

**Portakabin®**



# Design and Access Statement

## **Whitgift School**

Whitgift School  
Haling Park  
South Croydon  
CR2 6YT

# Contents

1. *Introduction*
2. *Site History*
3. *Site in Context*
  - 3.1 *Site Location*
  - 3.2 *Site Photographs*
4. *Design Principles and Context*
  - 4.1 *Use*
  - 4.2 *Amount*
  - 4.3 *Layout*
  - 4.4 *Scale*
  - 4.5 *Landscaping*
  - 4.6 *Appearance*
  - 4.7 *Access*
    - 4.7.1 *Vehicle and Transport Links*
    - 4.7.2 *Access*
5. *Conclusion*



# 1 - Introduction

This Design and Access Statement (DAS) accompanies an application by Whitgift School for the installation of temporary *Portakabin Limited* building classrooms to provide additional classroom facilities. The buildings will be double storey with compliant access.

Prepared in accordance with National Planning policy guidance to achieve a high quality design, the scheme also considers the development need and overall site characteristics.

This document should be read in conjunction with the accompanying drawings and documents.

This application seeks a 3 year temporary planning permission which will enable the School to provide extra classrooms to accommodate Covid-19 social distancing requirements.

It is the Schools priority to ensure the safety and wellbeing of students and teachers and this temporary solution will allow them to follow current Government Guidelines and continue to operate safely.

The logo for Portakabin, featuring the word "Portakabin" in white, bold, sans-serif font on a red rectangular background. A small registered trademark symbol (®) is located at the top right of the word.

Portakabin®

## 2 - Site History

In March 1596, John Whitgift, Archbishop of Canterbury laid the foundation stones of his hospital at North End, Croydon for the poor. Attached to the hospital was a grammar school conducted by the chief official of the hospital – the schoolmaster and chaplain. The School, which opened in 1600, paved the way for the 'Whitgift' of today.

At Whitgift, the curriculum is designed to stimulate independent thinking and a lifelong passion for learning and intellectual life in its broadest sense.

Alongside providing academic challenge for all pupils, it offers opportunity and rigour. It is only by excitement about learning that the school can support students to achieve beyond what they felt they were capable of.

Whitgift is currently working with the Mobius Foundation - a non-profit-making organisation that promotes environmental sustainability - as the lead educational partner in the establishment of what is expected to become India's leading 'green school'.

The proposed site for the temporary Portakabin classroom buildings will be located within the School grounds on an existing hardstanding area, currently used as a car park.

A temporary car park is also proposed as part of this application to cover the direct loss of spaces and the indirect loss of spaces from other car parks being taken out of use due to the necessity to re-design the traffic flow through the site for safety reasons following the installations of the temporary buildings. The centre of the School site will become largely pedestrianised.

There will be no permanent ground laid for the purpose of the temporary car park.

Details of the proposed temporary car park can be found on pages 4 and 5 of this document.

No vegetation will be affected by the proposal.

The proposal does not affect any Public Right of Ways.

The foundations are designed to hold the double storey buildings and are mortared onto the existing tarmac surface.

Careful consideration has been given to the location of the buildings so that all services can be connected allowing the school full functional classrooms and storage spaces for teachers.

**Portakabin®**



**TRANSFORMING BOYS' LIVES  
THROUGH EDUCATION**  
Independent day & boarding school for ages 10-18  
Independent Boys' School of the Year 2020

### 3 - Site in context

Whitgift School is located West of South Croydon Station and the development site is towards the North of the site and will not be seen from any public road or residential properties.

The school is accessible from Nottingham Road, which in turn connects to Brighton Road (A235).

