



Design and Access Statement

Greater Manchester Police

Whitefield Police Station,
Greater Manchester,
M45 8QN

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1 - Introduction

This statement has been prepared by Portakabin Ltd on behalf of Greater Manchester Police to support a planning application for the installation of a single storey Portakabin building at Whitefield Police Station.

The proposed building will be used as a Tactical Taser Training Facility.

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 approval for full permanent planning permission.

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2 - Site History

Greater Manchester Police - Whitefield Police Station is a Police station located at 228 Bury New Rd, Whitefield, Manchester, M45 8QN. Greater Manchester Police (GMP) is the territorial police force responsible for law enforcement within the metropolitan county of Greater Manchester in North West England.

As of March 2020, Greater Manchester Police employed 6,866 police officers, 3,524 members of police staff, and 560 police community support officers. Additionally, the force has 325 special constables. GMP is headquartered at Central Park, Northampton Road, Newton Heath, Manchester.



3 - Site in Context

Located in Greater Manchester, Whitefield Police Station is located just off Bury New Road (A56).

The proposed development site is adjacent to existing buildings, on a hard standing area with no current fixed use.

The proposed development will not cause detriment to the quality of existing amenity or streetscape, as it is well contained within the Police Station's existing site boundary.

This 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 close context



Proposed development site in relation to the wider area



4 - Design Principles and Context

4.1 – Use

This application seeks a full permanent planning permission for the installation of a single storey *Portakabin* building to be used as a Tactical Taser Training Facility.

The proposed location offers the best free, utilisable space as it offers all required services: power, network and surfacing.

4.2 – Amount

The *Portakabin* building will have a usable floor space of 35.80m² which meets the requirement for a Tactical Taser Training Facility required by Greater Manchester Police at Whitefield.

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

4.3 – Layout

The proposed *Portakabin* building will be sited on a hard standing surface and won't encroach on any residential properties in the local area.

4.4 – Landscaping

The *Portakabin* buildings will be sited on a hard standing tarmac area, upon it's own surface mounted foundation piers.

No further landscaping is required to install the building.

As a part of this application, Greater Manchester Police also propose the installation of two

Car Wash Screens, as per the Location and Block Plan and Specification sheet attached.

4.5 – Scale

The *Portakabin* building has overall dimensions of 2975mm height (maximum may differ due to site levels), 3910mm width and 9720mm length.

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

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 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-face plasterboard, providing a wipe-clean finish. The prefabricated nature of the buildings results in minimal impact of the environment in terms of both construction and use.

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

4.7 – Access

4.7.1 – Vehicle and Transport Links

The proposed development site is contained within the site grounds.

No parking will be displaced as a result of this proposed development.

In light of this information, the proposal is not believed to have a detrimental impact on the local highways.

4.7.2 – Access

Users will access the building via a step, built in accordance with part M of the Building Regulations.

5 – Conversation and Heritage

The site is not located in / adjacent to a Conservation Area, and no trees will be impacted by the proposed development. There are no listed buildings in the vicinity of the site. Therefore no conservation or heritage impacts are anticipated as a result of the proposed development.

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 was chosen as a result of the flexible solution it provides.

It can be installed quickly enabling Greater Manchester Police to begin using the specifically fitted out building much more quickly than a traditional build, and it can easily be removed from site with little impact.

