

## Temporary Building Considerations

Temporary Buildings from Stock If your business needs to increase its space for storage or maybe extra manufacturing facilities, you don't have to search around for a building to rent. If you have space, for example in a yard or car park, you could find that an instant answer to your problem is to install a temporary building at your premises. There are hundreds of companies across the country taking advantage of the benefits offered by a temporary building. If you have the space available, there is no need to go off-site with all the associated costs of doing so. You are able to increase the space capacity at your premises in two different ways, depending upon whether your need is short-term (up to approx 18 months) or permanent. Both solutions can support your business needs and cost-effectively, giving you the opportunity to either hire a relocatable temporary building or to purchase a fixed (or permanent) building which is fabricated to your specification. Hiring a relocatable [temporary building](#) keeps you in control, with total flexibility with regards to the length of time you need it for. Available in sizes of 500 sq ft up to 25000sq ft, the building can be installed where you need it – either at your premises or a site you are working at. Relocatable buildings are normally available from stock and can be installed within 28 days with no up-front payments or minimum-term contract to tie you to. With this approach, you aren't stuck with paying for a building you no longer need. You simply need a flat surface for us to install the building on. Temporary Buildings – Hire or Rent There are two main types of temporary buildings – a relocatable building or a fixed building. The decision as to which to choose is really based on whether you choose to hire or purchase, and most importantly, how long you believe you will want the building for. If your company needs a building for longer than 18 months then the best solution is to purchase a fixed (or permanent building). These buildings are designed like a 'traditional' building yet cost a fraction of the price. Another important factor, as to whether you hire or buy will depend upon whether you intend to apply for planning permission or not.... Quite simply, if your period of use is more than 28 days, by rights, you should apply for planning permission. Although, you may well decide NOT to go down the time-consuming and costly process of applying for permission if you are only looking for a short-term hire of up to 18 months...(as many do) However, if you are looking longer-term than 18 months, I would recommend you seriously look at buying a steel-roof building, and making a formal application for planning permission... Steel Building Considerations The steel roofed buildings almost appear to be perfect, but there are other aspects that you need to consider about them. The purchase and installation needs far more detailed project planning and project management compared to hiring a temporary relocatable building. The whole project really needs to be treated as a construction project with all its accompanying regulatory controls. The structure requires a level concrete pad or base (or a level tarmac base); this will most likely need to be designed by an engineer to ensure that it conforms to all relevant standards. The scope of installing such a temporary building means that applications will need to be made to the local authorities for planning and building control permissions. This process can lead to delays and also added costs for the application for the necessary permissions and new building warrant. Additionally, depending upon the size of the intended building, the project would be subject to CDM regulations. In Conclusion Ultimately, to decide which option is best for you and your business, you need to know as much information as possible about the different temporary building systems available. There are many factors involved but fundamentally, the most important consideration really boils down to the time frame you are going to want the building; and if you intend to apply for planning permission.

## About the Author

**Antony Hunt** runs the company Smart Space Temporary Buildings - which provides temporary buildings to hire or purchase for almost any industrial or storage application.

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