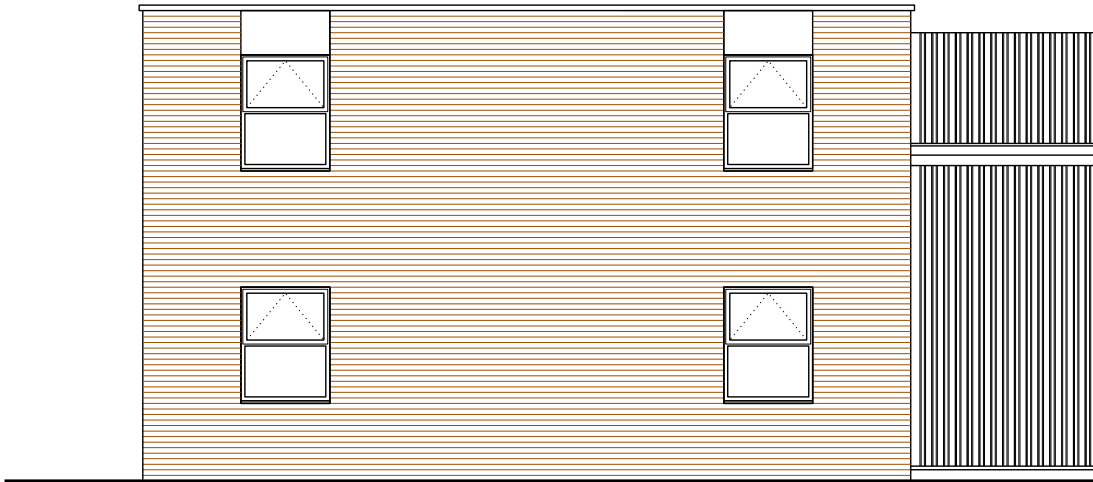
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EXISTING GROUND FLOOR PLAN 1:50 @A1



EXISTING FIRST FLOOR PLAN 1:50 @A1

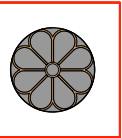
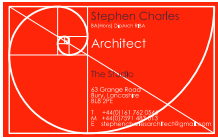


