

Design and Access Statement

**Paul Strickland
Scanner Centre,**

Mount Vernon Hospital,
Rickmansworth Road,
Northwood,
HA6 2RN

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1- Introduction

This Design and Access Statement (DAS) accompanies an application by Paul Strickland Scanner Centre, for the installation of a two-storey *Portakabin Limited Titan* building to be sited on an existing un-used grass area at Mount Vernon Hospital, Rickmansworth Road, Northwood, HA6 2RN. This building is to be hired from *Portakabin Limited* for a period of 156 weeks.

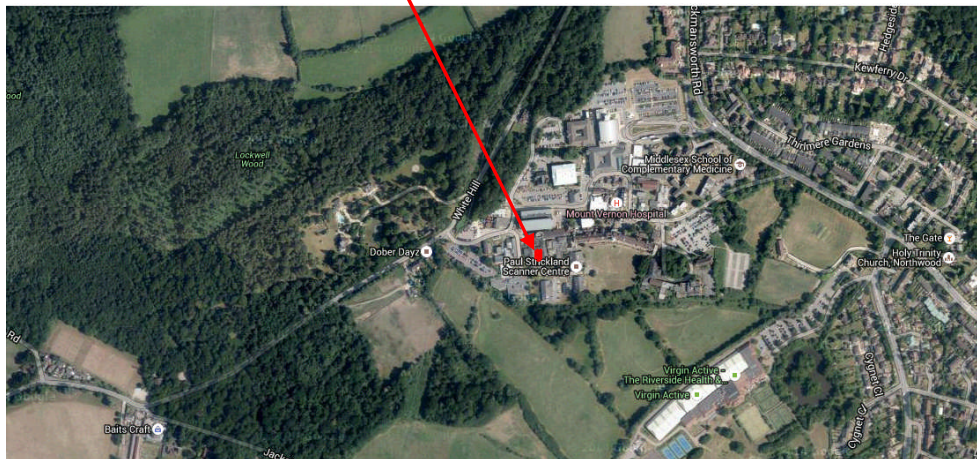
2- Site History

The Paul Strickland Scanner Centre is an independent medical charity providing a specialised cancer centre based at Mount Vernon Hospital. This centre offers a comprehensive scanning centre to approximately 1300 patients annually.

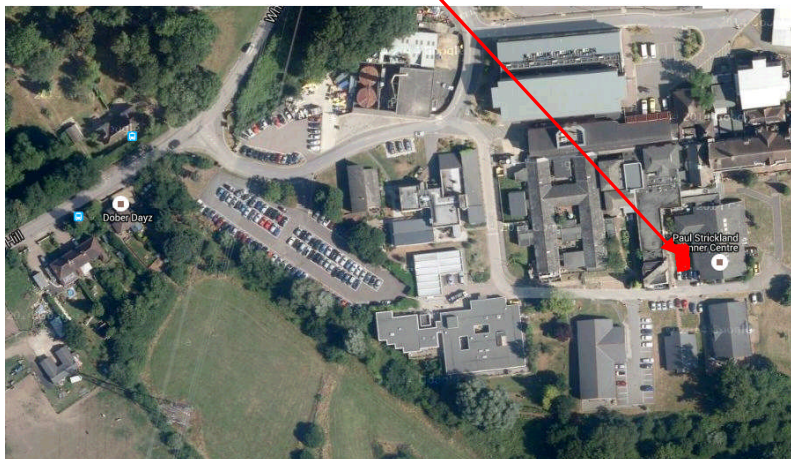
Located close to Northwood and greater London, it is easily accessible from the A404 and has good sustainable transport links serving Mount Vernon Hospital in which this site is located.

3- Site in context

Existing site in context to the wider area;



Existing buildings in relation to the wider area;



Proposed Development Site Photographs;



North Elevation of proposed development site



East Elevation of proposed development site



South Elevation of proposed development site



West Elevation of proposed development site

4- Opportunities and Constraints

The proposed development site as depicted in the previous photographs has been identified as the most convenient area in which to place the decant office facility. The site is currently an un-used grass area close to the client's existing buildings, thus the close proximity will ensure the temporary Portakabin Building is inclusive within the grounds.

Due to the limited size of the proposed development site, careful consideration has been given to its position in relation to the existing building. The proposed Portakabin building is to be used as a decant office facility, therefore it is essential that movement between these two buildings are not disrupted. Therefore, it is proposed that the building is position so the end of the stepped access falls adjacent to the existing door access, this will then allow a covered walkway to be constructed.

