

Portakabin®



Department
for Education



Design and Access Statement

Eldwick Primary School

Barnaby Road,
Warren Lane,
Gilstead,
Bingley BD16 3LE

Date: 10th October 2023

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1 - Introduction

This statement has been created by Portakabin Ltd to support a retrospective planning application made by the Department for Education on behalf of Eldwick Primary School.

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.

The development site was chosen as it is already under the ownership of the school and will cause the least disruption to the neighbours and to the ongoing works on site. Thought has also gone into the project to ensure that the area is not overdeveloped. Despite the loss of green space, the development will ensure that there is still a space for children to play.

This application seeks planning permission for a period of 2 years.

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2 - Site in context

The extent and context of the proposed development site is shown on the adjacent aerial photograph.

The proposed development is located within the existing Eldwick Primary School in the area of Gilstead in Bingley.

Constructed in 1970's, the school campus occupies an area of 3.5 hectares with residential properties surrounding the boundaries. Accessible from Warren Lane, the site opens into a car park with the main school structure forming the focus with green spaces bounded by extensive tree line. Much consideration has been given to the proposals location to ensure that it does not encroach on any residential properties in the area.

Recognising the 1970's construction present within the campus, the DfE and Eldwick Primary have duly undertaken a RAAC assessment to understand the extent during the summer 2023 period.

RAAC (Reinforced Autoclaved Aerated Concrete) a popular construction method widely used between 1950– 1990 largely in public buildings has recently been identified as structurally unsound. This has given rise to the need for this emergency school facility.

This proposal includes a two storey temporary development by way of a Portakabin Ltd building consisting of classrooms accommodation.

The proposed development site does not fall within a flood risk zone 2 or 3 as per the data provided by the Environment Agency, therefore no flood risk assessment is deemed necessary for this application.

None of the following apply to the site;

- The proposed site is not in a greenbelt area
- No public rights of way

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Proposed development site in close context



3 - The Proposal

This application seeks approval for the temporary installation of a two storey Portakabin modular buildings to be used as a temporary school for an expected period of two years (104 weeks).

Following survey works, 10 classrooms are deemed critically unsafe and cannot be occupied. The school has therefore lost access a large proportion of their existing school facilities. Circa 300 students are impacted by the RAAC related closure at the school.

