Design & Access Statement

Client:	Urbaser Ltd First Floor Westmoreland House 80-86 Bath Road Cheltenham GL53 7JT
Site Address:	Plot 1034 Works Road Letchworth Garden City SG6 1LP
Proposal:	Erection of single bay jack leg cabin to replace the existing
Prepared by:	Spacebuilder Ltd Advantage Units 132-134 Great Ancoats Street Manchester M4 6DE
Date:	16/04/2018

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Introduction & Background

This Design & Access Statement is submitted to North Hertfordshire District Council in support of a planning application for the erection of single bay jack leg cabin to replace the existing at Plot 1034 Works Road Letchworth Garden City SG6 1LP.

This Design and Access Statement should be read in conjunction with the following information.

- The Planning Application Form
- The drawings attached to this application.

The site was formerly occupied by Veolia UK.

There is an existing jack leg cabin located on the site and the proposed is a direct replacement. Note that this has been indicated on the 1:1250 Ordnance Survey Location Plan. The proposed single bay modular building will be used as canteen facilities.

Design Principles

Use

This proposal relates to the erection of single bay jack leg cabin to replace the existing at Plot 1034 Works Road Letchworth Garden City SG6 1LP. The proposal would not change the current use class of the buildings to the site.

Amount

The proposal would involve the installation and erection of single bay jack leg cabin.

Layout

The proposed single bay modular building would be sited independent of the existing building.

The proposed cabin would be accessed directly off the hardstanding via a door to the side.

The proposed layout of the cabin is indicated on the attached drawings.

Scale

The scale of the existing industrial buildings will remain unchanged.

The proposed single bay jack leg cabin will be 9.565m long by 3.0m wide and 2.75m high.

Please refer to the attached drawings for additional information.

Landscaping

There are no landscaping works proposed as part of the application.

Appearance

The external façade of the proposed jack leg cabin will be plastisol steel powder coated in grey inclusive of the metal composite door. There will also be a coloured blue and green band representing the Urbaser Ltd company livery and branding. The windows will be white UPVC, and roof will be steel.

Access

Access to the site is via the main entrance gate off Works Road. The main entrance to the site will remain as existing.

The proposed single bay modular building will be accessed off the existing hardstanding area already located on the site.