HLM
Architects

# LCC & Balfour Beatty - Pode Hole
## Design & Access Statement
## New Welfare Unit

Lincolnshire County Council and Balfour Beatty

March 2020
Rev - P2

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**01**
# Pode Hole

# Pode Hole Depot

Background

The current Lincolnshire Council Depot site at Pode Hole, Spalding is under going minor refurbishment to improve the office conditions for their staff. Along with this there is also a need to improve and increase the number and quality of the site welfare facilities for both office and operative staff.

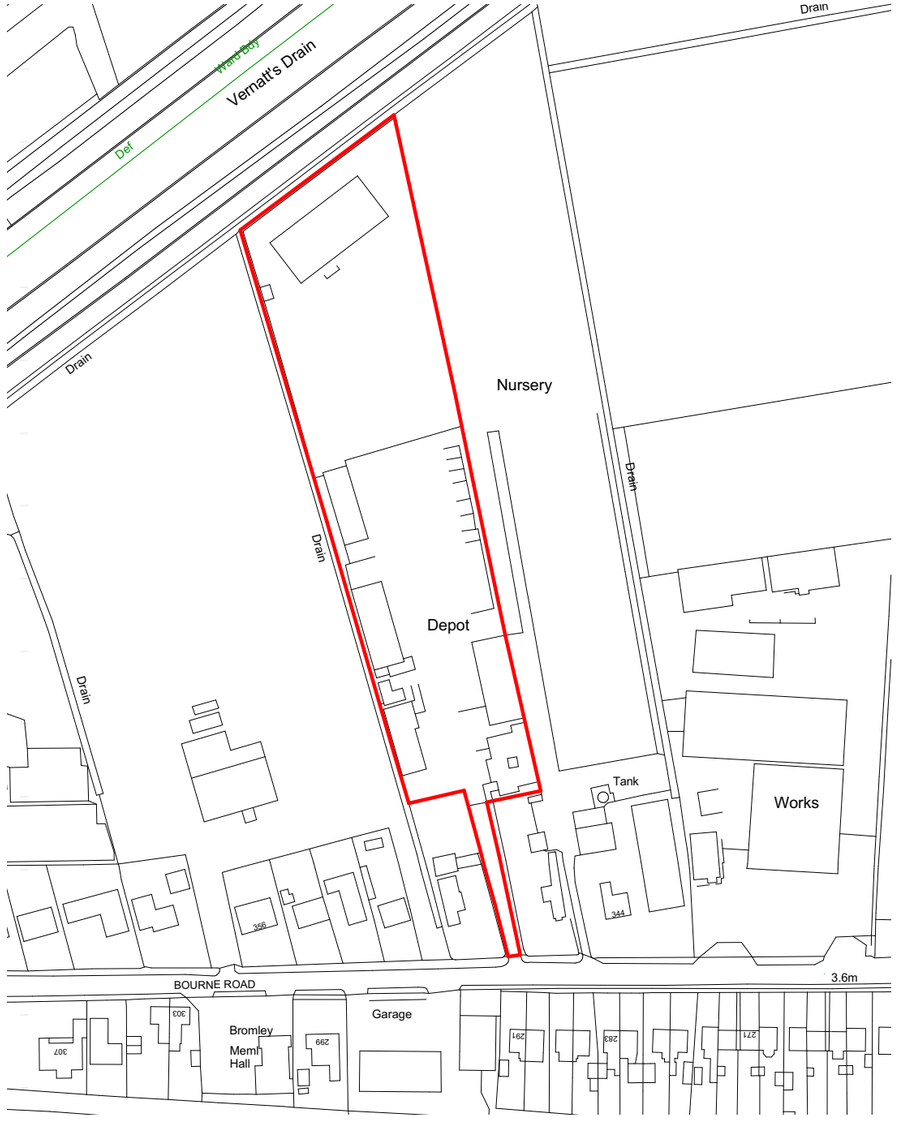
The current building is no longer fit for purpose and insufficient for the number of staff on site. Therefore the proposal is to provide the welfare facilities with purpose built, pre-fabricated, portable cabins to be installed on the existing site.

Existing Use

The current site is used by Lincolnshire County Council for highways maintenance. The site consists of office accommodation, welfare units and storage facilities to serve the local area.

Proposed Use

The use of the site will remain as existing as part of this application. Balfour Beatty will be working in a joint venture with LCC to provide the existing services to the local area. Additional welfare units are required due to the poor condition and quantity of the existing.




**Pode Hole Depot Site**
Existing Site Plan





**Pode Hole Depot Site Photos**
Top - View towards entrance
Bottom - View of depot

# 02
# Proposals

## 02: Portable Cabin
# Overview

Location

The proposal is to locate 4no. portable cabins in the position shown on the adjacent block plan. These will provide, meeting rooms, toilets and showers, canteen and a drying room. These will be located to the north end of the site which is away from Bourne Road and the residential properties.

Scale

The units are standard 32ft (L) x 10ft (W) x 8.8ft (H) cabins and will be single story located towards the perimeter of the site. These are in keeping with the existing buildings on the site which are a mixture of single story accommodation and larger storage units.

Area

The new units are 30m² x 4no which provides an additional area of accommodation on the site of 120m².

Appearance

The units will be provided in the standard Balfour Beatty brand colours and materials. These are shown in the adjacent photograph, note this is a typical example and doesn't show the new units in-situ.

Access

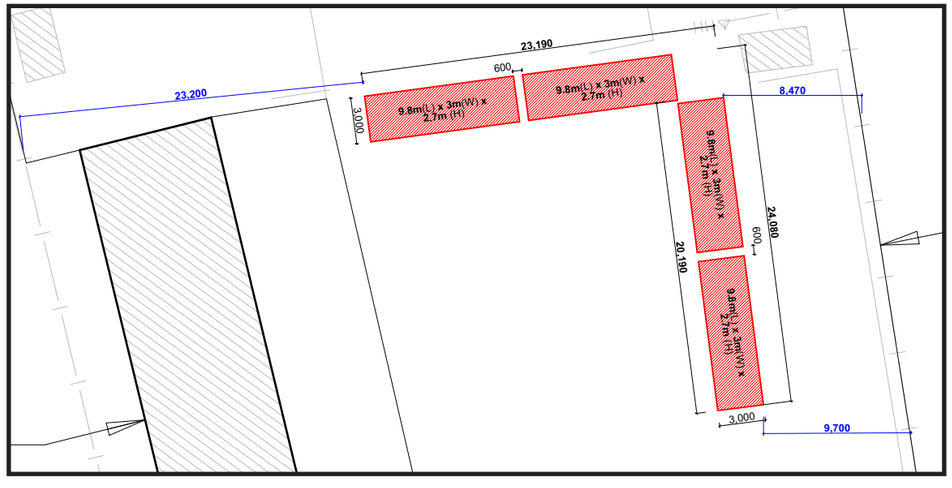
Access to units will be via existing hard-standing within depot compounds and through existing designated routes.




**Pode Hole Depot Site**
Proposed Location




**Typical Portable Cabin**
Image showing standard proposed cabin in Balfour Beatty colours / branding.




**Proposed Site Plan**
Showing distance to boundaries & setting out.
Cabin Size: 9.8m (L) x 3m (W) x 2.7m (H)

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