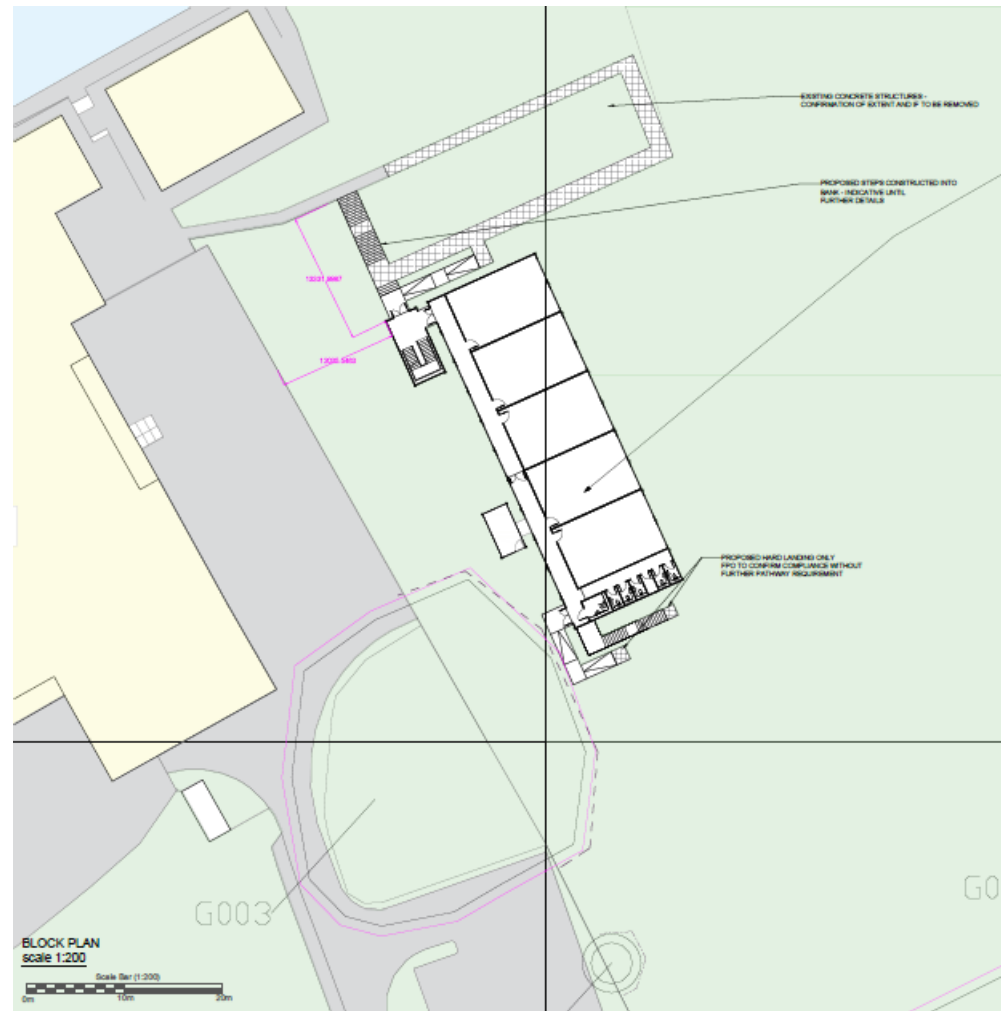
Put to full use the school has no alternative accommodation to decant, nor is it possible to seek off site provision due to timetabling requirements.

In order to maintain education continuity to it's pupils and staff it is imperative temporary decant accommodation is installed by way of the two storey Portakabin building forming this scheme.

Therefore, the proposed Portakabin building forming this scheme will provide a quality temporary facility whilst remediation works are completed. We seek approval up to two years, after this time students and staff will return to the school buildings and the Portakabin building removed from site.

Access into the buildings will be made available to all potential users via compliant ramps.

Due to the temporary nature of the proposal, it is intended that the site remains in its current condition as far possible in order to reinstate following removal. Therefore, the scheme incorporates essential elements without overdevelopment.



4 - Design Principles and Context

4.1 – Use

The school facility will be used for educational purposes and will provide 10x classrooms to support loss of existing classrooms due to RAAC.

Due to the immediacy of need, the application is retrospective.

4.2 – Amount

The *Portakabin* buildings will have an overall gross floor space of 925sqm which meets the requirements of functional school accommodation for the pupils and staff expected to use the facility.

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

4.3 – Layout

The temporary *Portakabin* buildings will be sited on the playing fields to the East of the site.

Internally the layout of the teaching blocks has been designed to provide tailored accommodation specific to individual teaching rooms to meet modern education standards.

The proposal does not encroach or impede on any residential properties in the local area.

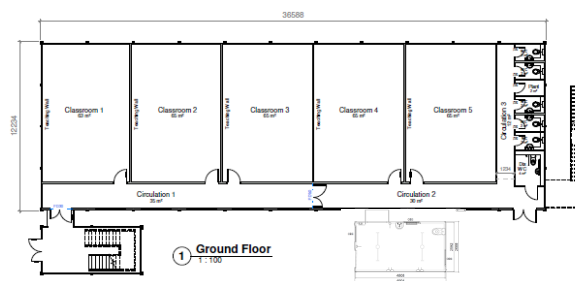
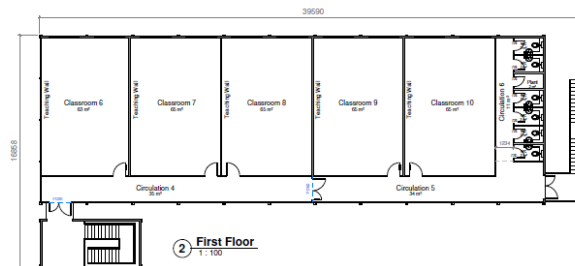
4.4 – Scale

The *Portakabin* building has overall dimensions as detailed in the enclosed GA and Elevation drawings and will be installed with ramped access.

