

DESIGN & ACCESS STATEMENT

Holcombe Brook Primary School
Longsight Road
Ramsbottom
Bury
BL0 9TA





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1. Introduction

This Design and Access Statement (DAS) accompanies an application by Holcombe Brook Primary School to retain a single-storey *Portakabin* building on site at Longsight Road, Ramsbottom, Bury, BL0 9TA.

The building was installed for an out of school club to provide wrap around childcare for working parents. During school hours the building is also used as classroom space for specialist teaching of specific subjects to small groups.

This application seeks consents to retain the existing building that was previously approved with a five-year temporary building application. The building continues to provide an essential space for the school and has become an integral asset to the day to day running of the school.

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.

2. Site History

Holcombe Brook Primary School was opened in 1967 and is situated on the outskirts of Bury, occupying a pleasant site with commanding views toward Holcombe Hill and the surrounding countryside. The school is a mixed gender community school for children aged between 4 and 11 years and currently has 269 pupils on roll. An out of hour's school club operates on the site providing before and after school care for children attending the school.

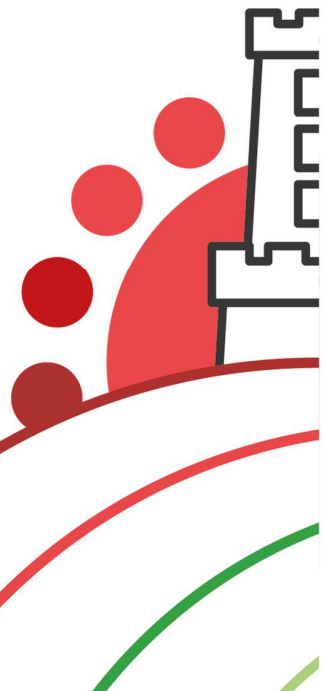
Over recent years the school has seen a steady increase in pupil numbers mainly due to an increased population in the local area driven by continued housing development. The long term plan to deal with the continued growth is for the school relies on the continued use of the existing Portakabin building.

Planning History

Application Number: 61617

Proposal: *Siting of single storey portakabin building for use as out of school club for a temporary period of 5 years*

Approved: 04/08/2017



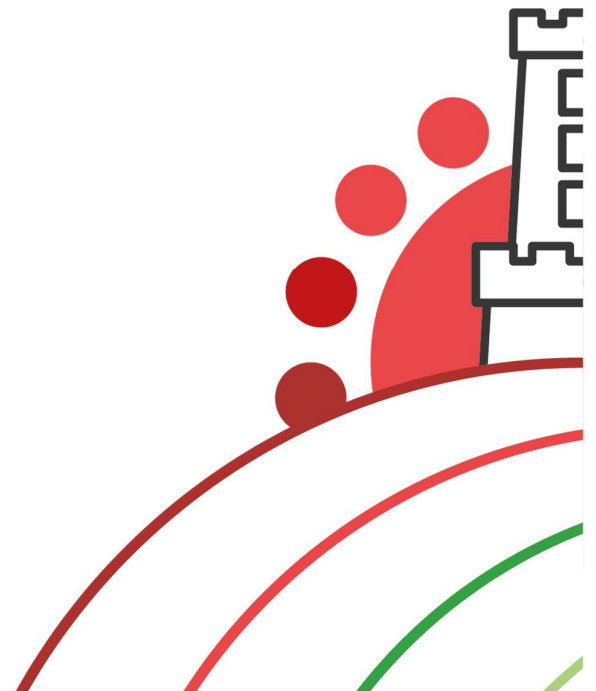


3. Site in Context

3.1 Site Location



Development site in relation to wider area.





3.2 Site Photographs





HOLCOMBE BROOK PRIMARY SCHOOL

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4. Design Principles and Context

4.1 Use

The *Portakabin* building will be primarily used as an out of hour's club providing pre and after school care for children attending the school. During School hours the building will be used as a break out area for group activities and childcare. The building will also be used for meetings and for one to one tuition when required.

The school requires a consent for the retention of the existing Portakabin building, that was previously planning approved as a temporary structure.

4.2 Amount

The proposed *Portakabin* building has an overall floor space of 142m². This meets the School's requirements for the numbers of staff and children expected to use the building. See the enclosed Plan and Elevations attached to the application.

4.3 Layout

Please see Location, Block Plan and Proposed Plan & Elevations attached to the application.

The proposed *Portakabin* building will be sited on a hard-standing area on the existing school site. As the proposed site is within the school grounds, it does not encroach on any residential properties in the local area. The buildings will be single-storey.

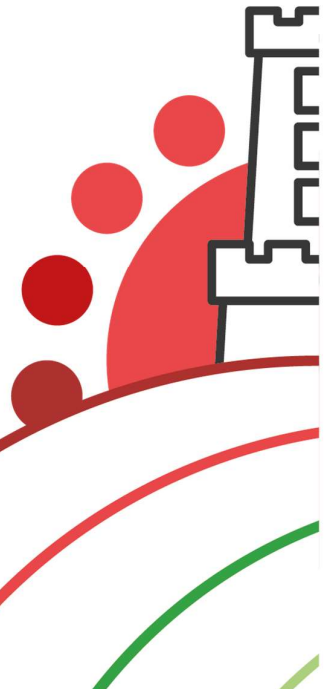
4.4 Scale

Please see the Proposed Plan & Elevation drawing.

The proposed *Portakabin* building has overall dimensions of 12377mm x 11960mm with an overall height of 3402mm.

4.5 Landscaping

The proposed *Portakabin* building will be sited on a hard-standing area on the playground of school site. The building sits in line with the main school to reduce the visual impact from Longsight Road and is sectioned off with a secure fence. The fence allows children to freely use the building and ensures the safeguarding of pupils at the school.





4.6 Appearance

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

The building has been finished with tanalised timber cladding to blend in with existing surrounding and create a playful theme using sections of the timber to mimic pencils.

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. It is covered with solar-reflective, profiled aluminium-zinc coated steel to reduce heat gain. 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 proposed site location is contained within the school grounds and will benefit from the same transportation links as the existing school buildings. There will be a no increase in the numbers of staff or pupils attending the site as a result of this development

4.7.2 Access

Ramped access will be provided to the proposed building, constructed to comply with the *Equality Act 2010* and *BS8300*.

5. Conclusion

Initially a temporary solution the *Portakabin* building has provided an invaluable space to the school and wider community. Having a before and after school club is one of the Holcombe Brook Primary School's assets and continues to provide essential childcare to working parents. The building has proven to provide flexible and essential classroom space for the school and has become an integral asset to the day to day running of the school.

