PORTABLE OFFICES

Space to enjoy

Design and Access Statement to support the Planning Application

for

Temporary Modular
Offices and Welfare Facilities

for

Wilsons Underlays Ltd

at

Thornhill Road
Dewsbury
WF12 9QF

architecture2interior design ltd

Date: 11.03.2024

P247 DAS

Revision: A

Contents

1. Introduction

2. Site Information and Location

3. Development Site Photographs

4. Design Principles and Context

   Use
   Amount
   Layout
   Scale
   Landscaping
   Appearance

5. Highways, Parking and Access

6. Flood Risk Assessment

7. Conclusion

1 - Introduction

This Design and Access Statement (DAS) has been prepared by architecture 2 interior design ltd in support of a planning application for Wilsons Underlays at Thornhill Road, Dewsbury WF12 9QT.

The planning permission seeks full planning permission for a temporary single storey modular building to be used as additional office space and welfare facilities for the staff at Wilsons Underlays Ltd

The statement provides an overview of the site, its context and the proposed development.

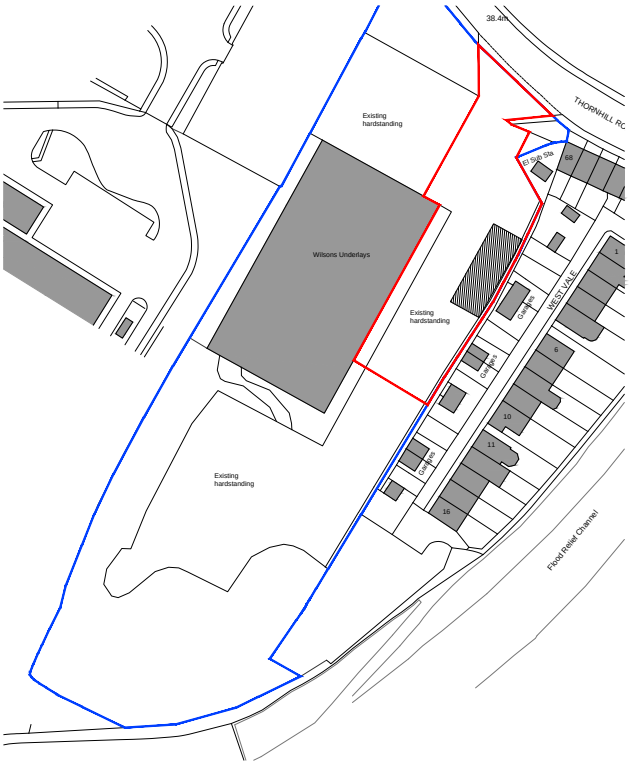
The following documents are submitted as part of this application:

- Application Form
- P247-DAS - Design and Access Statement
- P247-PL01 - Location Plan and Existing Block Plan
- P247-PL02 - Proposed Block Plan, Plan and Elevations

Wilsons Underlays have been operating from the site at Thornhill Road Business Park since 2020. They are a well-established York based company producing an extensive range of underlays supplied to both commercial and residential projects.

2 – Site Information and Location

The site is located in Thornhill Business Park, a business park flanked by the railway line to the North West and the River Calder to South East. The site is accessed off Thornhill Road.