EXISTING SOUTH ELEVATION 1:50 @A1

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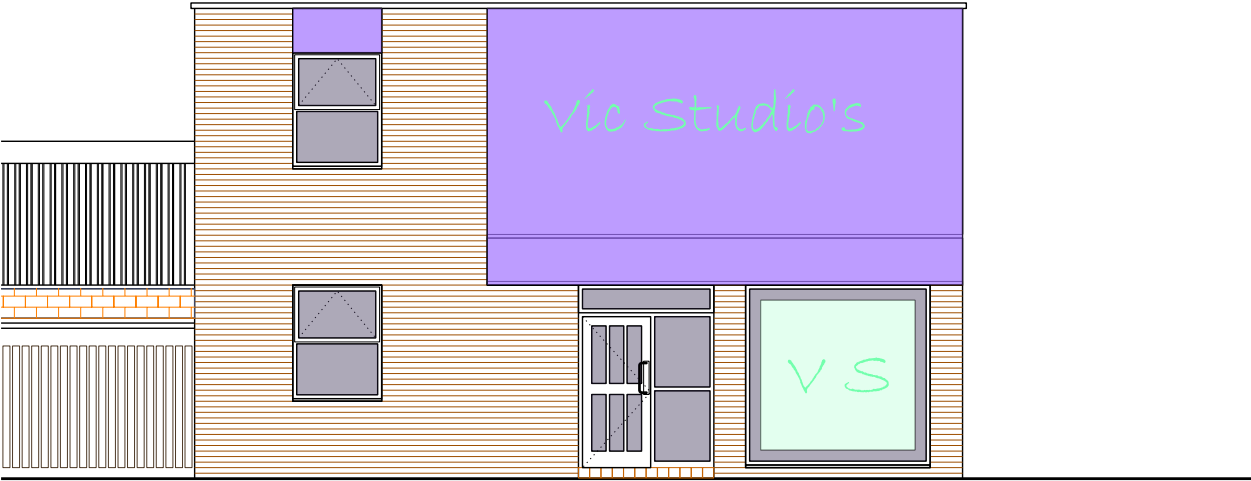
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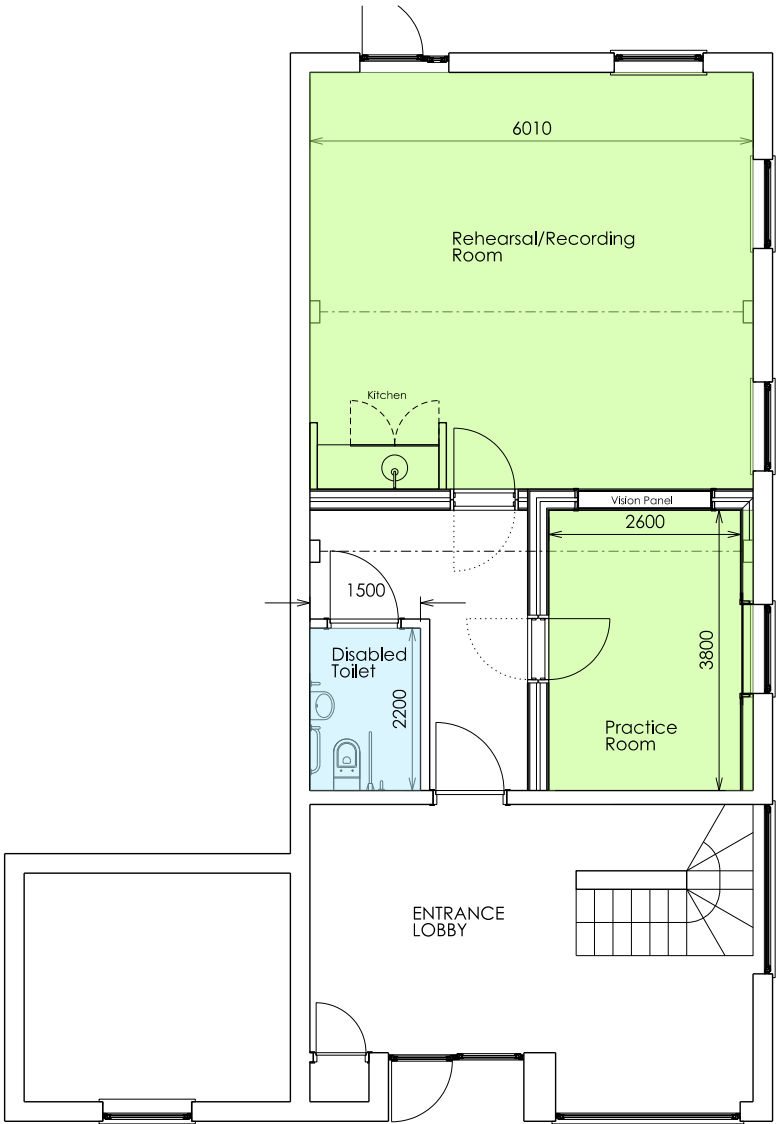
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Drg Title	Existing Ground and First Floor Plans
	Existing North and West Elevations
Drg No	SC2020-218-L(-0)002
Rev	A



