



Design and Access Statement

Elms Bank School

Ripon Avenue,
Unsworth,
Manchester,
M45 8PJ

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1 - Introduction

This Design and Access Statement has been created to support the planning application made by Elms Bank School for a *Portakabin Limited* building which will be temporary for 156 weeks to give teaching facilities to accommodate the extra SEN pupils. The temporary building comprises 5nr UK073's which includes 2x classrooms, toilets and a lobby area, this is 116 square metres in total.

Once 156 weeks are up, the temporary *Portakabin Limited* building will be removed from site and the grounds will go back to its original state.

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

Background

Elms Bank School is a community special school; all of the students have complex special needs and have an education, health and care plan. The Local Authority have the responsibility to ensure they have appropriate education in place which can meet their needs.

Current Need

Elms Bank School is already considerably over their capacity of 310 pupils as determined by the department for Education in October 2024 in their net capacity survey,

The school currently have 353 on roll and are projecting numbers of 368 for September 2025. Despite being at capacity, the school are expected to take additional children on roll where they are parental preference for placement.

To address this urgent need and to continue delivery quality education in a safe, accessible and inclusive environment, we propose the installation of a modular building that will provide 2 additional classrooms.

Educational Need: Direct response to oversubscription, helping meet community educational needs.

Sustainability: Modular buildings are energy efficient, with lower environmental impact during construction and use.

Minimal Impact: Located within existing school grounds, with limited visual or environmental impact on surrounding areas.



3 – Site in Context

Located in the grounds of Elms Bank School, East of the site.

The building will be situated on unused grass area.

The development on site does not cause detriment to the quality of existing amenity or streetscape.

None of the following apply to the site:

- The proposed site is not in a Green Belt area.
- No public rights of way.
- The proposed site does not fall in a flood zone area
- The proposed site isn't in a close proximity to a listed building

With the above research, I do not believe a flood risk assessment or heritage statement needs to be completed.

3.1 – Location of Site

Portakabin®



Proposed location for Portakabin building.

4 - Design Principles and Context

Portakabin®

4.1 – Use

Elms Bank School are applying for temporary planning permission for a *Portakabin Limited Ultima* building.

The temporary building will provide interim teaching facilities to accommodate the influx of SEN pupils.

The proposed location offers the best free utilisable space and provides offers all required services; power, network and surfacing.

4.2 – Amount

The *Portakabin Limited* building has an overall floor space of 116sqm.

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

4.3 – Layout

The layout for the proposed *Portakabin Limited* building can be seen on the Plan & Elevations accompanying the planning application.

4.4 – Scale

The *Portakabin Limited Ultima* classroom building has an overall dimensions of 3.512mm height (Height may differ based on FFL), 7.430mm width and 16.776mm length.

Please see plan and elevations attached.

4.5 – Landscaping

The proposed *Portakabin Limited* building will be sited on a prepared foundations.

No landscaping is required as part of the application.

4.6 – Appearance

The *Portakabin Limited* buildings are manufactured and prefabricated at *Portakabin Limited*, 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. The buildings are Goosewing Grey.

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

Access to the building will be by gradually

raised tarmac to ensure smooth safe access into the building.

4.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds.



5 – Places for Everyone Joint Development Plan

5.1 – Policy JP-S2: Carbon and Energy

Considered a reusable product, Portakabin buildings have a unique ability to be reconfigured, thereby inherently reducing waste thus a far more sustainable construction model than a traditional build.

When it is practicably possible, buildings are compliant with Part L of the building regulations, however in certain instances it is not economically viable to make these buildings compliant, given their temporary nature.

5.2 – JP-C2: Digital

This proposal will use the same network and fibre connections that are currently at the school.

This is a temporary proposal which will be on site for 3 years and thus it is not considered economically feasible to have full fibre connections above what is already provided within the main school.

6 – Conclusion

The temporary *Portakabin* building have been chosen as a result of the flexible solution they provide. The buildings will provide teaching facilities for the extra SEN children. After the 156 weeks are up, the *Portakabin* Building will be removed and the original grounds will be reinstated. They are installed quickly, enabling Elms Bank School to use the specifically fitted out buildings much more quickly than a traditional build.