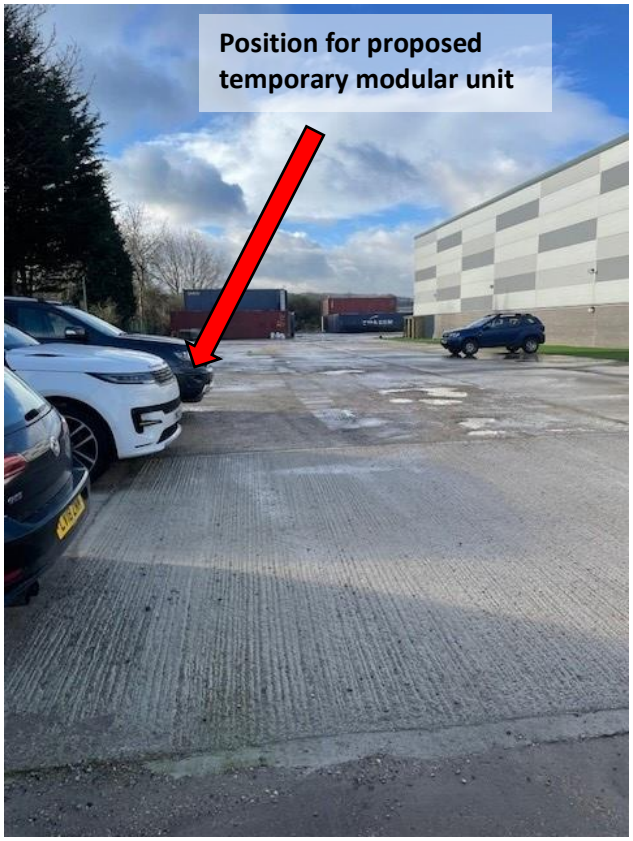
Site Plan

3 – Development Site Photographs

Access to site from Thornhill Road

Wilsons Underlays aerial views of site

Position for proposed temporary modular unit



View looking towards the rear of the site across the existing hard standing

View looking towards the site entrance & Thornhill Rd

4 - Design Principles and Concepts

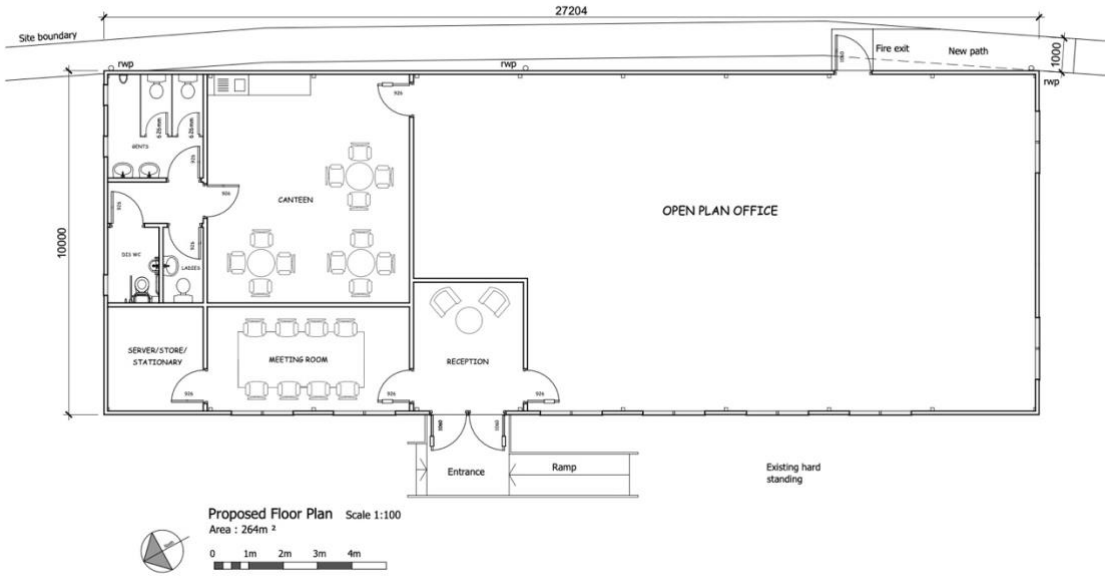
4.1 – Use

The proposed scheme is for a temporary single storey modular building providing office space with ancillary welfare facilities for a period of five years.

Wilsons Underlays are looking to expand their team and are unable to do this in their existing office space. The proposed single storey modular building will provide the additional space required for growing their business over the next few years.

4.2 – Amount

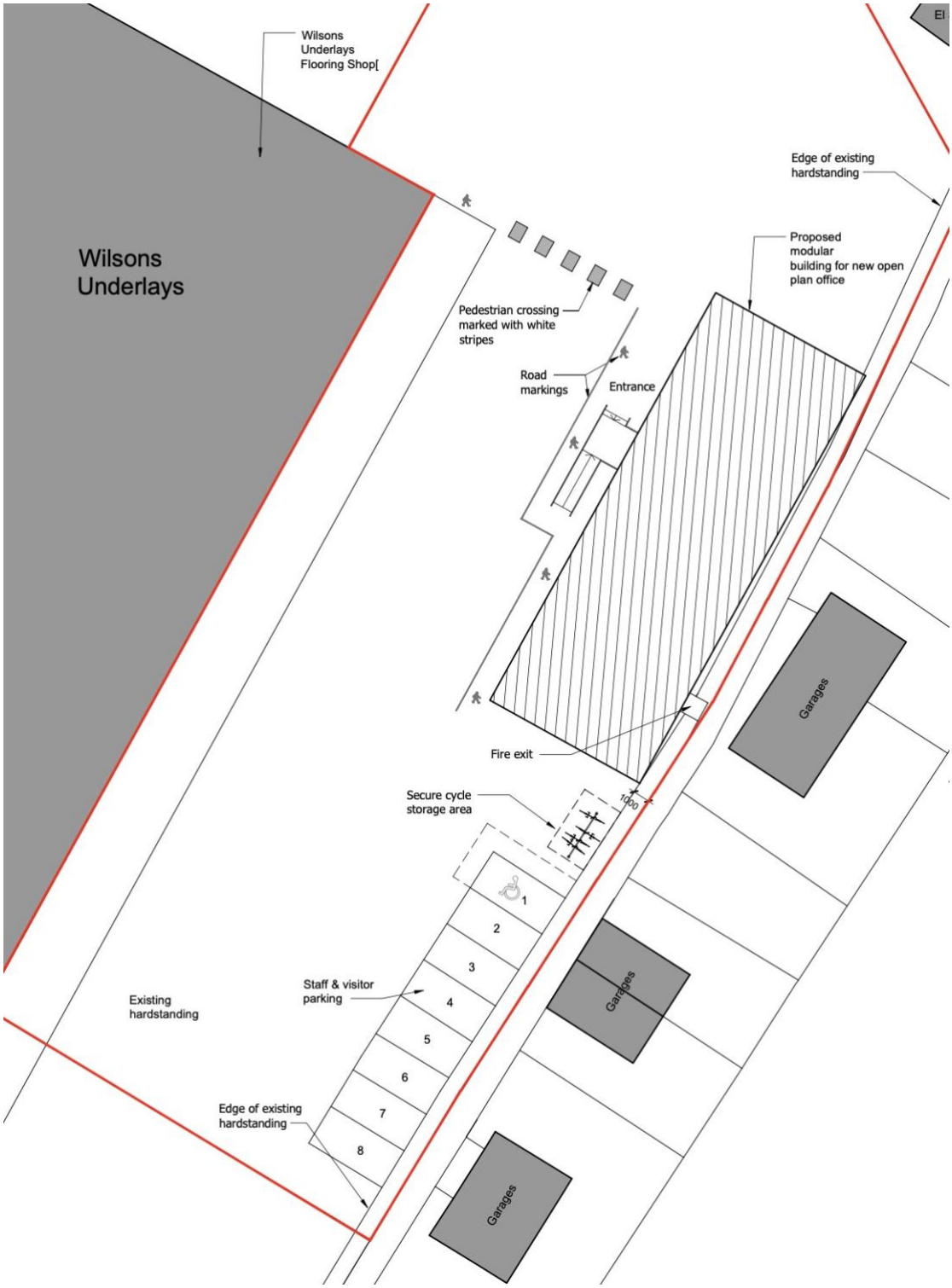
The net internal floor area of the proposed modular building is 264m2 and provides open plan office space, a meeting room, storage area, a canteen / kitchen area and toilet facilities.



