

**Portakabin®**



# Design and Access Statement

**Eisai Ltd**

Mosquito Way,  
Hatfield  
AL10 9SN

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The logo for Portakabin, featuring the word "Portakabin" in white, sans-serif font on a solid red rectangular background.

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# 1 - Introduction

This design and access statement has been created to support the planning application for retention of one of the Portakabin buildings on Eisai Ltd, grounds Hatfield, Hertfordshire, AL10 9SN.

This document outlines the proposal for the retention of a Portakabin office building at Eisai site for another . The primary objective is to justify the continued use of the existing Portakabin structure as an office facility within the Eisai Manufacturing site.

The Company is global leading research-based pharmaceutical company working in the neurology and oncology therapeutic areas.

In 2009 the EMEA Hatfield headquarters officially opened its doors as Eisai's and unveiled a 14.5 acre site incorporating a manufacturing plant, research laboratory, office building and shared facilities.

The company is industry-leading modern corporation which provides employment to over and 500 employees in the borough.

In 2020 two *Portakabin* buildings were installed following planning permission ref: 6/202/1740 to help Eisai meet current government guidelines in the wake of the COVID 19 pandemic.

The Portakabin office building has proven to be an efficient and functional workspace, for a number of years and meeting the specific needs of the company. Currently *Portakabin* building provides adequate space for office activities, meetings, and administrative functions.

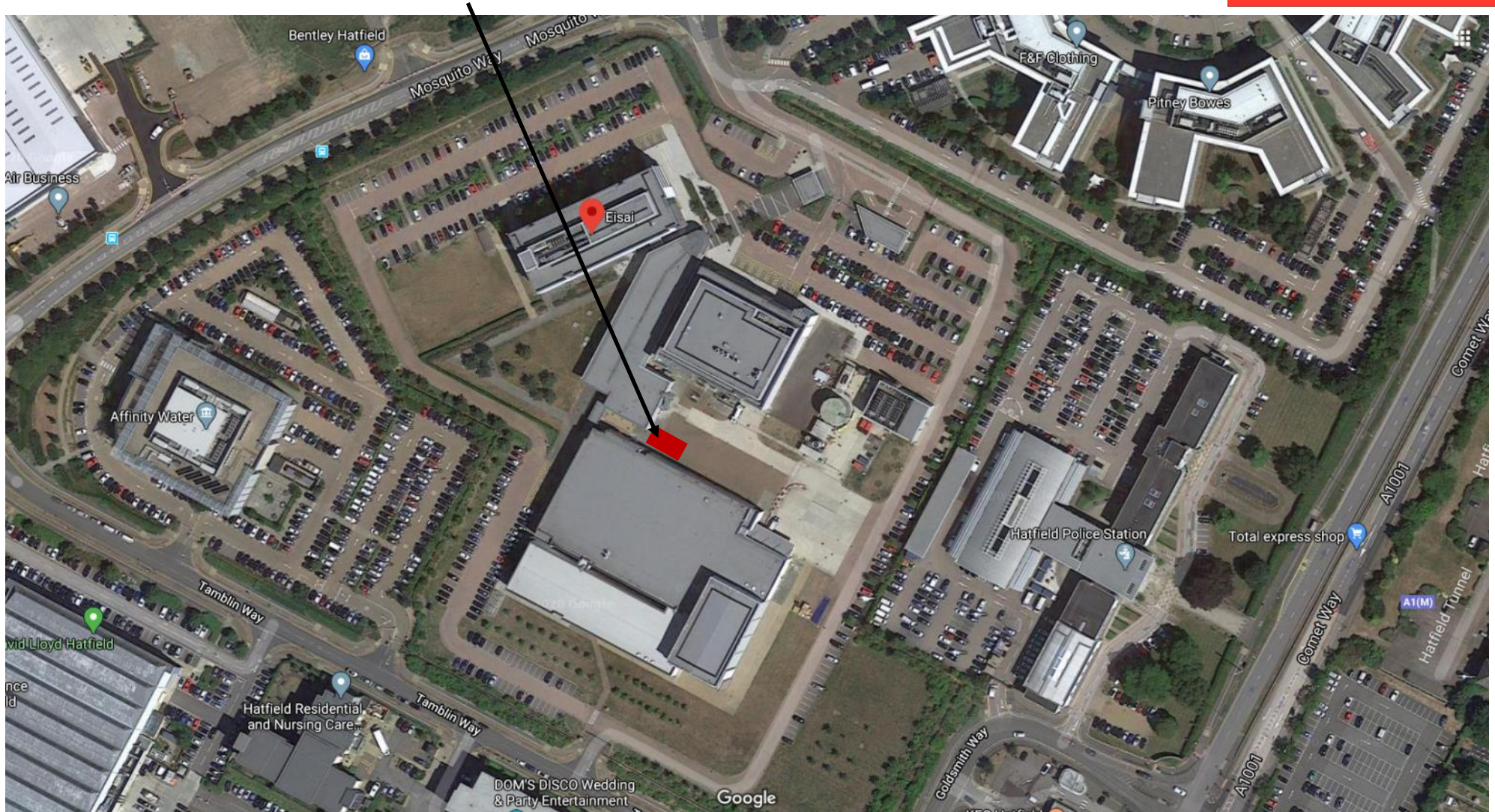
This application is for retention of one of two Portakabin buildings that were installed following the planning approval ref: 6/2020/1740/FULL for a temporary period of three years.

