

Design and Access Statement

Low Cost Vans,

Main Road,
Skewen,
Neath,
SA10 6RF

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1- Introduction

This Design and Access Statement (DAS) accompanies an application by Low Cost Vans for the retention of 1nr temporary single-storey *Portakabin Limited Titan* building to be used as additional office accommodation. This building has been sited in an unused hard standing area within the site boundaries at Main Road, Skewen, Neath, SA10 6RF

This building will be hired from *Portakabin Limited* for a period of 260 weeks.

2- Site History

Established in 1997, Low Cost Vans is one of the UK's leader providers offering a wide range of vans for lease or business hire across the UK mainland. Focused and professional customer service is at the forefront of the business ethos made available through their dedicated office staff.

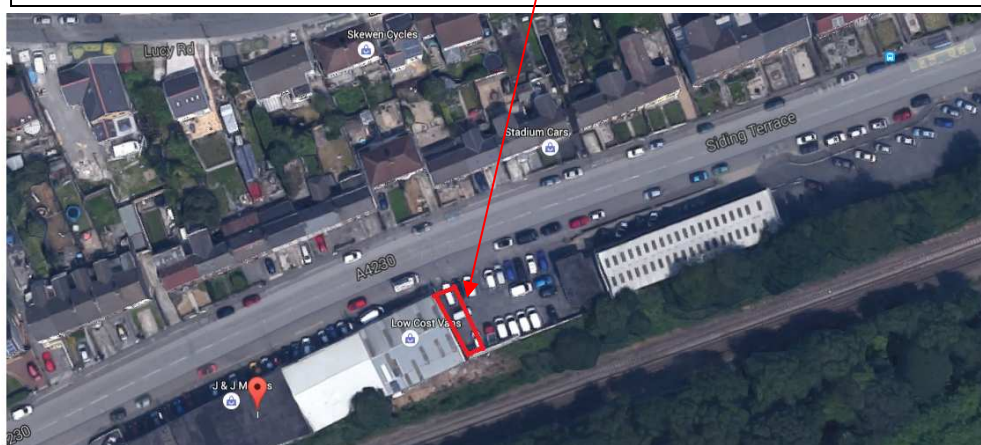
Excellent customer service is delivered at the offices at Neath which borders the A4230 located between other industrial units. It is adjacent to the existing offices which the Portakabin to be retained is located. Historically the immediate area was industrial in nature with a small number of residential properties constructed opposite in latter years.

2 -Site in Context

Site in context to wider area



Site in context to existing site buildings



Site in Photographs;



3 - Design Principles and Context

3.1- Use:

The *Portakabin Limited building* to be retained is being used as additional office accommodation.

Low Cost Vans is one of the UK's leading lease and hire providers of vans. Following their success, expansion of their offices is required in order to meet the demands of the increasing customer base on an immediate basis. Currently based within Neath, the existing premises is limited in capacity with no floor area in which expansion can be accommodated. As a solution the temporary Portakabin building has been positioned adjacent to the main building to provide the temporary floor area required.

It is intended that the company relocates to larger premises however until other suitable office accommodation can be sought our client has no choice but to utilise the Portakabin building on a temporary basis.

Our client seeks temporary planning permission for retention of 1nr Portakabin Ltd buildings for a period of 260 weeks only.

3.2- Amount:

The *Portakabin Limited building* has an overall floor space of 54.58m². This meets the requirements of a functional space for the staff expected to use the facility. See the enclosed Plan and Elevations attached to the application.

3.3- Layout:

The *Portakabin Limited building* has been sited adjacent to the main building within a hard standing area. Internally the building comprises on an open plan office. The development does not encroach on any residential properties any will have no long term impact on the surrounding area given the temporary nature of the install.

3.4- Scale

The *Portakabin Limited building* has the following overall dimensions; 14814mm x 3910mm with an overall height of 2975mm (see plan & elevation drawing).

This building is of a size and scale proportionate to the existing site and will provide sufficient floor space for the staff expected to use the facility.

3.5- Landscaping:

The *Portakabin Limited building* has been sited on an unused hard standing area adjacent to the main office building. Currently the site does not include any landscaped areas therefore it is not proposed any additional planting will form part of this application. In addition the site does not fall within any designated conservation areas.

No removal of trees was necessary for the installation, nor was it considered necessary to implement any additional landscaping scheme.

3.51 – Flood Risk:

The development site is situated away from any sources of water resulting in the area not being deemed as being within any flood risk zones. Consequently no mitigating measures were included as part of the installation.

3.6-Appearance:

The *Portakabin Limited* buildings are prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The office building has an external grey colour scheme designed to fit in with most site applications. External walls are of a durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage. The roof deck is of one-piece construction and is impact resistant. It is covered with solar-reflective, profiled aluminium-zinc coated steel to reduce heat gain. Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish. The walls are of vinyl-faced plasterboard, providing a wipe-clean finish. The *Portakabin Limited* building was chosen because it is a flexible solution that can be hired for the required time and removed at the end of that period. The prefabricated and temporary nature of the buildings results in minimal impact on the environment in terms of both construction and use.

3.7- Access:

3.71-Vehicular and Transport Links

The development area is located within the boundaries of the site which has ample car parking and is within close proximity to local transport links. The *Portakabin* building is not expected to have a negative impact on parking as the unit has been sited on land which is not currently designated for parking.

3.72- Access

The *Portakabin Limited building* has been made accessible to all users by the installation of a fully covered link between the existing permanent building and the *Portakabin*. This provides compliant access between the two whilst being suitable during all weather conditions.

3.8- Environmental Sustainability

Portakabin Ltd offer a temporary solution to the clients need for additional space by hiring buildings to them for set periods of time. As a result, the hire stock available is re-used by multiple clients across the buildings life and therefore is not manufactured for each specific project. As opposed to other traditional solutions, no new material or waste products are created for each project which therefore minimises the negative impact on the environment and our carbon footprint. The structural design of the building also considers the environmental impact and has been manufactured for optimal thermal performance.

4-Conclusion

The *Portakabin Limited* building has been chosen as a result of the flexible solution it provides. It can be installed quickly enabling the client to provide the additional office accommodation in a specifically fitted out building much more quickly than a traditional build, and it can easily be removed with little impact on the site and surrounding area. The temporary nature of this building will have minimal impact on the environment with regards to its construction and use.

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