

Portakabin®



Design and Access Statement for Portakabin Titan Buildings at:-

Click N Drive
at MF Tyler Transport
Victoria Business Park
Prospect Way
Knypersley
ST8 7PP

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The Portakabin logo consists of the word "Portakabin" in a white, sans-serif font, with a registered trademark symbol (®) to the upper right. It is set against a solid red rectangular background.

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1 - Introduction

This Design and Access Statement has been created to support the planning application made by Click N Drive for the installation of 2nr *Portakabin Limited Titan* TN124 buildings to be used as a Office and Welfare facilities.

The application is for an urgent requirement to provide facilities for the staff of Click N Drive for their new operation at the MF Tyler transport yard.

Currently anticipated need for the Portakabin Buildings will be for five years.

Click N Drive is one of the UK buy and sell of trade vehicles.

Prepared in accordance with National Planning Policy Guidance to achieve a high-quality design, the scheme also considers the development need and overall site characteristics.

This document should be read in conjunction with the accompanying drawings and documents.



2 - Site History



Click N Drive are locating at the MF Tyler transport yard at Victoria Business Park on Prospect Way, Knypersley, ST8 7PP.

The proposed planning application is for 2nr additional temporary *Portakabin Limited Titan* buildings to provide on-site office and welfare accommodation for Click N Drive vehicle operation.

The development area is in Flood Risk Zone 1 and therefore has the lowest probability of flooding on the National Flood Risk Map.

There is no existing biodiversity on the proposed development area, it is all transport yard hardstanding.

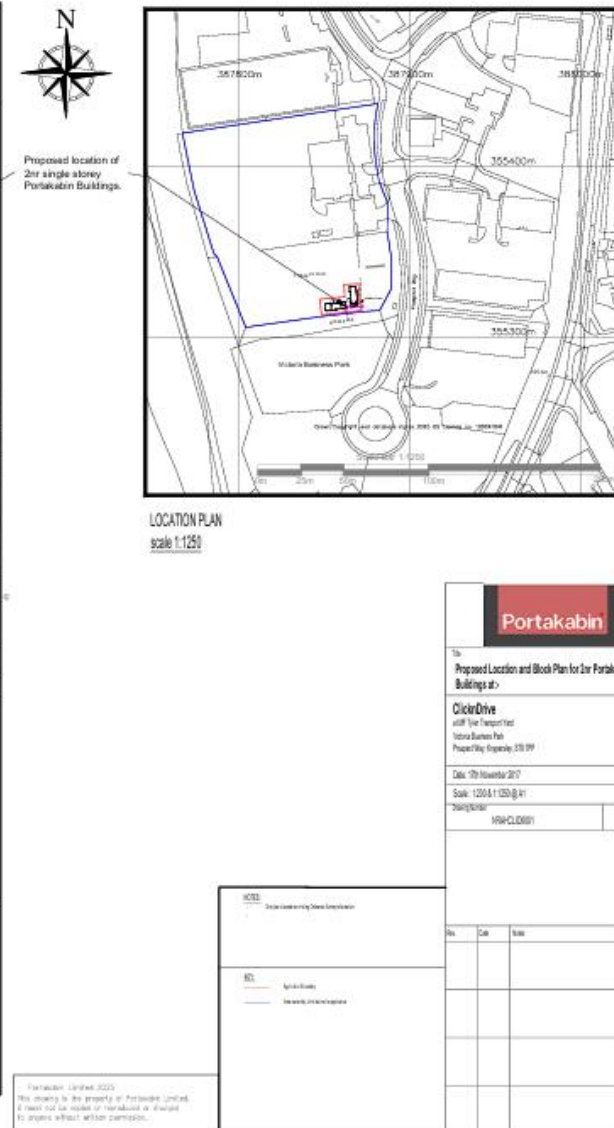
3.1 – Location of site

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**Area of development
for the 2nr Portakabin
Limited Titan TN124
Buildings**

