

Design and Access Statement to support the Planning Application for a proposed installation of a Portakabin Titan building to be used as office facilities at Cornscape Ltd. Unit 14 Albion Road, Carlton Industrial Estate, Barnsley, South Yorkshire. S71 3HW

1 - Introduction

This Design and Access Statement (DAS) accompanies an application for the installation of a Portakabin building to be used as office administration. This building is to be hired from *Portakabin Limited* for a period of 3 years. The DAS has been written to meet the requirements as set out in DCLG Circular 01/2006: Guidance on Changes to the Development Control System: Section 3.

2 - Design Principles and Concepts

2.1 – Use

Cornscape require additional office accommodation urgently to accommodate additional administrative staff due to company growth and expansion. There is currently no budget available for a traditional build extension and a temporary Portakabin building will provide the additional accommodation required to allow the continued growth of the company.

2.2 – Amount

The proposed total development area is 71.6 sq m. This offers the appropriate space they require to operate immediately and will future proof them for continued growth over the coming years.

2.3 – Layout

The building layout had been designed to operate as a self sufficient unit, offering the office accommodation with toilets and is designed to be free standing from the existing warehouse facility.

The existing layout of the site offers limited space for the proposed building. However, the proposed location is ideal for close proximity to the existing building, whilst allowing it to operate as a separate facility.

2.4 – Scale

The proposed building is a two storey building which has dimensions of 10.014m x 4.186m with an overall height of 5.94m. The building is to be sited within the stone levelled area at the front of the existing warehouse and office facility.

2.5 – Landscaping

The current land is soft, and this building will be put on foundation built into this ground. No landscaping is to be undertaken as part of this application.

2.6 – Appearance

The *Portakabin* Buildings are prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The buildings have an external Light Grey colour scheme to fit in with most site applications. External walls and roofs are constructed from steel faced composite panels with steel framework. The *Portakabin* buildings were chosen as they are 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 – Access

3.1 – Vehicular and Transport Links

The site location is within the Carleton Industrial Estate and staff parking is available on site. The site is within easy access for local transport links.

3.2 – Inclusive Access

Access into the building will be from tarmac pathway and fully compliant disabled ramp will be installed for disabled access to the ground floor building. The upper unit will be served via an external staircase.