

Design and Access Statement

PACE,
Fairfield Play Centre
Mary Terrace
Camden
London
NW1 7LR

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1- Introduction

This Design and Access Statement (DAS) accompanies an application by PACE for the installation of a single storey *Portakabin Limited Solus* building to be sited at Fairfield Play Centre, Mary Terrace, Camden, NW1 7LR.

This building will be used for office accommodation and will be hired from Portakabin Limited for a period of 260 weeks.

2- Site History

PACE (Play, Adventure and Community Enrichment) is a grass-roots charity based in the London Borough of Camden. Founded in 2012 by a group of parents, childcare and play work professionals who came together to start a social enterprise, PACE came into being with the specific aim of developing inclusive, high quality play and childcare services and to support parents into work and training. (Taken from the PACE website.)

PACE provides many services including early years childcare, after school and holiday play provision, overnight breaks for children with disabilities and mentoring services for children excluded from school.

The head-office and one of their play centres – Fairfield Play Centre - is based on Mary Terrace, off Camden High Street. The site comprises a brick built building located to the north with outdoor space covering a large area which is used for outdoor play running to the south.

Due to the number of children who attend Fairfield Play Centre, space within the current building is very limited and there is an immediate requirement to source additional office accommodation in time for the new academic year in September.

3- Site in context

Development Site Photographs;



Proposed development site in relation to the wider area.



West elevation of proposed development site.



East elevation of proposed development site.



South elevation of proposed development site.



North 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 *Portakabin Limited Solus* building as it is easily accessible from the main building. The scale of the proposed building means that it will be mostly screened from the east and south by trees. The play area to the south of the site will be unaffected by the proposed *Portakabin Limited Solus* building and access to that area will not be restricted.

The proposed site is on a hard standing area (refer to photographs in section 3). Access into the site is limited which has determined the scale of the building that can be delivered and surveys have taken place to ensure that there will be minimum disruption. Though there are trees surrounding the proposed site area, these will not be affected as a result of this proposal.

5- Design Principles and Context

5.1- Use:

The proposed *Portakabin Limited Solus* building will be used as office accommodation for staff members. Both office and meeting facilities are stretched within the main building due to the number of children who attend the centre and the number of staff members who are on site at any one time. The temporary building will provide two separate offices to be used by members of staff and will allow them to be in relatively close proximity to the main building.

Long term plans for the charity involve the redevelopment of the site to facilitate growth, however, these are in the early stages. It is hoped that plans will be finalised and approved within a period of approximately 3-5 years, at which time the temporary building will be removed from site.

5.2- Amount:

The *Portakabin Limited Solus* building has an overall floor space of 17.18m². Please see the enclosed Plan and Elevations drawing attached to the application.

5.3- Layout:

Please see Location and Block Plan attached to the application. The *Portakabin Limited Solus* building will be sited on a hard standing area in close proximity to the main building. As the proposed site is within the site boundary, it does not encroach on any residential properties in the local area. The building will be single storey.

5.4- Scale:

Please see the plan and elevation drawing.

The *Portakabin Limited Solus* building has overall dimensions of:

6104mm x 3398mm with an overall height of 2573mm.

5.5- Landscaping:

No landscaping is required as part of the application.

5.6-Appearance:

Portakabin Limited buildings are prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The buildings have 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 prefabricated nature of the buildings results in minimal impact on the environment in terms of both construction and use.

5.7. -Vehicular and Transport Links

The proposed site location is contained within the site boundary and will benefit from the same transportation links as the existing buildings. There will be no additional members of staff as a result of this proposal.

6-Conclusion

The *Portakabin Limited* building was chosen as a result of the flexible solution it provides. They can be installed quickly enabling PACE 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. The non-permanent nature of these buildings will have minimal impact on the environment with regards to their construction and use.