

Design and Access Statement

Pre-built Facilities Unit to Replace Current Unit

Wipak UK Ltd,
Unit 3,
Buttington Business Park,
Welshpool,
SY21 8SL

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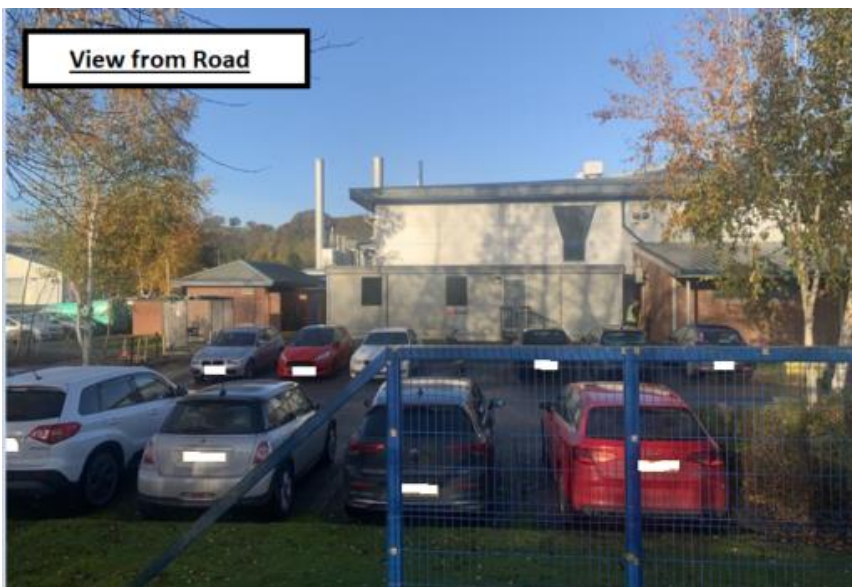
1. Summary of Proposal

This design and access statement accompanies an application by Wipak UK Ltd for the installation of linked single storey canteen units supplied by 'Portable Offices', to be sited at Unit 3, Buttington Business Park, Welshpool, SY21 8SL. Wipak values are based around bringing sustainability into the flexible packaging industry, which has already seen recent investment over the last couple of years. The proposal is to allow increased canteen space in line with requirements for food packaging standards issued by the BRCGS (industry standard for food safety). This proposal is primarily for additional seating space and does not impact on any increased demand on local infrastructure.

2. Site and Context

Currently the space is used by an existing Portacabin that we intend to send back to the supplier so it can be re-used.

Proposed Site of Bigger Cabin



3. Opportunities and Constraints

The proposed development site is depicted in the previous images. This area has been chosen as it already consists of a smaller portable canteen next to a small smoking shelter and it can be put in place with little adjustments. The smoke shelter will be moved next to our current cycle shelter.

