

Rhostyllen, Wrexham C.C.

Design and Access Statement

Building Size: 15.4m x 8.40m
Date: 18th September 2023
Address: Rhostyllen School,
Henblas Road,
Wrexham,
LL14 4AD

Ysgol Rhostyllen is a primary school catering for children ages 3 to 11 years old. There are currently 228 students that attend the school – 30 of which attend the nursery part time. There are 30 staff members working within the school, some of which are part-time. The addition of the new classroom unit will result in an extra space for nursery teaching and/or afterschool clubs/activities as well as providing an outdoor safe space for children to play in.

The proposed new modular classroom will provide a play area, unisex W/C's, store room, kitchen, Disabled W/C, office & lobby area. Externally it will provide new grass play surface area & new hard play surface.

WORKS SUMMARY:

The buildings will be constructed from a steel frame, including a steel / timber frame floor and roof. 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.

Approximate Area of proposed building = 129.36m² (whole building)

Play/classroom internal area = 74.1m²

Kitchen area = 9.2m²

Unisex W/C area = 12m²

Store room area = 4.5m²

Disabled W/C area = 4.8m²

Office area = 8.2m²

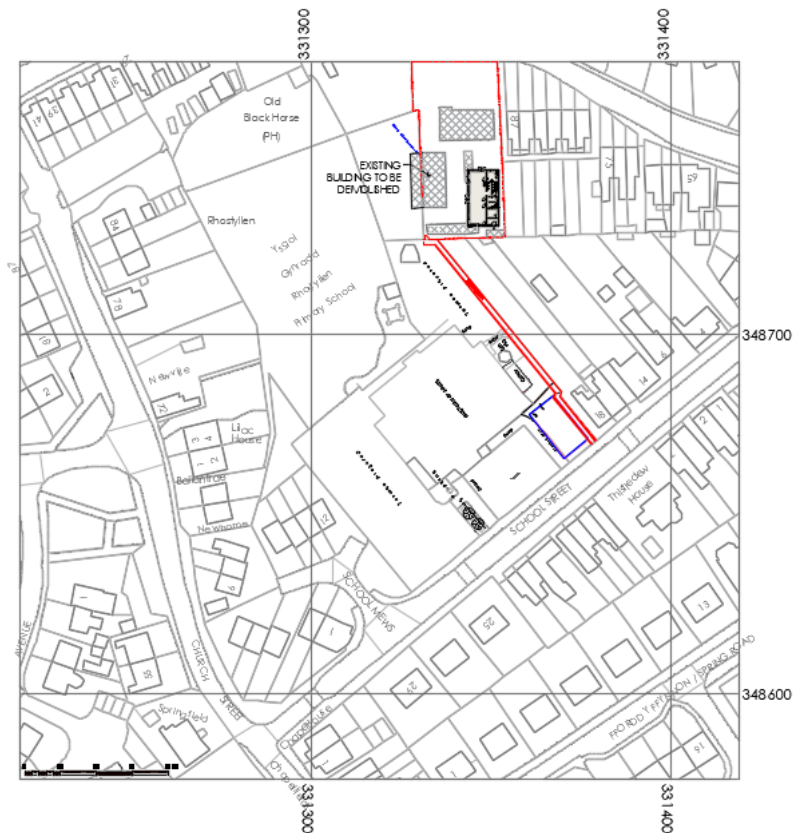
Lobby area = 5.9m²

After 4 options to position new modular building were proposed – option 4. placing the building on the right side of the new land to the North of the school was chosen. The existing



buildings on site (bungalow, sheds, greenhouse & out building) have all been removed pre-installation leaving the site blank and ready for the modular classroom install.

LOCATION:



Location of Proposed of Modular Classroom

The proposal is to provide 1 new classroom building to accommodate a set number of pupils and 2-3 staff members. It will provide a new mixed use play area with 45m² taken for grass surface, and 30m² taken for hard surface. The surrounding area will be newly laid tarmac where listed & grass in other area – it will include level area directly outside the entrance doors, and link this new surface up to the existing tarmac pathways to the north of the site.

There is a new footpath to be built which will link the main school building to the proposed modular classroom. Appropriate 2.4m high fencing, gates & tarmacked path have been proposed for the new footpath.

The proposal also includes plans for the expansion of the car parking area in order to provide an additional 23 parking bays, 2 of which are disabled parking, an ACO drain to avoid piling & flooding at the bottom of the car park, and level access to the building site which is gated & fenced off.

The proposed building is located just off Henblas road and can be accessed directly from the main road via pulling into the car park or using the designated proposed path from existing school to the new building

The proposal is for a permanent building.

Design:

The proposal consists of a 15.4m x 8.4m footprint classroom building including 1 No. Classbase reading 4.9m x 15.1m in footprint, Toilet Facilities, a Lobby, and Stores. The building height would be approx 2.98m from ground level. The intended use of the new classbase is to provide a new teaching space with accomodateing faciilies for the children & staff.

The building will be of modular type construction; the building will be built of-site in a factory and then transported to site and craned into position. The building will then be connected together and finished by the erection team. Power, water and drainage will also 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 boundaries of the existing school site. It is intended to remove earth and sit the building into the ground so that the 3 No. final exit doors on the on all sides of the building are level with the existing ground level. A new tarmac path will be installed to run the full length from the existing school to the proposed modular classroom. The site the building is being landed on will be tarmacked where proposed (according to drawings) and where soft landscaping (grass) is required. There is no handrailed areas or ramps required to any part of the building due to the minimal change in gradient across the site. The only part of the site with a gradient is North of the car park (entrance) to the southern entrance to the school grounds – Due to this being a car park there is no requirement for DDA or Part M compliance. The new pathways will be surfaced with tarmacadam. A set of weldmesh gates and fencing measuring at a height of 2.4m will be installed around the building and leading up to it to ensure the school building site is kept secure & regulated.