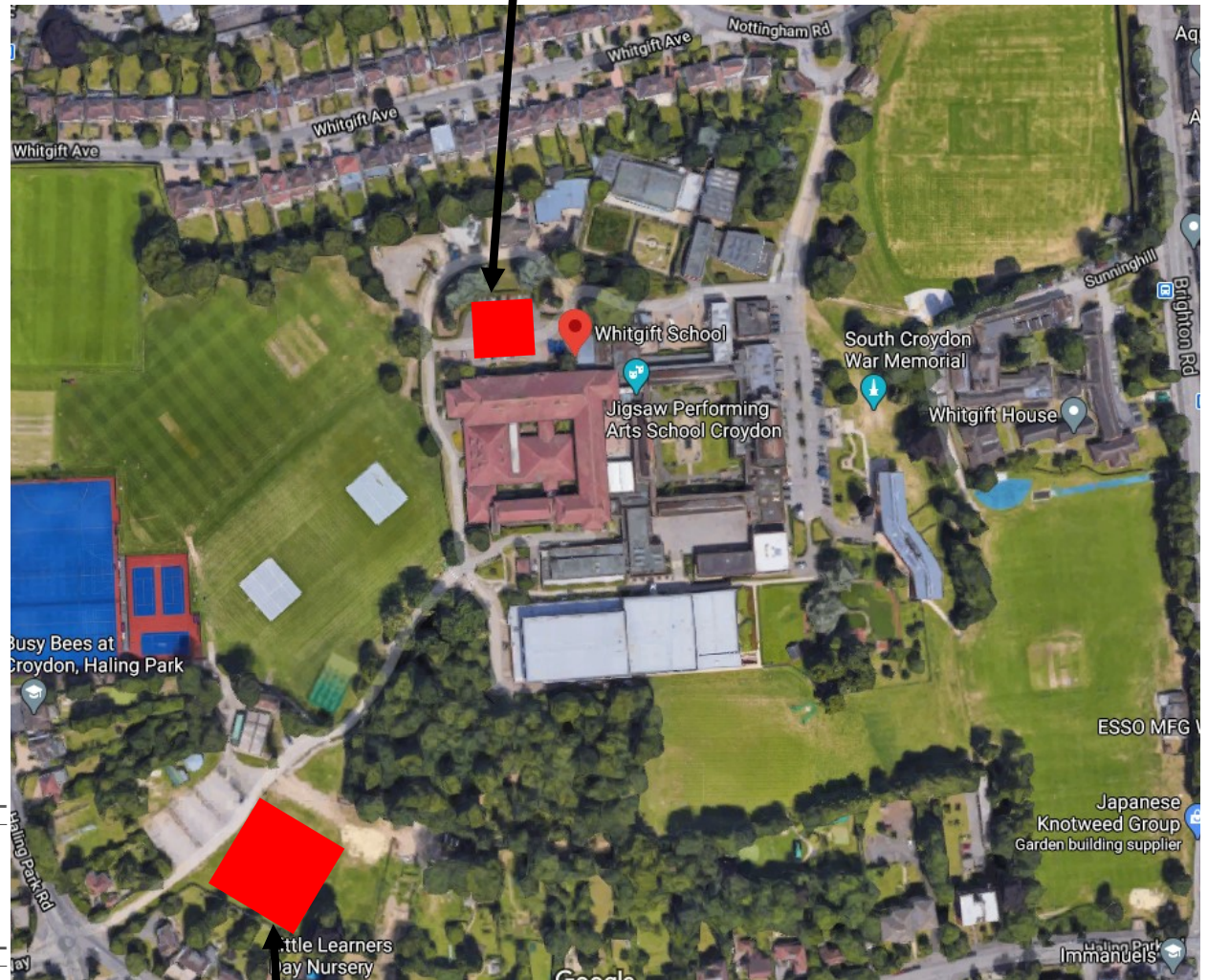
The development does not fall within any designated conservation or flood risk zones.

The proposed scheme will be sympathetic to the visual amenity of the site and will not dominate the overall character of the area.

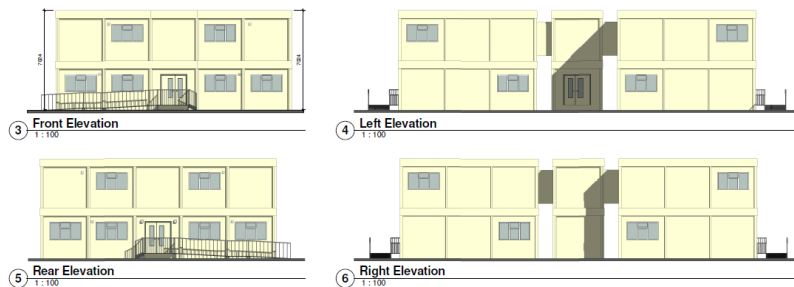
### 3.1 – Location of site

*Proposed location of the temporary Portakabin Limited Classrooms building as shown in site picture below.*

**Portakabin®**



*Proposed location of the temporary car park*



The temporary car park site has been carefully chosen to allow easy and safe access for staff, parents and the schools minibuses operators from the existing Haling Park Road entrance.

