

Design and Access Statement to support the Planning Application

for

Uxbridge College (Hayes Campus)

for

Proposed Temporary Single Storey Portakabin Unit

at

**Uxbridge College, College Way
Coldharbour Lane, Hayes
UB3 3BB**



architecture2interior design

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Revision: A

1 - Introduction

This Design and Access Statement (DAS) accompanies an application for the installation of a temporary double classroom, 'Portakabin Ultima' building. The building is to be hired by Uxbridge College from 'Portakabin Limited' for a period of 3 years and used as temporary classrooms.

2 - Design Principles and Concepts

2.1 – Use

The 'Portakabin Ultima' building will be hired by the Uxbridge College and located at the far end of an existing tarmac carpark within the site premises. The proposed Portakabin will provide two temporary classrooms.



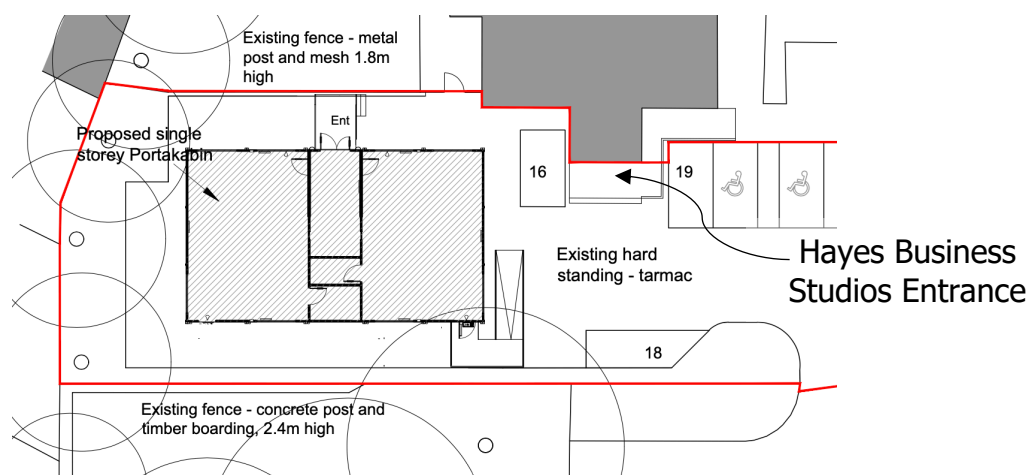
Site Plan

2.2 – Amount

The double classroom block, a 'Portakabin Ultima' building has a floor area of 156m², this provides a shared lobby space and two 64m² classrooms with their own store rooms.

2.3 – Layout

The proposed Portakabin will be sited on an existing tarmac carpark area on the south east corner of the site. Other locations were looked at with the client, but they were too small to accommodate the temporary building and access ramp.



View looking south from Hayes Business Studios entrance



View from south corner of the carpark

The site has a 2.5m high concrete post and timber boarded fence to the south east boundary where the proposed modular building will be located, and a 1.8m high metal post and mesh fence along north west side of the car park.

2.4 – Scale

The proposed Portakabin is a single storey building and the sizes and dimensions can be seen on the proposed plans.

The Portakabin will be concealed along the south east boundary by the existing fencing approximately 2.5m high and existing planting.



View from outside the site looking back at the boundary fence

2.5 – Landscaping

The building will be sited on the existing tarmac carpark area and access stairs and a ramp will be installed. No changes will be made to the existing landscaping.

2.6 – Appearance

The 'Portakabin Ultima' building is prefabricated at 'Portakabin Limited', New Lane, Huntington, York. The external colour scheme of the building is Honesty, a cream colour (nearest BS ref is 10 C 31), with a matching external skirting and the windows will be white, this colour scheme compliments and fits in with most site applications. The external walls are of a durable one piece construction with high performance, low maintenance plastisol-coated galvanised steel cladding, offering protection against fire, extreme weather and accidental damage. The roof deck is of one piece construction and is impact resistant, and is white to reduce heat gain. Internally the walls are of vinyl-faced plasterboard, providing a wipe clean finish ideal for nursery facilities.

3 – Access

3.1 – Vehicular and Transport Links

The installation of the Portakabin buildings will have no impact on the current parking situation as there is a large car parking area on the north side of the College site that can be used while the temporary classrooms are on site.

Access via bus is easy as the following bus routes; 90, 140, 195, E6, E7 H98 and U4 all stop on Coldharbour Lane and bus routes; 207, 427 and 607 stop on Uxbridge Road, near Uxbridge College in Hayes

3.2 – Access

Pedestrian access to the proposed temporary classrooms will be adjacent to the main entrance to Hayes Business Studios Entrance. A portable DDA compliant access ramp will be installed to allow for disabled access and designed to comply with Part M of the Building Regulations offering adequate access in and out of the proposed building.

4 – Conclusion

The Portakabin building has been chosen as it is a flexible solution that can be hired and easily removed at the end of the three year hire period.

The proposal gives Uxbridge College an easy option for additional classrooms that are required.

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