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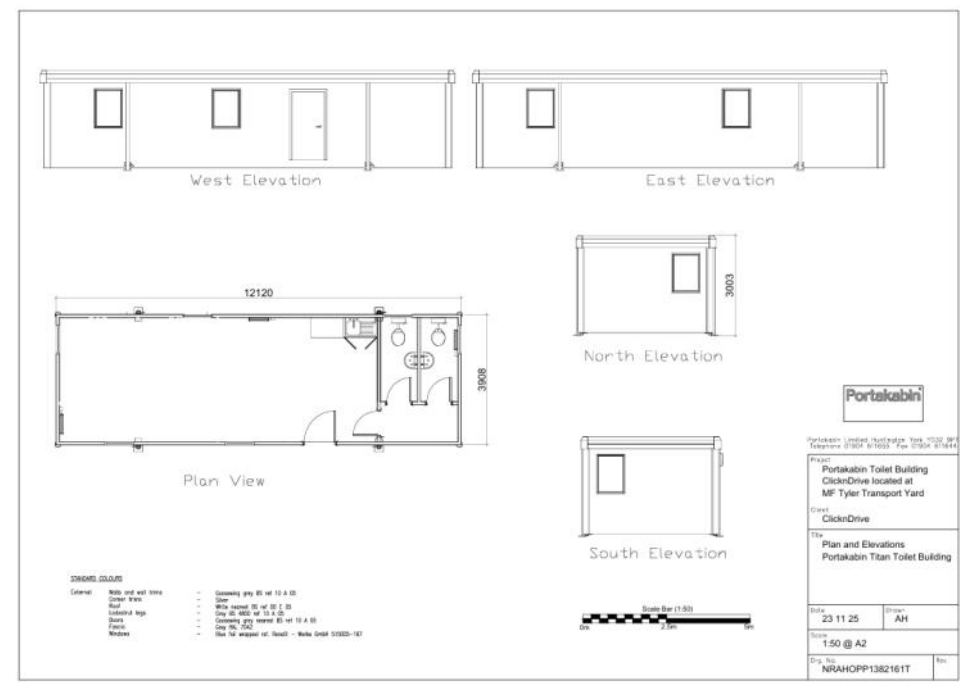


3.3 – Development site photograph

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This picture shows the location where the 2nr *Portakabin Limited Titan* TN124s are proposed to be installed. One will be where the pallets are stored in this picture, the other at right angles along the boundary. See Block Plan.



4 - Design Principles and Context

The Portakabin logo, consisting of the word "Portakabin" in white sans-serif font on a red rectangular background.

4.1 – Use

Click N Drive is applying for planning permission for two *Portakabin Limited Titan TN124* buildings to be used as on site Office and Welfare facilities.

The proposed location is on a vacant level hardstanding area.

4.2 – Amount

An individual *Portakabin Limited Titan TN124* building has an overall floor space of 45sqm. The two buildings will amount to a total floor area of 90sq metres.

4.3 – Layout

One of the Portakabins is an office building, the other is to be used as welfare for staff.

See Plan & Elevations.

4.4 – Scale

Each *Portakabin Limited Titan TN124* building has overall external dimensions of 3.2m height (Height may differ based on FFL), 4.2m width and 12.2m length.

Please see Plan and Elevations attached.

4.5 – Landscaping

The proposal will be sited on a level hardstanding area next to timber fence separating the overflow car parking and adjacent site boundary. The area will be cleared and surface mounted foundations will be installed to support the *Portakabins*. Services will be taken from the existing infrastructure.

4.6 – Appearance

The *Portakabin Limited Titan TN124* buildings are manufactured and prefabricated at *Portakabin Limited*, New Lane, Huntington, York.

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. The buildings are Goosewing Grey.

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 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

The proposed development site is contained within the existing transport yard, using the existing facilities already provided. No official car parking spaces will be lost by this proposal and there is already ample provision on site.

4.7.2 – Access

The main entrance door to both Portakabins will have a DDA compliant platform and steps.

4.8 – Sustainability

A wholly sustainable method of providing functional buildings quickly with minimal disruption to the surrounding area, off site prefabrication and fit out ensure both quality and material /energy wastage are stringently monitored.

Considered a reusable product, *Portakabin* buildings have a unique ability to be reconfigured, thereby inherently reducing waste, thus a far more sustainable construction model than a traditional build. Overall design accommodates the client's needs in an efficient manner to deliver vital building use whilst avoiding unnecessary waste.

5 – Conclusion

The *Portakabin Limited Titan TN124* buildings have been chosen as a result of the flexible solution they provide. The buildings will provide Click N Drive the Office and Welfare facilities for staff at their new operation located at the MF Tyler Transport yard site.

They can be installed quickly enabling the applicant to use the specifically fitted out building instantly. They can also be easily removed once the hire contract is terminated.