The main was remodelled in the late 90s, however there are several stand-alone buildings to the rear of the school near the area of the proposed new building that were built in the early 1900s. These building follow a similar aesthetic to that of the main school – red brick with anthracite/dark grey roof tiling & white UPVC window frames.

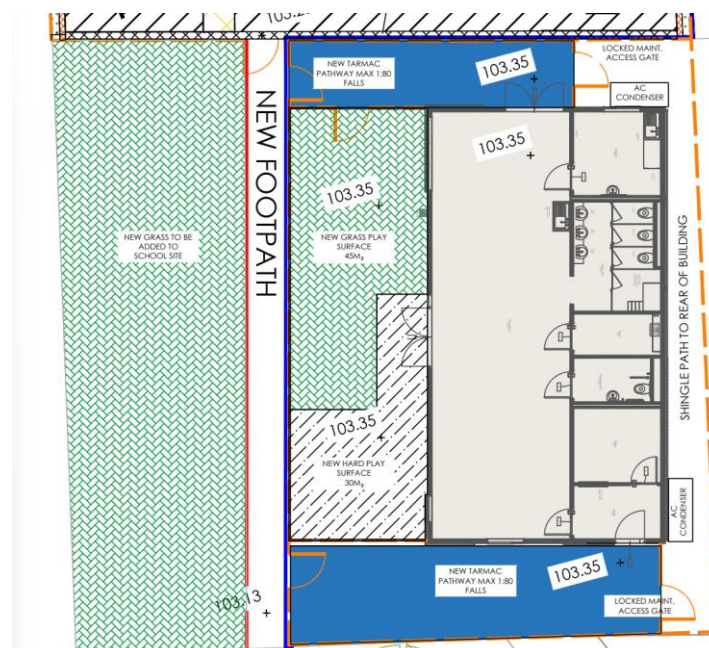
The proposed 'option 4' layout included the usage of new land North of the school which is accessed via a new tarmacked & fenced path that will be created. The area selected at the north of the site currently has an out-building, a greenhouse, sheds & a bungalow – all of which have been demolished prior to commencement of site works to create a whole new space for the pupils & staff members of the school. The design intent of the new building was to match the current school's general colour and not be too overbearing or diverge from the existing school and area's external wall/roof colour.

The new building will be visible from Henblas road, and this is also the main access point to the building as well as direct access to the new proposed car park. There are existing large trees to the West of the site, and they do intrude on the new land however being on the West side – they do not interfere with the building or any of the facilities. Further to this, the new 2.4m high fence that will sit around the school boundary will enclose the area making it private & regulated. There is a row of 6 terraced houses to the East of the site however with the inclusion of the fences there will be no interference either way, also the positioning of the building means the first floor windows will not have any direct view of or inside the building.



Bungalow that has since been demolished (terraced houses to left)

Further works include the provision of a Mixed Use Play Area – this will be approx. 75m² and have fencing & gates @2.4m high enclosing it. New tarmac pathways from new building to existing school. Further to this the whole site will be levelled from the entrance to the site at the North down to the bottom of the car park – the school ground itself will sit at the same level from North to South as pictured below.



Proposed school site layout with mixed play area



Proposed whole new school site layout with parking area

As previously stated, the design intention is to match the general aesthetics of the local houses as well as the existing school. The school opted against cladding and stuck with the plastisol finish of Terracotta brown. The windows & doors are RAL 7016 anthracite grey in Aluminium which match the fascia panel and guttering. The Tata plastic coated steel finish is completely weatherproofed and does not erode over time so will require no maintenance similar to the windows & doors which have all been adequately finished to ensure durability.



Existing classroom building with cement fibre horizontal boards



One module of the new proposed modular building

The building is of mainly timber construction which is a renewable resource. The design intention was to ensure that the building has as low a carbon impact as is 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 daylight dimming, and a highly efficient air source heat pump system has been specified to provide the heating throughout the building. The building is sufficiently insulated with Glassfibre quilt insulation, and polyurethane foam board to achieve and significantly improve upon the elemental u-value standards as set out in the building regulations.

Access:

Vehicle access to the new building (including the Fire Brigade) is via the main road – Henblas road, and with existing buildings demolished there is easy and direct access to the site.



Emergency vehicle access to rear of school (Henbals Road)

The proposal also includes an extension to the car park to include for an additional 23 No. car park spaces, 2 of which are disabled spaced. The hard surface play ground and soft surface at the front of the building will be used as indoor/outdoor play, a fence line running the full length of the new site boundary will be installed including a pedestrian gate, and a vehicle gate for access to the car park, and regulating who comes in and out. The new pathway to the existing school will also have a pedestrian gate & fence to ensure safety – and the buildings surrounding will have fencing & gates to regulate usage to the required person.

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 the greatest). The finished floor level will remain a constant throughout; there are no steps within the building and level access into the building is to be provided). Vision panels in accordance to the sizes set out in part M to all doors that separate spaces on escape routes.

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