

**Portakabin®**



# Design and Access Statement

## Langside School

Langside Avenue  
Poole  
BH12 5BN

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# 1 - Introduction

This Design and Access Statement (DAS) accompanies a retrospective application by Portakabin on behalf of Langside School for the installation of a temporary *Portakabin* building to provide additional classroom space. The building is single-storey and is linked to the temporary buildings approved under ref. **APP/20/01354/F**, to the rear of the schools site.

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 temporary planning permission for 260 weeks.

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

## 2 - Site History

Langside School (part of the Diverse Abilities group), based on Langside Avenue, hosts a range of services for adults and children with special requirements.

Diverse Abilities was formed from a group of parents intent on providing better opportunities for their children with physical and learning disabilities. The charity was born after Mrs Phyllis Edwards discovered untapped need, support, and common purpose amongst other families in Poole and Bournemouth facing similar challenges. Diverse Abilities has grown steadily since it was established in 1955 and they are proud to be able to boast of having supported hundreds of adults and children over the years.

The temporary *Portakabin* building is located to the rear of the current school site. The temporary building is linked to the existing *Portakabin* buildings, which have been on site since 2020.

No trees will be affected to enable installation of the *Portakabin* building.

The propose building has been sited on surface mounted pads on a hardstanding area.

The proposal does not affect any Public Right of Ways.

### Planning History:

**APP/20/01354/F** | Installation of temporary Portakabin buildings to be used as additional classrooms for 260 weeks (Retrospective) | **Approved 23rd April 2021**

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### 3 - Site in context

Langside School is located on Langside Avenue.

The site is accessible from Alder Road.

The site and development area does not fall under any flood risk zone, therefore a Flood risk assessment is not required.

The site is not located in a conservation area.

### 3.1 – Location of site

Position of the temporary Portakabin buildings as shown in site picture below.

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### 3.2 – Development site photographs

Please note:

Photographs show the area where the temporary *Portakabin Limited buildings* will be located. It will be connected to the existing buildings using a bespoke link.

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## 4 - Design Principles and Context

### 4.1 – Use

This application seeks temporary planning permission for the installation of a *Portakabin* building on a 260 weeks hire contract.

The *Portakabin* building will be used as additional classroom space, connected to the existing *Portakabin* buildings, to the rear of the main site.

The additional space is urgently required so that Langside School can operate in a safe environment for both the children and staff.

No additional staff will be employed as a direct result of this installation.

### 4.2 – Amount

The *Portakabin* building has a floor space of 35.8sqm.

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

### 4.3 – Layout

The building will be linked to the existing buildings via a bespoke link.

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

### 4.4 – Scale

The *Portakabin* buildings have overall dimensions of height 1,975mm, length 10,014mm and width 3,910mm (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* buildings will be installed within a hardstanding area used as playground space.

No other landscaping is proposed.

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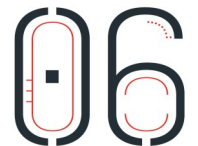
### 4.6 – Appearance

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

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

Langside School is accessed from Langside Avenue.

The Portakabin buildings will be located to the rear of the existing site and will not affect any existing vehicle or pedestrian access to site.

### 4.7.2 – Access

The *Portakabin* buildings will be sited as close to the existing ground level as possible to try and reduce the access height into building. Access into the building will be achieved via compliant ramp as well as the link to the existing buildings.

## 5 – Conclusion

The *Portakabin* buildings have been chosen as a result of the flexible solution it provides.

The building was installed quickly, enabling Langside School to provide the required teaching space to meet the urgent demand. It can also be easily removed from site with little impact when the temporary accommodation is not required in the future.

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