



Design and Access Statement

Vets Now Emergency Ltd

98 Bury Old Road
Whitefield
Manchester
M45 6TQ

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1 - Introduction

This statement has been prepared by Portakabin Ltd on behalf of Vets Now Emergency Ltd to support a planning application for the installation of a two storey Portakabin building.

The proposed building will be used as an office facility, with a kitchenette and breakroom.

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 permanent planning permission.

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2 - Site History

Vets Now Emergency Ltd, is an emergency veterinary clinic in Manchester, England.

Vets Now's pet emergency hospital in Whitefield, Manchester, provides a 24/7 emergency service for pets and vets in the Greater Manchester region. Their friendly team of dedicated specialist referral vets and emergency clinicians see pets in an emergency or provide support to other veterinary surgeons if they are dealing with a critical or complex case.

With a purpose-built hospital with the equipment and technology expected from a first-class veterinary hospital, Vets Now Emergency Ltd strive to provide a welcome and relaxed environment to put both customers and their pets at ease.

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 Whitefield, Manchester, Vets Now Emergency Ltd is situated on Bury Old Road. The site is located close to the M60 when travelling eastbound and exiting at junction 17.

The singular building itself is vast in size. It also homes a car park with enough space to store over 30 vehicles.

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

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 full planning permission for the installation of a two storey *Portakabin* building to be used as an office facility with a kitchenette and breakroom.

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 an overall floor space of 89.58m² which meets the requirement for functional office and breakout space.

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* building will be sited on a hard-standing surface.

No further landscaping is required to install the building. Two small fences will be erected as proposed on the Location and Block Plan.

4.5 – Scale

The *Portakabin* building has overall dimensions of 5945mm height (maximum may differ due to site levels), 3910mm width and 12120mm 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, featuring the word "Portakabin" in white sans-serif font on a red rectangular background.

4.7 – Access

4.7.1 – Vehicle and Transport Links

The proposed development site is contained within the site grounds.

No car parking on site will be displaced by the *Portakabin* building. 5 additional new spaces are proposed to the front car park, making better use of the available space.

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 / staircase 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 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 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 Vets Now Emergency Ltd 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.

