

Planning Statement

**Wollaston School,
Irchester Road,
Wollaston,
Wellingborough,
NN29 7PH**

Application Number: PP-03036573

January 2014

Introduction

- 1.1 This statement has been created by Total Solutions Portakabin Ltd on behalf of Wollaston School to support a full planning application made by the school for a Portakabin Ultima building.

The Application

- 1.2. The full plans application is for a Portakabin Limited Ultima buildings are to be used as temporary classroom buildings. The school is currently refurbishing their existing science block which is expected to take approximately 6 months to complete. The Portakabin buildings will be used during this period to continue to provide the space required to accommodate the necessary non-practical science teaching space.
- 1.3. The school seeks approval for 2nr single storey temporary *Portakabin Ltd* buildings for a period of 6 months only.

Location of the Proposal

- 1.4. The proposed *Portakabin Ltd* buildings will be sited in the East side of the school building complex adjacent to the existing science classroom block. The combined floor area of the *Portakabin Ultima* buildings will be 352 sqm (overall dimensions are shown in the Plan and Elevations HD/LP/3712).

The Development Need

- 1.5. Wollaston School currently provides an excellent education establishment for pupils in the local area. To continue to facilitate a positive learning environment, the school will be refurbishing their existing science block to provide classrooms with up to date equipment. This refurbishment is expected to last for 6 months during which time the proposed Portakabin buildings will be used to provide the floor area required to continue teaching.

Planning Policy Considerations

- 1.6. *Sustainable Development* -The Proposed single storey *Portakabin Ltd* buildings can be considered a sustainable development as defined in the 'National Planning Policy' as it will not effect the 'ability of future to meet their own needs'. The proposed development is to be used as a temporary solution (6 months) whilst works are carried out on the school's existing building and therefore will not effect future generations.
- 1.7 *Promoting Healthy Communities* – Policy 8 of 'Northamptonshire Core Spatial Strategy' states that in order to '*develop the qualifications and skills to attract new businesses and assist with economic diversification, investment in education and training at existing facilities will be encouraged.*' Therefore, the refurbishment of the school's existing science block can be deemed as an essential investment in an existing

provision. However, to enable this investment to be made whilst reducing any disturbance to teaching, the Portakabin buildings are required to be sited on school grounds for a temporary period.

1.8 *Conserving and Enhancing the Natural Environment* – The Proposed Portakabin buildings will have no impact of the natural environment. The buildings are to be sited on an existing tarmac area of which there is no geological importance or protected species.

1.9 *Promoting Sustainable Transport* – The proposed buildings will be used by pupils currently attending the school and therefore will not result in any additional demand on the existing transport network.

2. *Building Design*- The *Portakabin Limited Ultima* buildings are prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The building has an external Honesty Yellow colour scheme to fit in with most site applications. 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. It is covered with solar-reflective, profiled aluminium-zinc coated steel to reduce heat gain. Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish. Internally, the walls are of vinyl faced plasterboard, providing a wipe-clean finish. The *Portakabin Limited Ultima* building was chosen because it is a flexible solution that can be hired for the required time and removed at the end of that period. The prefabricated and temporary nature of the buildings results in minimal impact on the environment in terms of both construction and use.

Portakabin

Total Solutions

Wollaston School,
Irchester Road,
Wollaston,
Wellingborough,
NN29 7PH

Design and Access Statement

Application Number: PP-03036573

December 2013

**Prepared by
Portakabin Total Solutions
Bennett Road
Highbridge
Somerset
TA9 4PW**

Design and Access Statement to support the Planning Application by Wollaston School, for 2 proposed temporary single-storey *Portakabin Limited Ultima* classroom buildings to be used as classrooms sited at, Irchester Road, Wollaston, Wellingborough, NN29 7PH.

1 - Introduction

This Design and Access Statement (DAS) accompanies an application by Wollaston School, for the installation of 2nr single-storey *Portakabin Limited Ultima* buildings to be sited on an existing tarmac area at, Irchester Road, Wollaston, Wellingborough, NN29 7PH. These buildings are to be hired from *Portakabin Limited* for a period of 6 months. The DAS has been written to meet the requirements as set out in DCLG Circular 01/2006: Guidance on Changes to the Development Control System: Section 3.

2 - Design Principles and Concepts

2.1 – Use

The proposed *Portakabin Limited Ultima* buildings are to be used as temporary classroom buildings. The school is currently refurbishing their existing science block which is expected to take approximately 6 months to complete. The *Portakabin* buildings will be used during this period to continue to provide the space required to accommodate the necessary non- practical science teaching space.

2.2 – Amount

The *Portakabin Limited Ultima* buildings floor space is 332m². This meets the requirements of functional classroom space for the number of staff and pupils expected to use the facility. See the enclosed Plan and Elevations attached to the application.

2.3 – Layout

The *Portakabin Limited Ultima* buildings will be sited on a tarmac area near the existing science block and along pupil access/ throughfare routes. The buildings will be single-storey.

2.4 – Scale

Each of the *Portakabin Limited Ultima* buildings has overall dimensions of 16776mm x 9832mm with an overall height of 3511mm (see plan & elevation drawing).

2.4 – Landscaping

The *Portakabin Limited Ultima* buildings will be sited on an existing tarmac area. No landscaping will be included as part of this application.

2.5 – Appearance

The *Portakabin Limited Ultima* buildings are prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The building has an external Honesty Yellow colour scheme to fit in with most site applications. 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. It is covered with solar-reflective, profiled aluminium-zinc coated steel to reduce heat gain. Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish. Internally, the walls are of vinyl-faced plasterboard, providing a wipe-clean finish. The *Portakabin Limited Ultima* building was chosen because it is a flexible solution that can be hired for the required time and removed at the end of that period. The prefabricated and temporary nature of the buildings results in minimal impact on the environment in terms of both construction and use.

3 – Access

3.1 – Vehicular and Transport Links

The proposed site location is near the existing main building and will make use of the existing transport links. The proposed development will have no impact on the current situation.

3.2 – Access

The proposed *Portakabin Limited Ultima* buildings will be installed with a DDA compliant T- ramp to provide level access to both buildings.

