

Design and Access Statement

IDS Limited

10 Didcot Way,
Boldon Business Park,
Newcastle,
NE35 9PD.

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1- Introduction

This Design and Access Statement (DAS) accompanies an application by IDS Limited for the retention of a single-storey *Portakabin Duplex* building at, 10 Didcot Way, Boldon Business Park, Boldon, Newcastle upon Tyne, NE35 9DP. This building is to be hired from *Portakabin Limited* for a further period of 3 years.

2 - Site in context

Site Photographs;



Location of Portakabin building on site.



Location of Portakabin building on site.



Location of Portakabin building and linked cold store on site.



Location of Portakabin building on site.

3 - Design Principles and Context

3.1- Use:

The proposed *Portakabin Duplex* building is currently used as an office and laboratory facility. The building is used by approximately 10 members of staff on a daily basis. The building was originally hired from Portakabin Limited due to business growth and the need for additional space to meet the requirements of the businesses customers. The building has become vitally important to the ongoing success of the business and the company wish to retain the building for an additional 3 years whilst they consider the various options open to them for future expansion.

3.2- Amount:

The *Portakabin Duplex* building has an overall floor space of 318.13m². This meets IDS Limited's requirements for the numbers of staff using the facility. See the enclosed Plan and Elevations attached to the application.

3.3- Layout:

The layout of the building on site was designed to be in close proximity to the existing office building, walkways, cold store and car parking.

As the building is within the business grounds, it does not encroach on any residential properties in the local area. The building will be single-storey.

3.4- Scale:

The *Portakabin Duplex* building has overall dimensions of 19664mm x 16776mm with an overall height of 3511mm (see plan & elevations drawing).

3.5- Landscaping:

No landscaping will be installed as a result of this proposal.

3.6-Appearance:

The *Portakabin Duplex* building is prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The building has an external Goosewing Grey colour scheme 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. Internally, the walls are of vinyl-faced plasterboard, providing a wipe-clean finish. The *Portakabin Duplex* building has been 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:

3.7.1 -Vehicular and Transport Links

The building is located in close proximity to existing buildings and the main site car park.

IDS Limited also lease the adjacent business plot (9 Didcot Way) which has a large car park which is used as overspill parking for the main site. The business has ample car parking spaces for the numbers of staff working across both sites and do not fill all their available spaces. The business has a well-established practice of car sharing/pooling to minimise the numbers of cars used to travel to work by its staff.

3.7.2 - Access

The *Portakabin* building is for staff use only with no public access. Access is provided from the existing offices via a link corridor.

6-Conclusion

The *Portakabin Duplex* building was chosen as a result of the flexible solution it provides. It can be installed quickly enabling the business to begin using the specifically fitted out building much more quickly than a traditional build, and it can easily be removed with little impact on the site and the surrounding area when the accommodation is no longer required.