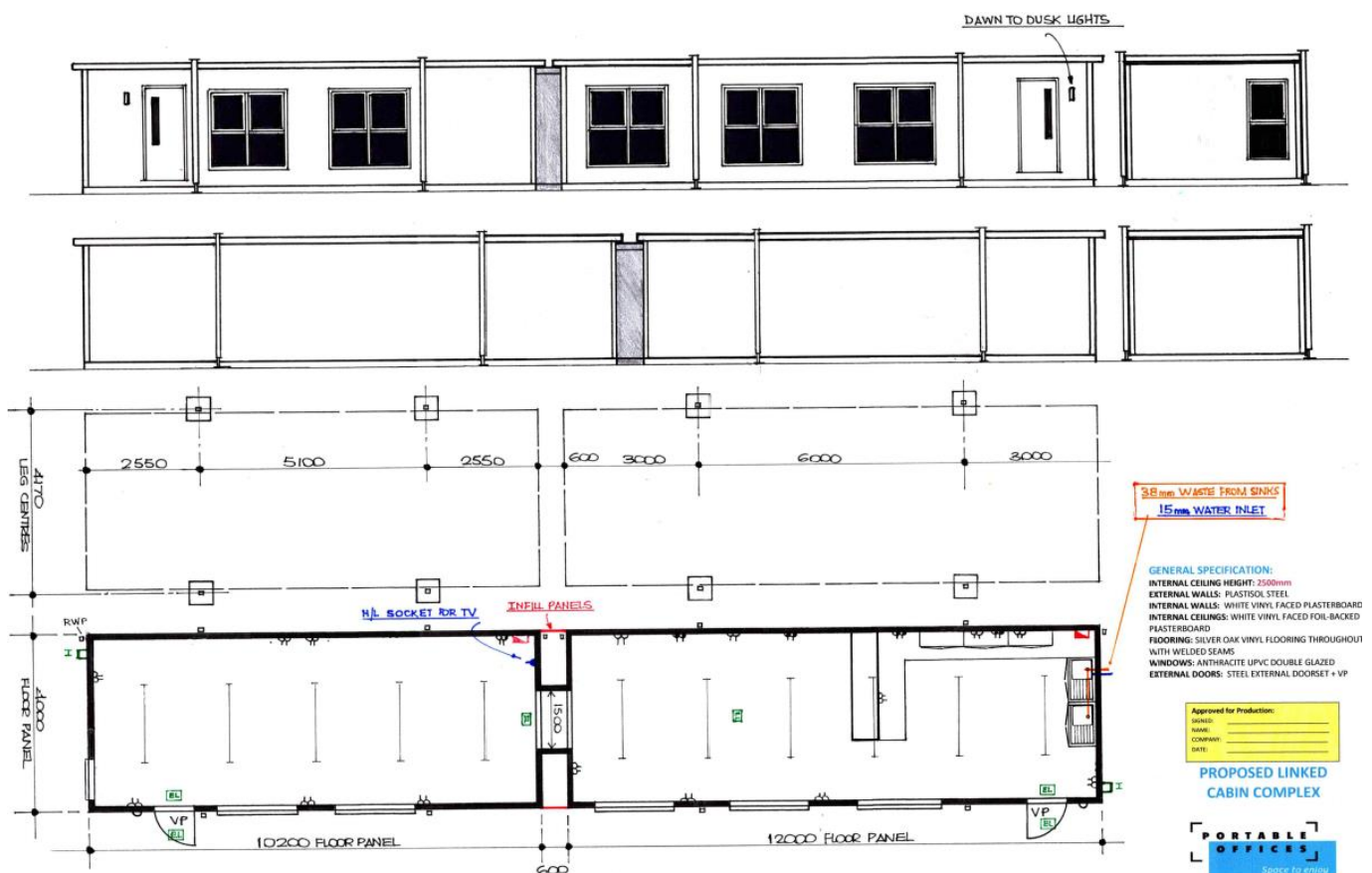
This proposal is in line with previous applications around the growth of Wipak UK and its transformation in to a market leader of sustainable , high barrier food packaging solutions. This proposed bigger facility provides a cleaner, more comfortable area for the increased number of staff in line with previous applications.

There are no impacts to either Wipak, the neighbouring businesses or the public by siting a bigger pre-built office unit in this location.

4. Design Principles and Context

Size, Layout and Functionality

The layout of the unit provides x2 linked cabins which total 88m² as per the schematic below:



The site is well within the boundary for Wipak UK and does not encroach on any public or residential properties.

Choice of type of building

The new canteen is still a portable office so this allows it to be removed and re-used by the supplier elsewhere if needed, again mirroring our sustainability values.

Appearance on Impact on Visual Aspects

The external walls are made of goosewing grey Plastisol Steel, same as our current unit. With the internal walls being White vinyl faced plasterboard to give the naturally bright look. There will be six anthracite windows as per the schematic, again to give the cabin a more natural look.

In terms of landscaping there is just an 88m² base that will first need to be concreted underneath, again this is shown on the schematic. Other than that, no other landscaping compromises.

Access and transport considerations

The site location is near existing buildings and is replacing the current smaller cabin, so the access is the same. It will be accessed by steps into the two doors. Our car park is more than suitable, this proposal does not result in an increase in staff arriving to site and does not decrease any parking provisions.

Environmental Considerations

As previously stated, the portable office can be re-purposed in the future if needed. The current structure will be going back to the supplier for re-use also. As it is replacing an already existing structure there will be negligible environmental impacts.