

**Portakabin®**



# Design and Access Statement

**Woodhouse College**  
Woodhouse Road  
London  
N12 9EY

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# 1 - Introduction

This Design and Access Statement (DAS) accompanies an application made by the Department for Education for an installation of a temporary single storey Portakabin classroom building at Woodhouse College grounds. The building will be used as additional teaching space in order to deliver education to a growing number of students. The Portakabin classroom building is required to support education for 60 students who will start education this year, in the interim before the new permanent specialist maths school - “Imperial College London Maths School” (ICLMS) is built. The permanent maths school received a unanimous vote to approve by councillors at the November 2023 planning committee and is on track for completion prior to the September 2025 school year. Planning ref: 23/2992/FUL

The new temporary building will be used by existing pupils and the new September 2024 intake of students. It will also allow the teaching staff to grow, offering more varied teaching expertise and therefore better educational outcomes for the students. It is vital to the success of the Maths School to be able to accommodate another year of pupils, which is vital to the financial viability of the maths school.

Prepared in accordance with National Planning Policy guidance and Barnet’s Local Plan (Core Strategy) to achieve a high quality design, the scheme also considers the development need and overall site characteristics.

This application seeks temporary planning permission to install Portakabin classroom building on Woodhouse College site in North Finchley, London, N12 9EY until end of August 2025.

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



## 2 - Site History

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

Woodhouse College (part of the Frontier Trust) is situated between North Finchley and Friern Barnet on the eastern side of the London Borough of Barnet in North London. This is a very popular and oversubscribed sixth form college with over 1500 students aged 16 –18 years. Those students joined this school from over 180 different schools across North London, hence Woodhouse is one of the leading places to study A levels in London.

Woodhouse College working in partnership with the governors, under Frontier Learning Trust umbrella successfully opened new school - “Imperial College London Maths School” (ICLMS) at Woodhouse College to 40 students last year, planning permission ref: 23/1212/FUL.

These students use the temporary Portakabin classrooms and share some of the existing facilities at Woodhouse College building until the main College building is built.

### **Planning History:**

The Local Planning Authority granted number of planning permissions over the recent years, however non of those are relevant to this proposal.

23/1212/FUL - Installation of a single storey temporary Portakabin building

23/2992/FUL - Construction of a part two, part three storey building with associated access, parking, external amenity spaces and hard and soft landscaping to provide mathematics school (Use Class F1(a))

A stylized logo consisting of the numbers "03" in a white, outlined font, with a small square dot inside the zero.

### 3.1 – Location of site

*Proposed development site in relation to the wider area*



*Location of proposed Portakabin building*

Initial pre-assessment of the site was carried out by Portakabin team. No protected species or exceptional habitats were observed and no details were recorded.

It is recognised that trees and hedgerows provide valuable nesting sites for a wide range of birds and ecosystem as a whole. However, no works to trees or close to tree roots will take place as part of this development.

## 3.2 – Development site photographs

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*Proposed location of the Portakabin building next to existing Portakabin classroom*



## 4 - Design Principles and Context

### 4.1 – Use

The temporary Portakabin buildings will be used as an interim solution before the permanent school building is built.

Installation of additional classrooms 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 building is required to be sited on College grounds for a temporary period.

### 4.2 – Amount

The proposed development site is contained within the site grounds and no road works are planned as part of the development.

The *Portakabin* building has an overall floor space of 281 sqm and include 3 classrooms, offices, toilets and stores.

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

### 4.3 – Layout

The building will be located opposite the playing field on a currently unused area, next to the existing Portakabin building, and will be sited on the grass.

The proposed development site has been carefully considered and identified as the most appropriate given the close proximity to the adjacent buildings and services.

The proposal will not dominate the area, as

there are bigger structures on site. disrupt the pre-existing facilities/ amenities and will have no adverse impact on the existing buildings.

### 4.4 – Scale

The *Portakabin* building has overall dimensions of 3512mm height, 9832mm width and 29984mm in length externally.

Overall finished height of the building may vary and will depend on foundation size and ground levels.

### 4.5 – Landscaping

The landscaping will be limited to introduction of foundations and connection of services.

There are no trees or other vegetation that could be affected by the proposal.

The development is not within the Flood risk area and it will not increase the risk of flooding on site or elsewhere.

### 4.6 – Appearance

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

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.

Internally, the polyester-coated galvanised steel



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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 College can be easily accessed by buses that pass near the school.

The Woodside Park Underground Station is within 15min walk.

The College provide shelters for the bikes and encourage its student to use public transport.

On site parking is available for car users.

Installation of the Portakabin building will have no impact on existing carparking provision, however, due to an increase in the number of students and 6 new member of staff, the Transport Assessment and Travel plan were prepared to support this application.

#### 4.7.2 – Access

Users will access the entrance of the temporary building via stairs and ramps that comply with The Approved Document M of The Building Regulations.



## 5 – Conclusion

Installation of the Portakabin building was chosen because of a flexible solution it provides. Those buildings can be hired for the required time and removed at the end of that period. The prefabricated and temporary nature of the building results in minimal impact on the environment and surrounding area. Moreover, the Portakabin building can be installed quickly, enabling the College to begin using the high quality teaching space much faster than a traditional build.

Woodhouse College in partnership with Imperial College London and Department for Education plan to create a unique form of education in the area, where students could study A Level Maths and Further Maths, alongside a range of other subjects, like science, technology, engineering. The College aim is to ensure that young people of all backgrounds have the chance to succeed and excel in careers in mathematics and science.

The new Math school will become a part of a growing national network of Maths Schools aimed at increasing STEM graduates, including those linked with the universities of Cambridge, Durham, Exeter, Lancaster, Liverpool, Surrey, and King's College London.

The Local Authority supports local growth, further and higher education and supports the improvement and investment in education within the borough to meet the needs of a growing population.

We have demonstrated that this application falls within existing Planning Policy and we trust that this statement is sufficient to allow the Barnet Council to approve this application for the installation of additional temporary teaching buildings at Woodhouse College.