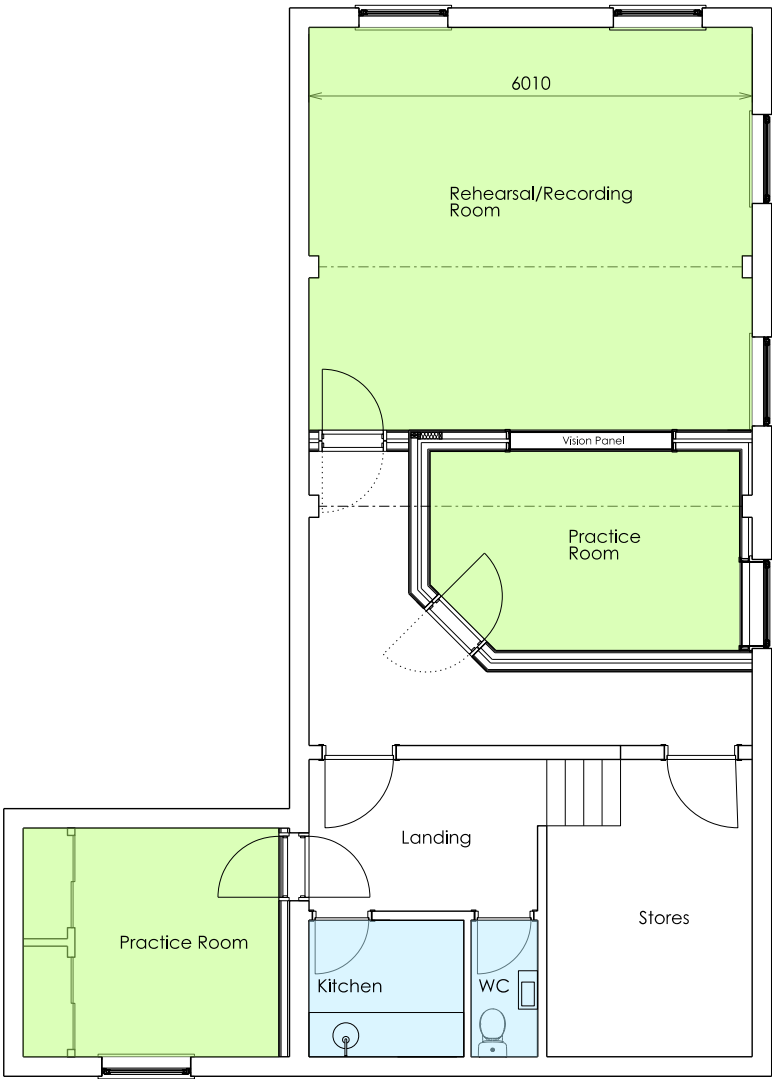
PROPOSED NORTH ELEVATION 1:50 @A1



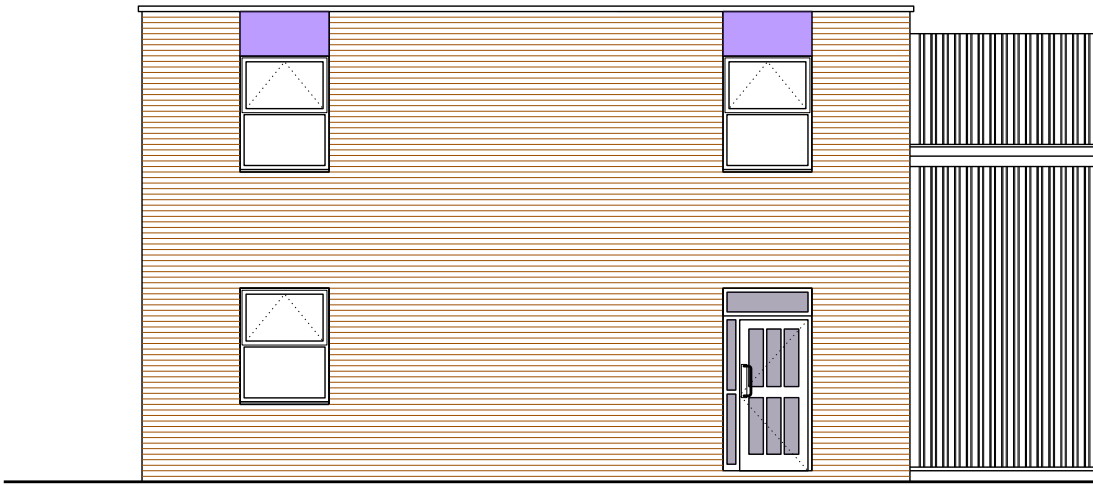
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PROPOSED GROUND FLOOR PLAN 1:50 @A1



PROPOSED FIRST FLOOR PLAN 1:50 @A1

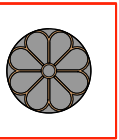
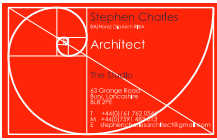


