

**Gospel Oak Nursery and Primary School,
Mansfield Road,
London,
NW3 2JB**

Design and Access Statement

Application Number: PP -03024582

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**Prepared by
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Design and Access Statement to support the Planning Application by Gospel Oak Primary and Nursery School, for a proposed temporary single-storey *Portakabin Limited Ultima* classroom building to be used as classroom accommodation sited at Gospel Oak Nursery and Primary School, Mansfield Road, London, NW3 2JB

1 - Introduction

This Design and Access Statement (DAS) accompanies an application by Gospel Oak Primary and Nursery School, for the installation of a single-storey *Portakabin Limited Ultima* building to be sited on tarmac area currently being used as a playground area. This building is to be hired from *Portakabin Limited* for a period of 1 year. The DAS has been written to meet the requirements as set out in DCLG Circular 01/2006: Guidance on Changes to the Development Control System: Section 3.

2 - Design Principles and Concepts

2.1 – Use

The proposed *Portakabin Limited Ultima* buildings are to be used as temporary classroom accommodation.

The client (London Borough of Camden) and the School are proposing to refurbish and extend the existing nursery building on Savernake Road therefore they require a temporary solution to accommodate nursery pupils (52 no) and staff during that period. The proposals do not propose an expansion in terms of pupil numbers and staff on the overall School sites - ie this is not part of a School Expansion project.

2.2 – Amount

The *Portakabin Limited Ultima* buildings floor space is 156.00m². This meets the requirements of functional classroom space for the number of staff and pupils expected to use the facility. See the enclosed Plan and Elevations attached to the application.

2.3 – Layout

The *Portakabin Limited Ultima* building will be sited on part of the existing playground area. The design is a standard double classroom block complete with toilet facilities. The buildings will be single-storey.

2.4 – Scale

The *Portakabin Limited Ultima* building has overall dimensions of 16776mm x 9832mm with an overall height of 3511mm (see plan & elevation drawing).

2.4 – Landscaping

The *Portakabin Limited Ultima* buildings will be sited on a pre-existing tarmac area. We propose to install a mesh wire fence approximately 2.4 high across the playground to create a separate play area for the nursery pupils.

2.5 – Appearance

The *Portakabin Limited Ultima* building is prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The building has an external Honesty Yellow colour scheme to fit in with most site applications. 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 *Portakabin Limited Ultima* building was chosen because it is a flexible solution that can be hired for the required time and removed at the end of that period. The prefabricated and temporary nature of the buildings results in minimal impact on the environment in terms of both construction and use.

3 – Access

3.1 – Vehicular and Transport Links

The proposed site location is adjacent to the main school buildings and will make use of the existing transport links. The proposed development will have no impact on the current situation.

3.2 – Access

The proposed *Portakabin Limited Ultima* building will be installed with a DDA compliant ramp to provide access into the building.