



Design and Access Statement

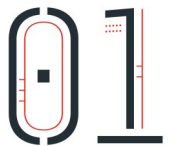
Portakabin Limited—Reading Hire and Visitor Centre

814 Oxford Rd,
Reading
RG30 1EL

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1 - Introduction

This Design and Access Statement (DAS) accompanies an application by Portakabin Ltd for the erection of security fencing to the perimeter of the existing *Portakabin* hire and visitor site and an improved vehicle barrier.

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 permanent permission.

2 - Site History

Strategically located, Portakabin Ltd have operated from the site along Oxford Rd for over 15 years as the Reading and Swindon Hire and Visitor Centre.

Formally a petrol filling station, the site no longer resembles its former life. Instead a commercial office which doubles as a show office for potential customers forms the main focus. Set on hard standing there is also a traditional brick building to the rear and security fencing along the eastern and western (partial) boundary.

Since taking on the lease Portakabin have held an active presence on the site from Monday—Friday (daytime).

The Portakabin logo consists of the word "Portakabin" in a white, sans-serif font, set against a solid red rectangular background.

3 - Site in context

The extent and context of the proposed development site is shown on the adjacent aerial photographs.

Set to the west of Reading City Centre, the surrounding area is a mixture of commercial and multi storey residential premises. To the immediate east lies a car garage with a shared access leading to a further commercial unit

The site is currently accessible from a single point of entry from Oxford Rd used by both staff and visitors. Good visibility is available in both directions and the proposal is unlikely to affect this.

Separated from the adjacent highway by a low lying planter the site is unsecure along the frontage, an issue seeking address with this proposed boundary treatment application.

A relatively small site, car parking and an area for show buildings is available as well as the commercial office. Currently a cantilever vehicle barrier is located on the eastern boundary which shall be replaced by a more secure sliding gate.



4 - The Proposal

This application seeks permission for the erection of a 2.4m high security fence and improved vehicle barrier.

Currently limited security measures are in place to stop trespass and subsequent anti-social behaviour as the front of the site is unsecure and open to access from the adjacent highway.

5 - The Development Need

This application seeks planning permission for the erection of a boundary treatment, namely security fencing along the frontage, east and west elevations as well as improvement of the existing vehicle barrier.

Used as the regional offices for Reading and surrounding areas the current building has been in place for over 15 years and whilst it remains a serviceable office the overall security of the site has been identified as problematic.

Unsecured along the elevations proposed, trespass has occurred whereby anti-social behaviour including but not limited to drug use is evident. Portakabin Ltd consider employee safety as a primary concern and as such must ensure users of the site are protected from any instance of such behaviour. In addition to ensuring overall safety at times of vacancy (evening and weekends) it is also imperative that access into the site is controlled during operating hours.

In order for the use of the site by Portakabin Ltd to remain viable the site must be granted permission to improve security by erecting the fencing/vehicle barrier proposed.

6 - Design Principles and Context

6.1 – Use

This application seeks permission for the erection of a 2.4m high boundary treatment the front (full), east and west (partial) and a sliding electric vehicle gate to replace the existing barrier.

No other changes to use, hours or occupancy will be made as part of this application.

6.2 – Amount

Approximately 35m of palisade fencing is proposed and a 4.5m sliding vehicle gate.

Please see the enclosed drawings for location.

6.3 – Landscaping

A small section of the existing planter has been identified as potentially requiring removal to enhance highway visibility. All other existing landscape will remain unchanged with no further provision considered necessary.

6.4 – Appearance

2.4m high palisade security fencing is proposed to be sited along the existing planter to the front as well as a section along the eastern and western boundaries which do not currently have any fencing.

A sliding vehicle gate will replace the existing barrier.

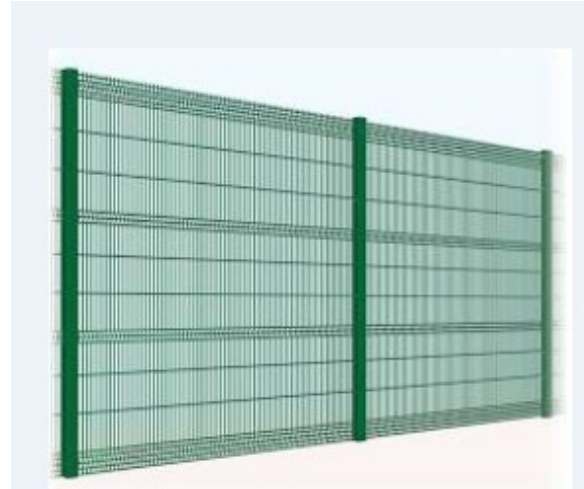
The green appearance is commonly used in similar use sites and is not offensive to the overall character of the area.

6.5– Access

The development site is contained within curtilage of the site and will benefit from the current transport infrastructure. It is not intended that excessive vehicle movements will occur as a result of this application.

Accessible from a busy highway (Oxford Rd) via single point of entry/exit, visibility is generally considered good. Set back from the highway, vehicles are able to manoeuvre off the roadway before reaching the vehicle barrier, thus not impeding on traffic movements by other road users.

Where required a small section of the existing planter can be removed to further improve visibility.



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Please note these images are examples of external appearance only and may not be an exact match

7 – Conclusion

It is vitally important that the Portakabin Ltd site is afforded the ability to secure it's premises for the safety of all users. The investment into the site demonstrates the importance placed by the company in maintaining it's presence in the region to continue it's positive contribution to the local economy.

This scheme seeks permanent approval for the boundary treatments and believe that the scheme will improve the current site overall.