



Design and Access Statement

Ecolab Ltd
Brunel Way
Baglan Energy Park
SA11 2GA

Contents

1. *Introduction*
2. *Site History*
3. *Site in Context*
 - 3.1 *Site Location*
 - 3.2 *Site Photographs*
4. *Design Principles and Context*
 - 4.1 *Use*
 - 4.2 *Amount*
 - 4.3 *Layout*
 - 4.4 *Scale*
 - 4.5 *Landscaping*
 - 4.6 *Appearance*
 - 4.7 *Access*
 - 4.7.1 *Vehicle and Transport Links*
 - 4.7.2 *Access*
 - 4.8 *Hours of Use*
5. *Conclusion*

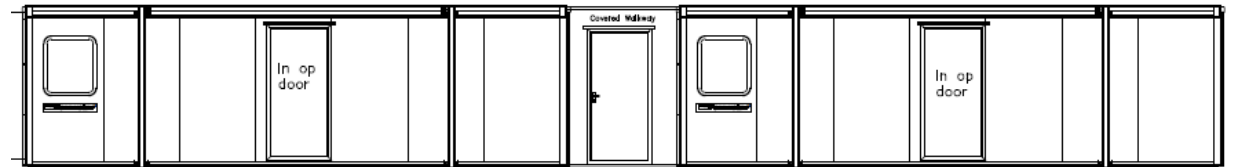
1 - Introduction

This Design and Access Statement (DAS) accompanies an application by Ecolab Ltd for an extension of planning permission for 2 no. single storey *Portakabin* buildings which are sited at Brunel Way, Baglan Energy Park, Neath.

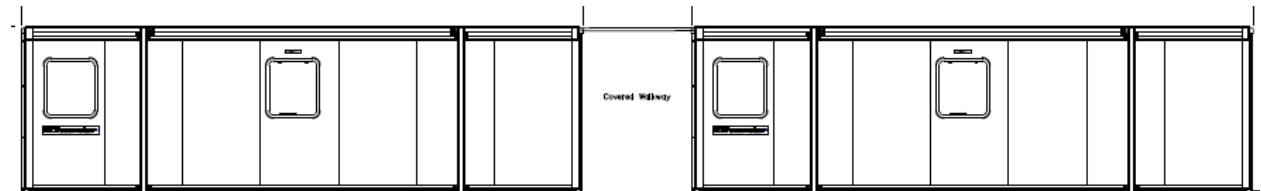
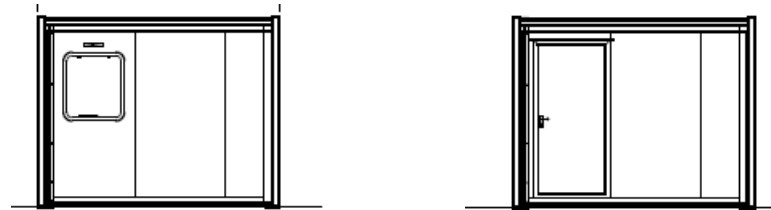
Ecolab Ltd are global leaders in water, hygiene and energy technologies serving multiple sectors including healthcare and foodservice. Manufacturing products and services which help keep the environment which it serves clean and safe.

This application seeks an extension of planning permission for a period of 260 weeks from the date of expiry of their original planning application, reference P2017/0698 which was granted on the 16th August 2017.

Portakabin®



SIDE ELEVATION



2 - Site History

The site mainly comprises of a large double height building surrounded by car parking and boarded by a tree line separating it from the adjacent highway (Brunel Way).

Characterised by industrial materials there is a small section of glazing apparent at the reception entrance. Externally, the colour scheme is predominantly grey with breaks of blue through the doors, gutters and canopy.

Since circa 2008, Ecolab Ltd have operated from the site located along Brunel Way establishing itself as the ideal location to provide vital jobs to the local economy whilst being in a prime position for easy access to major road networks (M4).

Ecolab Ltd is located to the east side of the main Brunel Way road accessed from a side road (also Brunel Way) situated in an industrial area. The site is well screened from the east and north by established trees and hedging. The proposed Portakabin buildings can be considered to mirror the existing buildings given its building materials; in addition, a vinyl wrap is included to further enhance its appearance.



Planning History:

Reference	Description	Decision Date
P2017/0698	Installation of 2 number single-storey Portakabin buildings for a temporary period of 260 weeks	16/08/2017
P2017/0620	Extension to existing car park (creating 53 additional spaces), associated lighting and smoking shelter.	15/09/2017

3 – Site in context

Located to the north of Baglan Energy Park, the proposed development site is accessible from Brunel Way to the north. Ecolab Ltd is set within a large area comprising mostly of a double height building with ancillary parking and small sections of grass all enclosed by secure fencing to all boundaries.