The proposed *Portakabin* buildings will be limited in scale and height to provide the essential floor space whilst not dominating the local area.

This proposal will not be dissimilar in scale to the immediate area.

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4.5 – Landscaping

The existing development site is laid to grass within the school's secure line.

Offset from the site curtilage no trees will be affected by this proposal.

The area has no landscaping features and is not expected to have any significant ecological properties.

Installation of the building will not have any long lasting impact on the landscape and following removal, the land will be reverted back to its former condition.

4.6 – 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 metal faced wall panel to offer protection against fire, extreme weather and accidental damage. The roof deck is of one-piece construction and is impact resistant. The buildings will be Goosewing Grey in colour.

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.

The external visual appearance of the proposed Portakabin building and how it will integrate with the existing site characteristics has been carefully thought through. It is intended that the walls will be grey; and will not drastically differentiate from the character of the surrounding area.

The Portakabin buildings will have no long lasting impact on the site and will act as a temporary teaching facility. These buildings will facilitate a permanent school build which will have a positive impact for the future.

5 - Conservation and Heritage

The site does not fall within any allocation sites or conservation areas.

6 - Flood Risk Assessment

The proposed development site does not fall within a flood risk zone as per the data provided by the Environment Agency. Therefore a flood risk assessment has been omitted from this submission.

7– Ecology

Following a survey it has been determined that the site is of little ecological value and therefore no mitigation measure are proposed.

Please see the Preliminary Ecological Appraisal attached to this application.



8– Access

8.1 – Vehicle and Transport links

The development site is within the existing school campus accessible from Barnaby Road off Warren Lane by vehicles and pedestrians.

Leading into the site from the access is a car park which will be unaffected by this installation.

Existing travel modes will remain unchanged, there are no additional pupils/staff. This scheme is decant only hence it will not increase pressure on the local transport network.

8.2 – Access

Located on the playing field to the East of the existing school campus, existing travel routes through the school remain unaffected.

Several pathways have been constructed throughout the site to allow for pedestrian access between the existing and proposed school facilities.

Once inside, the internal configuration allows circulation via corridors.

Access requirements have been considered to ensure that all potential users have equal opportunity to use the facility by the inclusion of ramps.

The first floor is accessible by an enclosed stairpod with an external staircase for emergency exit to the south.

The school will implement a robust access management plan to ensure that any persons with mobility issues can be evacuated swiftly and safely from the building.

9 - Fencing

To be installed inside the school's secure line there is no requirement for additional fencing around the temporary Portakabin building.

Existing fencing is present around the development site which will remain in situ.

10 - Security

The proposed location of the Portakabin buildings within school ensures it is afforded the same security principles as existing.

The logo for Portakabin, featuring the brand name in white text on a red rectangular background.

11 - Sports England

Careful consideration has been given to the location of the building taking into account the main principles ;

- 1) Accessible to all within the campus
- 2) Able to accommodate the overall site without impacting other buildings/routes
- 3) Limiting enabling works to support fast programme.
- 4) Maintaining car parking provision

Identified as the only location adhering to the above criteria, the playing field to the East of the school site is the only practical space.

It is appreciated that sports do take place within this area however the school are able to effectively timetable classes to take place in the remaining space to the north of the scheme.

Thus, the development has no impact on the school's ability to provide sports provision.



Proposed Development Area



Alternative Sports Provision



12 – Conclusion

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

Eldwick Primary School requires temporary decant teaching accommodation on an immediate basis due to the identification of RAAC.

The additional floor area required is essential on a temporary basis (up to two years) and will not contravene Local Planning Policy.