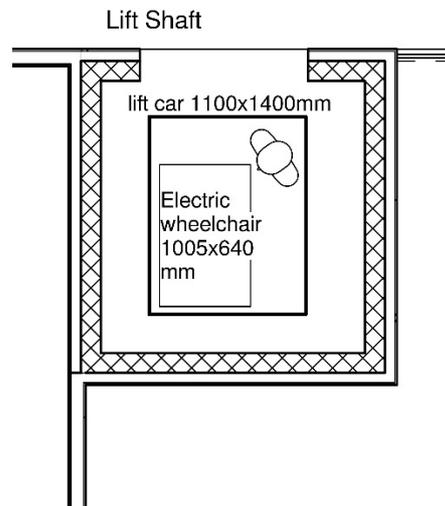


Proposed Cardiff West Community High School, Cardiff for the City of Cardiff Council (CCC)

Access Statement 1205-PDA-ZZ-XX-RP-05-0031-P01

June 2017

- 1 The proposed Cardiff West Community High School (CWCHS) has been designed in response to the requirements outlined in the City of Cardiff Council (CCC) Design Brief dated November 2016, and in accordance with Part M of the Building Regulations (Wales 2010). The building is located on the site of the former Glyn Derw High School, which has been demolished prior to the commencement of the CWCHS contract.
- 2 We confirm that the building has been designed to maximise access for all pupils, staff and the community. To ensure access for all, the following measures are incorporated into the design:
 - **Approach to the building:** the building is served by Penally Road, which is set at existing gradients linking it with Heol Trelai to the west of the site. From the existing pavement, all new pedestrian approaches to the building will be designed to be at a gradient of no more than 1:21 or via DDA-compliant ramps. This applies to both the main entrance off Penally Road and all secondary entrances into the building.
 - **Access around the school grounds:** there is a fall over the school grounds site from north to south. This means that there will be a number of plateaus created to provide level areas for the building footprint, playing fields, external hard/soft play and car parking etc. All of these plateaus will be linked by as required steps or ramps at gradients that meet Building Regulation requirements.
 - **Car parking provision:** provision of accessible car parking has been made at the required ratio of 6% of the total (Wales Parking Standards 2014) ie 96 spaces in total including 6 accessible spaces for staff and visitors. There are 4 accessible spaces adjacent to the building entrance plaza and 2 included within the total of the 92 spaces in the staff car parking area. There are footpaths to the perimeter of the staff car park to ensure that staff members are able to walk to the building without having to walk through the car park vehicle circulation area.
 - **Access within the buildings - staircases:** the school is made up of three separate two-storey buildings, being the Main Building (for age 11 – 16 pupils generally), the Post 16 Building and the Sports Building (consisting of the sports hall and related changing facilities and the activity studio). All buildings are served by enclosed fire escape staircases, generally at the corners or ends of the building, which discharge to the open air. In addition to the fire escape staircases, there is an “accommodation” staircase within the open common area of the Main Building, for ease of access between floors on a day-to-day basis. All staircases will be designed to be used at all times, and tread and risers dimensions are designed for the ambulant disabled.
 - **Access within the building – lifts:** two lifts are provided in the Main Building, with one lift in each of the Post 16 and Sports Buildings. These are 8 person lifts, with internal car dimensions of 1100mm w by 1400mm deep, with a 900mm wide lift door opening. These lifts will accommodate an electric wheelchair and assistant, as indicated by the sketch plan below.



We understand that these lifts will be access controlled, with access only being provided to all staff, pupils and visitors that require lift use, or who are unable to use the staircases.

- **Door opening widths:** all internal doors to rooms and areas requiring access (apart from maintenance risers etc) within the building will have a clear opening of at least 825mm, in line with Part M of the Building Regulation requirements. External doors will similarly comply with Part M and have a clear opening width of 1000mm. This allows access for all wheelchair users.
- 3 **Fire strategy:** under the Project specification issued by CCC, the design is required to comply with Building Regulations in terms of the fire strategy and related means of escape. The scheme has been designed in accordance with BS 9999 in conjunction with Fire Engineering consultants, Bureau Veritas. The scheme as currently designed complies with Building Regulations, which includes the provision of wheelchair refuges at the first floor of the fire stair enclosures, with related space for transfer into an evacuation chair. As was agreed on the recently designed Eastern High School, a management strategy will be put in place by CCC/CWCHS to ensure any wheelchair users that retreat to these refuges in the event of a fire would be evacuated from the building by the school and not by the fire brigade on arrival. This process will be incorporated in the building Fire Risk Assessment by CCC. The refuges will comply with BS9999.
 - 4 **Changing Places provision:** there was no requirement in the CCC brief to provide “Changing Places” rooms within the school. However, the Hygiene rooms that have already been designed into the scheme are of the equivalent area and proportions and could therefore, if required, be converted at a later date to a Changing Places room. There are two Hygiene rooms of this size in the Main Building (one at ground and one at first floor) and one Hygiene room on the first floor of the Post 16 Building. It was agreed that the support structure would be provided above the ceiling in all three rooms for future hoist installation. A hoist would be installed to only one of these rooms in the Main Building under the WD contract. The specification previously preferred by CCC is the Lico Hillrom “H-system” – **CCC to confirm if this is the current preference.** The other Changing Places equipment can be retro-fitted as necessary at a later date.
 - 5 **Disabled WC provision:** the scheme is designed to comply with Part M of the Building Regulations as regards the provision of disabled wc provision, for pupils, staff and visitors.

The pupil and staff provision is distributed throughout both ground and first floors, and is provided alongside all other wc provision, to avoid any suggestion of discrimination in provision location. The building will also contain an equal number of left and right-hand approach disabled wc's.

- 6 **Height-adjustable surfaces:** there will be height-adjustable surfaces/worktops provided in all of the following rooms:
 - Science laboratories
 - Design and technology classrooms
 - Art rooms
 - Food technology
 - ICT rooms
- 7 **Fire Alarm:** The design team raised the query, based on Eastern High School consultations, that some SEN pupils can be aggravated by an alarm bell or siren and that a voice alarm should be considered. **CCC to confirm if the alarm in the ALN/Student Support Area should be a voice (or flashing light version alarm) as opposed to a bell/siren, as will apply to the rest of the school.**
- 8 **Signage:** We understand that there is no specific CCC policy document on signage design, but the recommendation are that signs should be in accordance with RNIB guidance and be pictorial/symbols wherever possible. **CCC to confirm any specific graphics or accessibility requirements for the signage.**
- 7 **Summary:** this statement of access provision confirms that the new building is being designed to provide accessible facilities for all building users, with provision to adapt the provision for future requirements wherever possible (within the project budgetary limits).