4.3 – Layout

The modular building will be sited on an existing section of hard standing, as shown on the proposed site plan, drawing number P247-PL02.

Staff parking will be provided on the existing hard standing adjacent to the modular building.



Proposed site Plan

4.4 – Scale

The modular building is single storey and is small in scale compared to the industrial buildings on the site and surrounding sites. The size and dimensions can be seen on the proposed plans and elevations, drawing number P247-PL02.

4.5 – Landscaping

The modular building will be sited on existing hard standing.

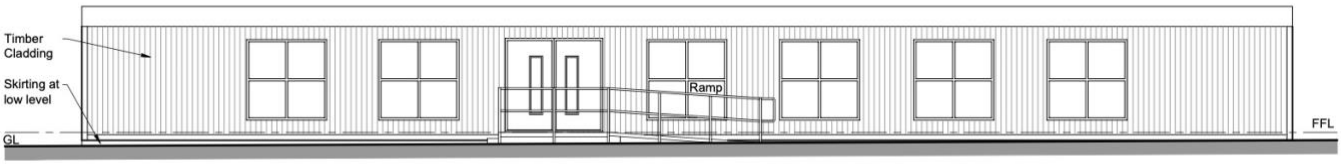
The existing site is all hard landscaping and no changes will be made to the existing landscaping.

4.6 – Appearance

The proposed single story modular building will be finished with Sapele cladding on the front and side elevations, with a contrasting Anthracite roof fascia. The windows will be double glazed upvc and are Anthracite Grey to match the fascia. The doors will also be Anthracite Grey and have an anti-corrosive finish and door furniture.

The rear elevation wall will be Goosewing Grey with the roof fascia in a contrasting Anthracite Grey.

The colour scheme fits in with the existing structures on the site.



North west Elevation (Front) scale 1:100

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 finished with Firestone ER EPDM black roof membrane.

Example of timber cladding on modular building

Internally the walls are of vinyl-faced plasterboard, providing a wipe clean finish ideal for offices and welfare facilities.

5 – Highways, Parking and Access

5.1 – Vehicular and Transport Links

The site has adequate area for staff and visitor parking and a secure cycle storage area will be provided to the side of the new modular building.

5.2 – Access

Access to the offices for the staff and visitors will be from the parking area adjacent to the modular building.

A DDA compliant ramp will be designed to comply with Part M of the Building Regulations and offer adequate access in and out of the proposed modular building.

6 - Flood Risk Assessment

Examination of the Environment Agency's Fluvial Flood Map confirms that the application site lies within Flood Zone 2.

Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

This is often referred to as being in a "medium risk" flood area, translating to an expected flood event once in every 100 to 1000 years for river flooding, and once in every 200 to 1000 years for sea flooding.

The development is classed non major and the modular building is raised up on the foundation pads to overcome any flood risks.

7 – Conclusion

The proposed modular building gives Wilsons Underlays a quick and easy solution to provide additional office space allowing them to grow the business and expand their team.

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

On the basis of this statement, it is requested that planning permission is granted, subject to appropriate conditions as necessary.

Caveat

This Design and Access Statement (DAS) has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by architecture 2 interior design Ltd, no other party may use or rely on the contents of this report.