



Design and Access Statement

Independent Vetcare Limited

Shinfield Vets,
Shinfield Road,
Reading,
RG2 9BE

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1 - Introduction

This Design and Access Statement (DAS) accompanies an application by Independent Vetcare Limited for the installation of 2 *Portakabin Limited* buildings to be used as additional consultation & staffroom space at Shinfield Vets.

Prepared in accordance with National Planning Policy guidance to achieve a high quality design, the scheme also considers the development need and overall site characteristics.

This document should be read in conjunction with the accompanying drawings and documents.

This application seeks temporary planning permission for a period of 104 weeks to enable the Vets to continue to meet demand in the local area.



3 - Site in context

Shinfield Vets is located just off Shinfield Road, to the South-East of Reading, just to the North of the M4. The proposed development site is based to the rear of the Veterinary practice on an hardcore informal parking area.

The proposed development site will not be visible from Shinfield Road or any public footpaths.

The development does not fall within any designated conservation or flood risk zones.

The proposed scheme will be sympathetic to the visual amenity of the road and will not dominate the overall character of the area, especially as the buildings are extremely small.

Proposed location of the temporary Portakabin Limited buildings as shown below.

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3 - Design Principles and Context

3.1 – Use

Independent Vetcare Limited is applying for planning permission for a period of 104 weeks to site a single storey *Portakabin Limited* buildings at Shinfield Vets.

The temporary buildings will be used as a additional consultation & staffroom space, allowing the vets and administration staff to continue to operate at full capacity.

The veterinary clinic is seeking temporary planning permission for 104 weeks, this will improve working conditions at the practice as space is currently very cramped.

3.2 – Amount

Each *Portakabin Limited* building has a floor space of 21.32sqm which meets the requirements for both consultation and staffroom space.

(Please see the enclosed Plan and Elevations drawing attached to the application)

3.3 – Layout

The proposed *Portakabin limited* building will be sited on an existing hardcore informal car parking area.

3.4 – Scale

The *Portakabin Limited* buildings have overall dimensions of 2.6m height, 3.1m width and 7.3m length.

(Please see plan and elevations attached)

3.5 – Landscaping

The proposed *Portakabin Limited* building will be sited on an existing hardcore area..

The building will be located on excavated foundations and a foul connection will be required for the sinks.

3.6 – Appearance

The *Portakabin Limited* building is 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.

3.7 – Access

3.7.1 – Vehicle and Transport links

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

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No formal car parking spaces will be lost to accommodate the proposed buildings.

This proposal is not anticipated to have a negative impact on parking on site.

3.7.2 – Access

The proposed *Portakabin Limited* building will be made accessible to all potential users with Part M compliant steps.

4 – Conclusion

The *Portakabin Limited* building has been chosen as a result of the flexible solution it provides.

It can be installed quickly, enabling Shinfield Vets to begin using the buildings much more quickly than a traditional build. This proposal will allow them to continue to meet the demands of their clients within the local area. It will also allow them to have more space, as their current facility is extremely cramped.

It will have a minimum impact on the surrounding environment regarding its construction, use and visual impact. It can also be easily removed from site with little impact when the temporary accommodation is not required in the future.

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