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## 2 - Site in context

Portakabin building to retain on site



## 2.1 – Site photographs

Portakabin®



### 3 - Design Principles and Context

#### 3.1 – Use

Eisai Ltd is applying for temporary planning permission of 3 years to remain one of two Portakabin buildings on their site at Mosquito Way, Hatfield, AL10 9SN.

These buildings were successfully used for the last couple of years to help Eisai meet government guidelines in the wake of the COVID 19.

The Portakabin building will be used as an office for a number of employees.

#### 3.2 – Amount

The *Portakabin* buildings have an overall floor space of 59.2sqm.

Following removal of one of the buildings, the total development area will be limited to 29.6sqm.

Please see the enclosed Plan and Elevations drawing attached to the application.

#### 3.3 – Layout

The existing *Portakabin* buildings were sited next to the main building on a hard-standing surface. The proposal doesn't encroach on any residential properties in the local area.

Building A 0719 currently linked with the main building will be removed from site.  
Building B 0641 that is currently standing fur-

ther away will be positioned closed to the main building and will be standalone.

#### 3.4 – Scale

The *Portakabin* building has an overall dimensions of 2,610mm height, 3,266mm width and 10,242mm length.

Please elevations and floor plan attached.

#### 3.5 – Landscaping

The existing *Portakabin* building will be moved closer to the existing main building and it will be sited on a hard standing area. Therefore, no landscaping will be required as part of the application.

#### 3.6 – Appearance

The *Portakabin* buildings are 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

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on the environment in terms of both construction and use.

#### 4.7 – Access

##### 3.7.1 – Vehicle and Transport links

Eisai Manufacturing site is well-connected to transportation networks, facilitating easy access for employees commuting to work.

There is large parking on site parking available for the employees and visitors. No parking spaces will be lost as a result of this application.

There is to be no increase in staff numbers as part of this application.

##### 3.7.2 – Access

Access to building will comply with The Approved Document M of The Building Regulations.

## 4 – Conclusion

The retention of the *Portakabin* office building ensures minimal disruption to ongoing operations at Eisai Manufacturing and it is a logical and practical decision that aligns with the company's goals for sustainability, cost-effectiveness, and operational continuity.

The *Portakabin* building currently provides a comfortable working environment for 3 office employees and allows for the division of the manufacturing operations from the office space, which will serve the purpose of first point of contact for any visitors and the public. The retention of the office building will help to prevent any access to the manufacturing plant from unauthorised persons.

The structure has proven to be functional, safe, and aesthetically compatible with the site. Its retention supports Eisai Manufacturing in providing a conducive workspace for its employees while contributing to environmentally responsible practices. It is believed that constructing a new office facility would potentially cause significant downtime and hinder productivity. Therefore retention of the building is a cost-effective solution compared to constructing a new office facility.

By retention of the *Portakabin* building Eisai demonstrates its commitment to sustainable practices. Repurposing and reusing existing structure align with environmental objectives by reducing construction waste and minimising the company's carbon footprint. The prefabricated and temporary nature of the building results in minimal impact on the environment and surrounding area.

We trust that this statement is sufficient to allow the Welwyn Hatfield Borough Council to approve the application for the retention of the temporary office building at Eisai site.

