



Design and Access Statement

Christ Church C of E Primary School

Church Street
Bury
BL8 3AX

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1 - Introduction

This statement has been prepared by *Portakabin Ltd* on behalf of Christ Church C of E Primary School to support a planning application for the retention of a single storey *Portakabin Ultima* building situated on Church Street, Bury, BL8 3AX. The building is to be hired from *Portakabin* for a further period of five years.

The building is used by the school to run before and after school clubs as well as holiday clubs for the local community and additional lessons including those with the Bury Music Service. A permanent plan is sought to apply for CIF bids to have the school built on one sight, which would incorporate the before and after school club provisions.

However, until the bid is successful, the school needs to retain the building temporarily to ensure that its needs are met which will mean it can continue operations successfully.

This application will see no increase in staff or pupil numbers.

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 five year extension of temporary planning permission from the date of expiry of their original planning application extension, reference 57546 which was granted on the 11th June 2014 and a retention application reference 69110 was granted 22nd November 2022.

2 - Site History

Christ Church C of E Primary School was established in 1862 providing primary school education teaching for approximately 280 pupils. The school are conscious of their vital importance within the local community to not only provide a high standard of teaching to local pupils, but also to encourage involvement and inclusion with other community projects.

Below is the history of planning applications for Christ Church C of E Primary School including the original application for the *Portakabin* building.

Planning History:

69110— Retention of temporary Portakabin building. Approved 22/11/2022.

57546 – Relocation of a new temporary portable building (for 5 years) to replace the existing out of hours childcare facility which will be removed. Retrospective. Approved with conditions – 11/06/2014

57208 – Continued use of single storey Portakabin building to be used as a before and after school club for a temporary period of 5 years. Withdrawn by applicant – 03/03/2014

50702 – Temporary (for 5 years) single storey building to used as an after school club erected on an unused area of land to the north of the site. Approved with conditions – 16/12/2008

The Portakabin logo consists of the word "Portakabin" in a white, sans-serif font, set against a solid red rectangular background.

3 - Site in Context

Located in Bury, Greater Manchester, Christ Church C of E Primary School is situated on Church Street and is accessible from Moyse Avenue.

Christ Church C of E Primary School is situated mainly within a residential area and is modest in size comprising mostly of numerous buildings varying in scale and mass. These buildings feature the old school and the new school.

The *Portakabin* building is located to the south of the site and is mainly hidden from view by a line of trees to the south and the new and old school buildings to the north and east respectively.

Whilst the building is situated close to the school playground, it has not taken place of any of the facilities that the pupils use to play and exercise. These facilities include a small playground next to the *Portakabin* building, a larger playground which lies adjacent and a large school field.

The proposed development site will not cause detriment to the quality of existing amenity or streetscape.

This temporary scheme will be sympathetic and in keeping with the surrounding buildings. It will not dominate the overall character of the area.

3.1 – Location of Site

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Proposed development site in relation to the wider area



Proposed development site in close context



3.2 – Development Site Photographs



4 - Design Principles and Context

4.1 – Use

The retention of the *Portakabin Ultima* building will continue to be used as temporary additional teaching space to accommodate before and after school clubs. The building is also used by the local community for holiday clubs as well as for additional lessons that cannot be accommodated in the main buildings due to lack of space, such as those with the Bury Music Service.

It is important that the *Portakabin* building is retained due to the positive effects it has so far seen on the school. The before and after school clubs which assist in further enhancing the education of the pupils; the support provided to the local community during the holiday seasons and the additional teaching space for lessons all have had a huge impact on the success the school has seen which is why the building must be retained until permanent plans are realised.

Christ Church C of E Primary School look to put a permanent plan in place by bidding to have the school placed on one site, however, these bids will take time to process so a temporary plan is needed in the interim.

4.2 – Amount

The *Portakabin* unit has a combined overall floor space of 117.19m² which meet the requirements of functional teaching space for the number of staff and pupils using the building.

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

4.3 – Layout

The proposed *Portakabin* building is sited on a hardstanding surface. The building does not encroach on any properties in the local area.

This temporary building is single storey.

4.4 – Scale

The *Portakabin Ultima* building is of a modular construction. The overall size dimensions of this building are 12,234mm in length, 10,172mm in width and an overall height of 3,512mm (maximum may differ due to site levels).

4.5 – Landscaping

The *Portakabin* building is sited on the existing hardstanding area. The development has no effect on existing trees and shrubs and no landscaping will be needed to be completed as part of this retention application.

4.6 – Appearance

The *Portakabin* buildings are manufactured and prefabricated at *Portakabin*, New Lane, Huntington, York. The buildings have a standard external grey colour scheme to fit in with most site applications.

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.

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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.

Internally, 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 *Portakabin* building is located on the existing site and will make use of existing transport links. The retention will have no impact on the current vehicle and transport links due to the original installation not being sited on an area which takes up any car parking spaces.

4.7.2 – Access

The *Portakabin* building is accessible via a ramp and steps to the building constructed to comply with The Equality Act 2010.

5 – Conservation and Heritage

The site is not located in/adjacent to a Conservation Area and none of the trees on/adjacent to the site are covered by a Tree Preservation Order. There are no listed buildings in the vicinity of the site. Therefore, no conversation or heritage impacts are anticipated as a result of this application.

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 no flood risk assessment is deemed necessary for this application.

7 – Conclusion

The *Portakabin* building provides the space and facilities needed for Christ Church C of E Primary School's continued operations.

Christ Church C of E Primary School intend to continue its use of the specifically fitted out building for continued operations, and once a permanent plan is sought, the building can easily be removed with little impact on the site.

The temporary nature of this building has minimal impact on the environment with regards to its construction and use.

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