Situated in a predominately industrial location, the surrounding area is characterised by similar industrialized buildings alike in size and scale to the main building occupied by Ecolab Ltd. The proposed scheme encompasses the industrial nature of the area and is of a size much smaller than the adjacent main building.

3.1 – Location of site

Proposed development site in relation to the wider area



Proposed development site in close context



3.2 – Development site photographs



4 - Design Principles and Context

4.1 – Use

This Design and Access Statement has been created to support the planning application made by Ecolab Ltd and the two *Portakabin* buildings on their site at SA11 2GA.

Ecolab Ltd are global leaders in the manufacture of products used within multiple sectors including healthcare and foodservice.

Due to the nature of products made by Ecolab Ltd, contamination is a key-criteria for the daily operation. Many products are made within internal clean room facilities which require all personnel to store outdoor clothes away from the main rooms.

The original plan was to create locker space / changing rooms inside the building for longer term. However, production demands since the installation have been volatile and particularly through the early phases of the COVID-19 pandemic, floor space within the building became critical as Ecolab Ltd had to ramp up increased demands.

The temporary *Portakabin* buildings will be used as an interim solution whilst Ecolab Ltd identifies, funds and creates additional facilities within the main building footprint.

Ecolab Ltd are currently in the process of reviewing and considering cost effective solutions that may permit them to bring the locker rooms into the building, whilst maintaining essential production space inside the building.

This application seeks an extension of planning permission of 260 weeks from the date of expiry of their original planning application, reference P2017/0698 which was granted on the 16th August 2017.

4.2 – Amount

The *Portakabin* buildings have a combined overall floor space of 49.74m² which meet the requirements of functional changing facilities for the staff expected to use the facility.

Please see the enclosed Plan and Elevations drawing attached to the application.

4.3 – Layout

The proposed *Portakabin* buildings are sited adjacent to the main building a short distance from the main reception. A small timber canopy links the two *Portakabin* buildings (which are positioned end to end) to the main building via an existing door. Located on a hard standing surface, this proposal will not encroach on any residential properties in the local area but can be seen from the public highway.

These temporary buildings are single storey.

4.4 – Scale

Each *Portakabin* building has overall dimensions of 2,573mm height, 3,266mm width and 8,642 length.

4.5 – Landscaping

The proposed *Portakabin* buildings are sited chiefly on the existing paved hard standing area with a small portion of the building footprint falling within the disabled car parking bays to the east.

4.6 – Appearance

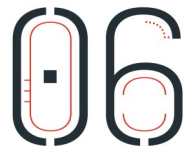
The *Portakabin* buildings are manufactured and prefabricated at *Portakabin*, New Lane, Huntington, York. The buildings have a standard external grey colour scheme to fit in with most site applications; however, these particular buildings have been vinyl wrapped on three elevations to achieve the appearance of the Ecolab Ltd design.

Please see the enclosed picture of the wrap design attached.

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.

Portakabin®



Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish.

Internally, the walls are of vinyl-faced plasterboard, providing a wipe-clean finish.

The prefabricated nature of the buildings results in minimal impact on the environment in terms of both construction and use.

4.7 – Access

4.7.1 – Vehicle and Transport links

Ecolab Ltd is accessible from a single point of entry/exit from Brunel Way leading into a substantial car park with both disabled and visitor spaces.

The proposed development site is contained within the site grounds and will benefit from the same transportation links as the existing buildings.

There will be no proposed increase or decrease in staff related to this application for planning permission. There was an increase in parking spaces in 2017/18 which is sufficient space to support the site.

Peak vehicle movement times are suitably managed via the three shift patterns operated from Sunday to Friday. A maximum of 74 persons are expected on site during the day which can easily be accommodated within the current car parking provision.

4.7.2 – Access

Pedestrians access the temporary buildings from the car park through the canopy which is fitted with an external door secured by a key fob. Once within the canopied area, the buildings are served by a small step to each building. From the *Portakabin* buildings, access into the main facility is via the existing door. Although level access hasn't been achieved, adequate provision can be made to accommodate persons of limited mobility to comply with the *Equality Act 2010*. Level access flows within the main building from the reception to the existing changing room.

4.8 – Hours of Use

Ecolab Ltd are operational 24 hours a day, 5 days a week and run a three shift pattern. The proposed *Portakabin* buildings will be used from 10:00pm Sunday through to 10:00pm Friday with occasional use on Saturdays for overtime.

Each shift lasts 8 hours with a maximum of 74 persons on site at any one time.

5 – Conclusion

The *Portakabin* buildings were chosen as a result of the flexible solution they provide.

They were installed quickly enabling the Ecolab Ltd to begin using the specifically fitted out buildings much more quickly than a traditional build, and they can easily be removed from site with little impact.

There has been no negative impact on this site from when it was initially installed.

Portakabin®