PROPOSED SOUTH ELEVATION 1:50 @A1

Description	By	Date

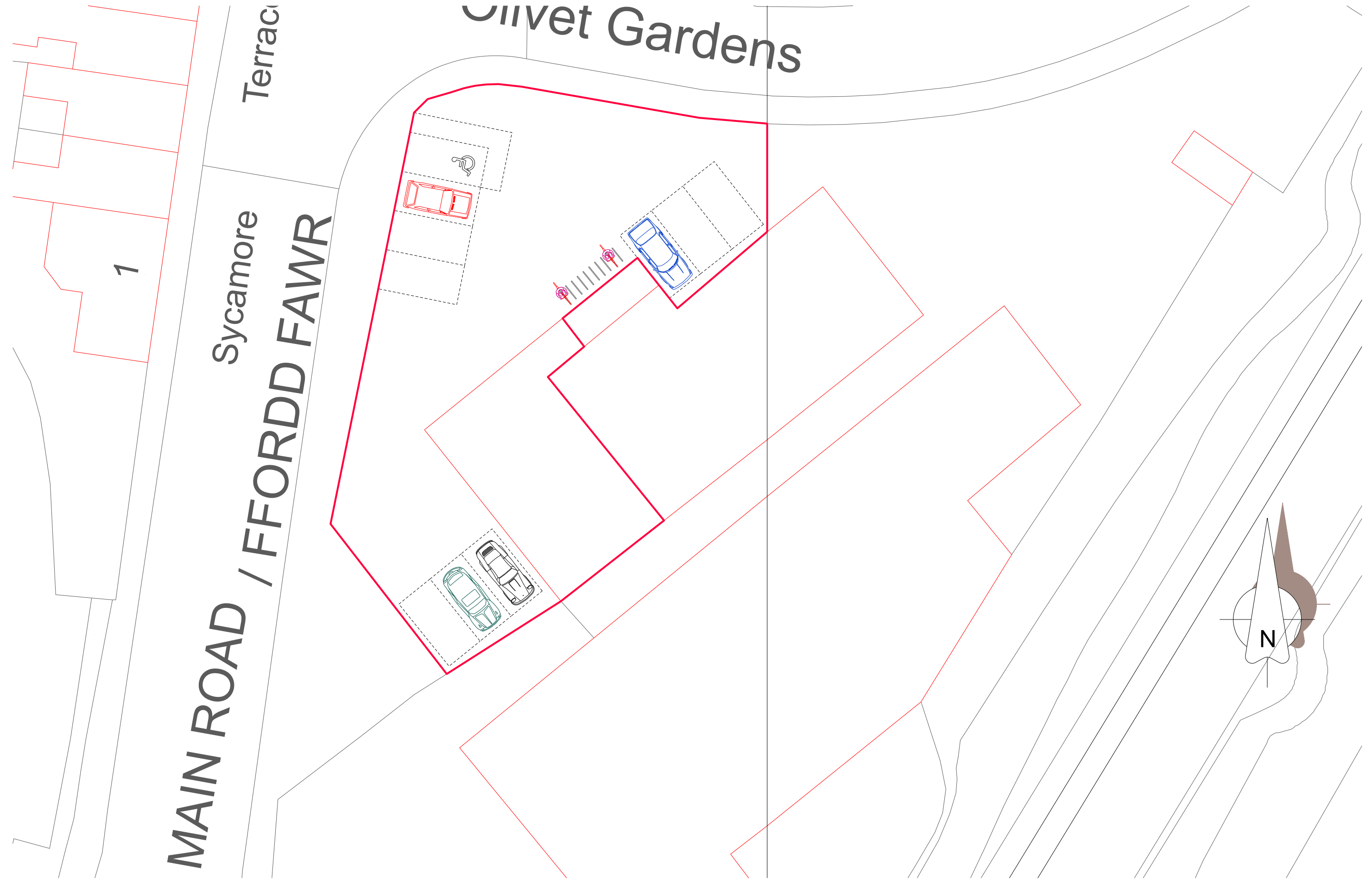
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Status	Information

Project	Vic Studios
	Railbridge Court
	Rhosrobin
Drg Title	Existing Ground and first Floor Plans
	Existing North and West Elevations
Drg No	SC2020-218-L(-0)003 Rev A

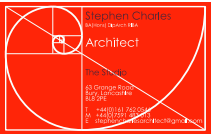


PROPOSED SITE LAYOUT 1:100

Description	By	Date

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	Rhosrobin
Drg Title	Site Location Plan
Drg No	SC2018-170-L(-0)004 Rev A

