

Portakabin®



Design and Access Statement

Peterhouse School

Preston New Road
Southport
PR9 8PD

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 Peterhouse School for the retention of two temporary *Portakabin Solus* buildings , under a new full application to reflect the correct location of the buildings.

Previous applications detailed the buildings in the incorrect location, this application seeks to correct that, and for a temporary permission of 156 weeks.

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

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

2 - Site History

Peterhouse School is a non-maintained specialist school and college offering day and residential provision for children and young people aged 5 to 19 who have a diagnosis of Autism Spectrum condition. Peterhouse school opening in 1974 and was judged to be outstanding by Ofsted in 2018 for the fourth consecutive time since 2009.

The temporary *Portakabin Solus* office buildings are located on two separate grassed areas on the school site. Both areas are located to the North of the school site. Building 1 is a Solus SL122 and is located adjacent to the North West boundary and an existing garage. Building 2 is a Solus SL062 building and is located adjacent to the North East boundary on a previously unused grassed area.

The proposed retention does not affect any Public Right of Ways.

The temporary buildings are supported on excavated foundation pads by their 8nr steel jack-legs. No further intrusive work is required for the retention of the buildings.

3 - Site in context

Peterhouse School is located on Preston New Road on a shared site with Larkfield Primary school and Presfield High school.

The site is accessible from Preston New Road (A565) which is the main road between Preston and Southport.

The site and development falls within a flood risk zone 3 but benefits from and is protected by flood defences.

The site is not located in a conservation area and there are no trees on the site with Tree Preservation Orders on them.

3.1 – Location of site

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Existing position of the temporary Portakabin Solus office buildings to be retained.



3.2 – Development site photographs

Please note:

Photographs show proposed area where the temporary *Portakabin Limited Solus* buildings are located.

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4 - Design Principles and Context

4.1 – Use

This application seeks temporary planning permission for the retention of two *Portakabin Solus* buildings for a period of 3 years, and to secure permission in the correct location on site

The *Portakabin Solus* buildings are used as additional office space for staff currently employed on the Peterhouse school site. Staff previously had to use space within the main school building as workrooms and one to one spaces which was less than ideal for the staff or pupils. No additional staff will be employed as a direct result of this installation.

4.2 – Amount

The *Portakabin Solus* office buildings have an overall combined floor space of 53sqm.

Individually the SL122 building has a floor area of 35.52sqm and the SL062 has a floor area of 17.18sqm.

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

4.3 – Layout

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

4.4 – Scale

The *Portakabin Solus* SL122 building has overall dimensions of height 2573mm, length 12242mm and width 3054mm (please note overall height may vary slightly with ground levels).

The *Portakabin Solus* SL062 building has overall dimensions of height 2573mm, length 12242mm and width 3054mm (please note overall height may vary slightly with ground levels).

Careful consideration has been given to the site's proximity to neighbouring properties to ensure the proposal does not exceed neighbouring building elevations.

4.5 – Landscaping

The *Portakabin Solus* buildings are currently sited on two separate grassed areas on the school site. No landscaping would be required should this application for retention be approved.

4.6 – Appearance

The *Portakabin Ltd Solus* building is manufactured and prefabricated at *Portakabin Limited*, New Lane, Huntington, York.

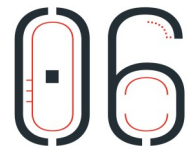


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External walls are a grey durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage.

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 on the environment in terms of both construction and use.



4.7 – Access

4.7.1 – Vehicle and Transport links

Peterhouse school is situated on the A565 which is the main road between Preston and Southport.

The proposed development is located within the Peterhouse school site and will not affect any existing vehicle or pedestrian access to site.

4.7.2 – Access

The *Portakabin Solus* buildings are sited as close to the existing ground level as possible to try and reduce the access height into building. Access into the buildings will remain as compliant platform and steps.

5 – Conclusion

The *Portakabin Solus* buildings have been chosen as a result of the flexible solution they provide.

They can be easily removed from site with little impact when the temporary accommodation is not required in the future.

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