5- Design Principles and Context

5.1- Use:

The proposed *Portakabin Limited Titan* buildings are to be used as decant office accommodation. Paul Strickland Scanner Centre offers specialised medical care for cancer patients and patient welfare is of great importance. It has recently been identified that the existing waiting area is too small and inappropriate for the nature of the users expected to use the facility. Therefore, the centre is under going a large refurbishment project which can only be carried out with the use of a temporary decant facility. To enable the re-modelling of this area, it is intended that office staff are temporarily decanted to the proposed Portakabin building for the duration of 156 weeks. This will allow a temporary waiting room to be created whilst works are carried out, upon completion the offices will be returned to their original users and the Portakabin removed from site.

There is a clear clinical need to improve patient experience within this centre which will be vastly improved by the intended refurbishment. It is therefore essential that the Portakabin building is granted temporary permission to provide the additional floor area required.

5.2- Amount:

The *Portakabin Limited Titan* buildings have an overall floor space of 89.58m². This meets the requirements of functional office space for the number of staff expected to use the facility. See the enclosed Plan and Elevations attached to the application.

5.3- Layout:

The *Portakabin Limited Titan* buildings will be sited on an un-used grass area adjacent to the existing centre's building and within the site boundaries of Mount Vernon Hospital. As the proposed site is within the hospital site boundaries, it does not encroach on any residential properties in the local area. The buildings will be two-storey.

The internal layout will compromise of an open plan office on floor.

5.4- Scale:

The *Portakabin Limited Titan* buildings have overall dimensions of 12120mm x 3910mm with an overall height of 5945mm (see plan & elevation drawing).

5.5- Landscaping:

The *Portakabin Limited Titan* buildings will be sited on an un-used grass area. A small amount of slabbed pathway will be laid to meet the existing pathway and a covered walkway (open sided) will be constructed to provide all weather access.

5.6-Appearance:

The *Portakabin Limited Titan* buildings are prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The building has an external 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 Limited Titan* buildings have 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.

5.7- Access:

5.71-Vehicular and Transport Links

The proposed site location is central to the hospital site, adjacent to existing centre buildings and has a large car park with close proximity to local transport links. The proposed *Portakabin* buildings are not expected to result in an increased use of the current provision.

5.72- Access

The proposed *Portakabin Limited Titan* buildings will be made accessible by all potential users by the installation of a slabbed pathway leading to stepped access to the ground floor entrance. There will also be a complaint staircase erected to provide access to the first floor. Paul Strickland Scanner Centre does not currently have any staff with reduced mobility and therefore there is no requirement for disabled access to either floor. Any future employment of disabled staff will be accommodated either within the client's existing buildings.

6- Proposed Portakabin building in relation of National Planning Policy

6.1- Delivering Sustainable Development

National Planning Policy

19. *'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'*

20. *'To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.'*

How the proposal complies with the above policies:

The proposed *Portakabin* buildings are to be sited within the grounds of Mount Vernon Hospital and provides a crucial medical service to patients diagnosed with cancer. As a crucial aspect of diagnosis and treatment, it is essential that such a centre is accessible to as many people as possible which we believe this location is. It is also crucial that the centre is afforded the opportunity to improve the overall experience patients receive to help in their recovery.

6.2- Requiring Good Design

National Planning Policy

56. *'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

57. *'It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.'*

How the proposal complies with the above policies

The proposed *Portakabin* buildings are of a high quality design that is conscious of its impact of the natural environment and makes every effort to be as green as possible. The buildings are manufactured in York and delivered to site as a entire building reducing any site construction waste and reduces negative impact on the immediate surroundings in terms of long term disruption (i.e noise). Due to the buildings be of a temporary nature and hired for a short period of time, it is highly likely that these buildings are sourced from previous projects and therefore can be considered re-useable. 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. Internally, the walls are of vinyl-faced plasterboard, providing a wipe-clean finish. The proposed *Portakabin* buildings are also effective from adverse weather conditions and make use of comprehensive security solutions to reduce any potential crime.

The scale of the proposal is proportionate to the temporary additional floor area required for the office accommodation needed.

7 -Conservation

The proposed development site lies adjacent to a designated conservation area. However, this area is well screened by a large existing building and tree line. Therefore, the proposed *Portakabin* building will not be visible from the conservation or detract from its characteristics.

8-Conclusion

The *Portakabin Limited Titan* buildings were chosen as a result of the flexible solution it provides. It can be installed quickly enabling the client to begin utilising the decant office accommodation in a specifically fitted out building much more quickly than a traditional build, and it can easily be removed with little impact on the environment. The temporary nature of this building will have minimal impact on the environment with regards to its construction and use.

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