

Portakabin®



Design and Access Statement

PACE

Fairfield Play Centre
Mary Terrace
Camden
London
NW1 7LR

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Portakabin®

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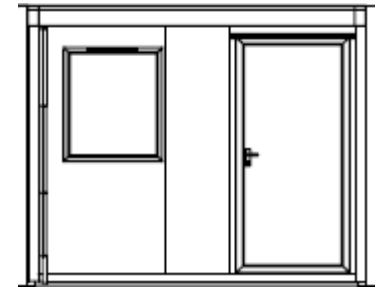
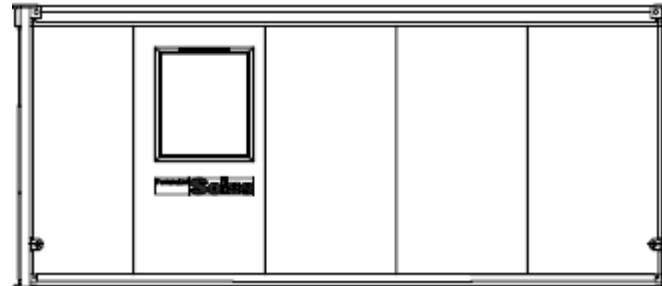
1 - Introduction

This design and access statement has been created to support the extension of the existing planning permission for a single storey Portakabin Limited Solus building at PACE, Fairfield Play Centre, Camden, London. NW1 7LR.

The *Portakabin Limited* building is currently being used as office accommodation for staff members.

This application seeks extension of the planning approval for 3 years due to continued need for office space for the charity as commercial office space is not affordable at present.

The Long term plan for the charity involved redevelopment to facilitate growth but this has been delayed by the Local Authority due to financial viability concerns hence having an extension is more cost effective



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.

Planning History:

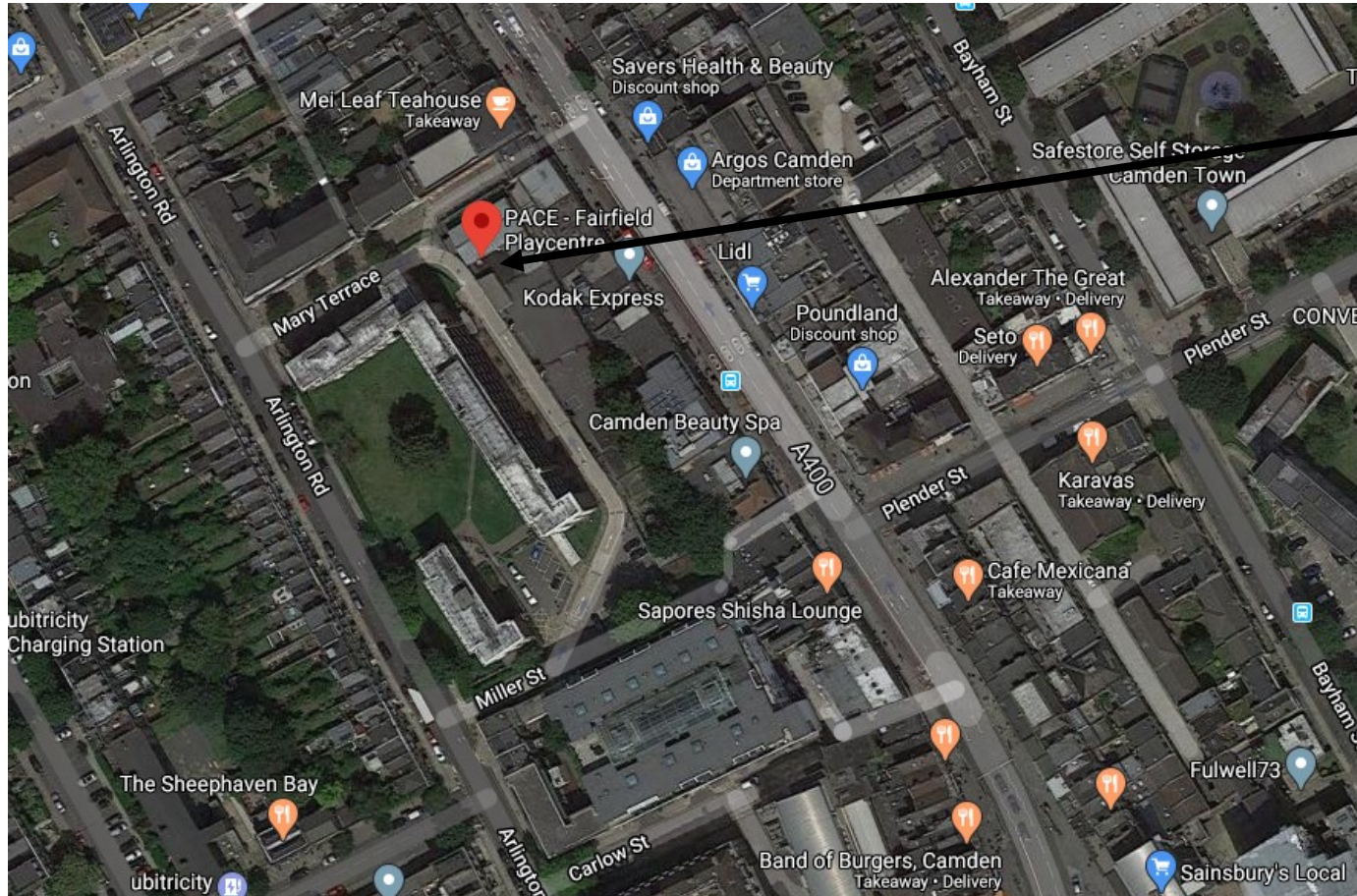
Relevant planning history for the site includes the following approved applications in;

September 2016 (reference 2016/3839/P)



Play, Adventure & Community Enrichment

3 - Site in context



Proposed development site in relation to the wider area

3.2 – Development site photographs



4 - Design Principles and Context



4.1 – Use

The *Portakabin Limited Solus* building is currently being used as office accommodation for staff members

Pace seeks an extension of planning permission for a period of 3 years.

4.2 – 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.

4.3 – Layout

The *Portakabin Limited Solus* building will be sited on a hard standing area in close proximity to the main building.

(Please see Location and Block Plan attached to the application)

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.

4.4 – Scale

The *Portakabin* building has overall dimensions of 6104mm x 3398mm with an overall height of 2573mm.

(Please see plan and elevations attached)

4.5 – Landscaping

No landscaping is required as part of the application.

4.6 – Appearance

The *Portakabin* buildings are manufactured and prefabricated at *Portakabin*, New Lane, Huntington, York.

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.

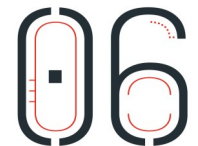
Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish.

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.

4.7 – Vehicle and Transport links

The proposed development site is contained within the site grounds and will benefit from the same transportation links as the existing buildings.

There is to be no increase in staff numbers as part of this application.



5 – Conclusion

The *Portakabin* building was chosen as a result of the flexible solution it provides.

It was installed quickly enabling PACE to begin using the specifically fitted out building much more quickly than a traditional build, and can easily be removed with little impact on the site.

The non-permanent nature of this building will have minimal impact on the environment with regards to their construction and use.

