



Design and Access Statement

JD Sports Fashion Plc

Edinburgh House
Hollins Brook Way
Pilsworth
Bury
BL9 8RR

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1 - Introduction

This statement has been prepared by Portakabin Ltd on behalf of JD Sports Fashion Plc to support a temporary planning application for the installation of a temporary two storey Portakabin building at their site in Bury.

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 a period of 3 years.

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2 - Site History

JD Sports Fashion Plc, more commonly known as JD Sports or JD, is a British sport-fashion retail company with this site being based in Bury, Greater Manchester.

Established in 1981 with a single store in the North West of England, the JD Group is a leading global retailer of sports, fashion and outdoor brands. The Group now has approximately 3,300 stores across 29 countries, with a strong presence in the UK, Europe, North America and Asia Pacific.

JD seeks to inspire the emerging generation of globally minded consumers through a connection to the universal culture of sport, music and fashion.

The site in Bury, is primarily an office facility for staff of JD.

Planning History:

There is limited planning history associated with this site. Bury Metropolitan Borough Council's records show that there has been no recent planning applications submitted for the site.



3 - Site in context

Located in the Castle Brook Business Park, Bury, JD Sports Fashion Plc is accessible just off Pilsworth Road.

The site is set within a large area comprising mostly of numerous buildings varying in scale and mass.

Situated in a predominately industrial location, the surrounding area is characterised by similar industrialised buildings alike in size and scale to the main buildings occupied by JD Sports.

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 close context



Proposed development site in relation to the wider area



4 - Design Principles and Context

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4.1 – Use

This application seeks planning permission for the installation of a two storey *Portakabin* building.

JD Sports Fashion Plc are carrying out refurbishment works within their permanent offices and require a decant office facility. This office facility will accommodate around 100 staff and includes toilets and small 'tea areas'.

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

The building set out in this application is a temporary solution on hire for a period of 104 weeks.

4.2 – Amount

The *Portakabin* building will have an overall floor space of 676.00m² which meets the requirements of a functional office space including toilets and kitchen facilities as required by JD Sports.

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.

The development will not encroach on any properties in the local area.

4.4 – Scale

The *Portakabin* building has overall dimensions of 7,024mm height (maximum may differ due to site levels), 32,826mm length and 12,234mm Width.

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

4.5 – Landscaping

The *Portakabin* buildings will be sited on a hard standing surface, so no breaking of the ground is required for foundation piers.

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-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 proposed development site is contained within the site grounds.

The proposed Portakabin building will be sited on a staff car park serving the site - 34 standard car parking bays are to be temporarily displaced by this development. However, for the duration of the refurb programme, a temporary car park will be opened for up to 80 vehicles. Therefore there will be no detrimental impact on the local highways.

There is to be no increase or decrease in staff numbers as part of this application.

4.7.2 – Access

Users will access the building via a ramp into the main access of the stairpod. The ramp is a pre-constructed piece of equipment, adjusted to meet the needs of this particular project. The ramp is constructed and will be installed in accordance with part M of the Building Regulations.

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 conservation or heritage impacts are anticipated as a result of the development.

6 – Flood Risk Assessment

The proposed development site does not fall within a flood risk zone as per the data provided by the Envi-

ronment 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 JD Sports Fashion Plc 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.

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