The land that will be used as the temporary car park is located in the Southwest corner of the schools boundary and will be accessible from Haling Park Road.

Whitgift School are investing a lot of time, planning and funds to ensure that both the temporary buildings and car park do not have any lasting damage on the grounds so have selected suppliers with proven records.

Cap Trac temporary car parks can be deployed on most surfaces including grass, soil, sand or gravel. Easily and quickly installed and typically exempt from planning permission.

Little, or no ground works are required before installation. Cap Trac temporary car park systems can also be marked with spaces, arrows and other signs providing a complete parking solution that can handle high volumes of traffic.

A layout drawing has been submitted as part of the application — Whitgift Car Park Layout.pdf.

A detailed specification on the temporary reinforced boards has been submitted as part of this application — CapTrac\_Spec.pdf.



Proposed location of the temporary car park as shown in site picture below.



### 3.2 – Development site photographs



Please note:  
Photographs to show proposed area where the temporary *Portakabin Limited* classroom buildings will be located.

### 3.2 – Development site photographs continued



Please note:

Photographs to show proposed area where the Car Park will be located.





## 4 - Design Principles and Context

### 4.1 – Use

This application seeks temporary planning permission for the installation of *Portakabin Limited* classroom buildings for 3 years as reflected by the contracted hire period.

Due to the Covid-19 social distancing requirements the School needs extra classroom facilities in order to comply with Government Guidelines on social distancing and enable effective zoning of individual year groups. There is currently not enough space available within the existing school buildings to effectively achieve this and to provide full access to necessary curricular activities.

This planning application seeks permission for the installation of 4nr temporary *Portakabin Limited* buildings which will provide a total of 8 classrooms. The School needs these operational as soon as possible.

The School has committed to hire the building for a minimum of 2 years.

No additional staff will be employed and there will be no increase to the School roll as a result of this installation.

### 4.2 – Amount

The *Portakabin Limited* buildings have an overall floor space of 675sqm which meets the

requirements for 8 functional classrooms.

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

### 4.3 – Layout

The proposed *Portakabin Limited* buildings will be sited on a hard-standing surface within the School grounds.

Please see the enclosed Block Plan drawing attached to the application.

### 4.4 – Scale

The *Portakabin Limited* classroom buildings have overall dimensions of height 7.024m, length 25.34m, width 16.8m (please note overall height may vary slightly with ground levels). Careful consideration has been given to the site's proximity to neighbouring residential properties to ensure the proposal does not contravene acceptable heights. There are no residential properties adjacent to the proposed site.

Please see the plan and elevations attached with this application.

### 4.5 – Landscaping

As part of the development the proposed *Portakabin Limited* building will be sited on a hard standing area and no landscaping will be necessary.

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

### 4.6 – Appearance

The *Portakabin* buildings are manufactured and prefabricated at *Portakabin Limited*, New Lane, Huntington, York.

External walls are of a durable grey 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 a white 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 on the environment in terms of both construction and use.

## 4.7 – Access

### 4.7.1 – Vehicle and Transport links

The proposed development site is contained within the School grounds and will not affect any existing vehicle or pedestrian access to site.

A temporary car park is planned to accommodate the loss in parking spaces both directly from the siting of the development and indirectly from the loss of spaces from other car parks being taken out of use due to the necessity to re-design the traffic flow through the site for safety reasons. Overall the number of parking spaces will remain at approximately 250 as a result of this development. See attached plan – Parking changes.

Car Parking Area	Reduction	Increase
Gallery	48	
Little Side	44	
Sixth Form Cafe	2	
Design Technology	4	
CCF	4	
Sports Centre	10	
Big Side (Copse)	16	
Big Side (New)		128
<b>Total</b>	<b>128</b>	<b>128</b>

### 4.7.2 – Access

The buildings ground floor level will be sited as close to the existing ground level as possible to reduce access heights as much as possible. The main entrance will have compliant steps and ramps and an additional fire escape from the building will have compliant steps.

## 5 – Conclusion

The *Portakabin Limited* building has been chosen as a result of the flexible solution it provides.

It can be installed quickly, enabling Whitgift School to begin using the specifically fitted out building much more quickly than a traditional build. It can also be easily removed from site with little impact when the temporary accommodation is not required in the future.

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