Portakabin



Design and Access Statement

Bakkavor—Spalding 2021

West Marsh Road, Spalding, PE11 2BB

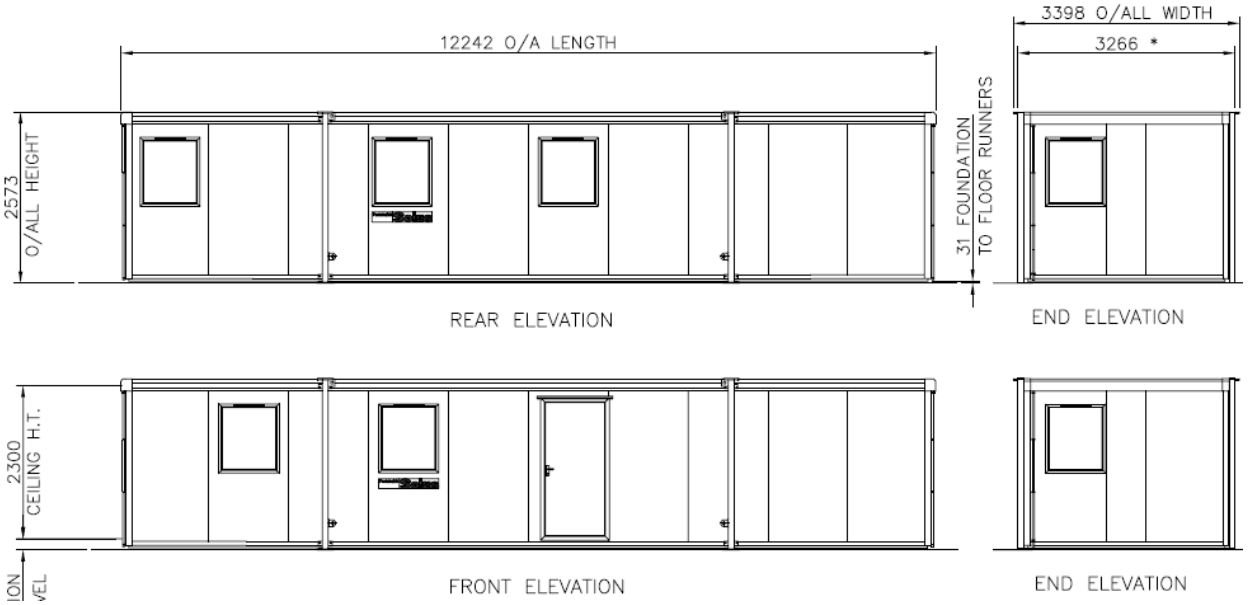
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1 - Introduction

This design and access statement has been created to support the planning application made by Bakkavor—Spalding.
The building is being installed to provide additional locker storage.

This application seeks temporary retrospective planning approval of 1 year to coincide with the completion of the other ongoing projects.



2 - Site History

Bakkavor is a leading provider of fresh prepared food operating from a number of sites across the UK and abroad.

This application seeks temporary permission for a single storey Portakabin building sited within the boundary of Bakkavor's West Spalding site.

Located in an area characterized by industrial buildings, the proposal will not detract from the visual amenity of the site.

Limited development has taken place at this site over the years and when it has occurred the buildings serve to enhance the business function.

Planning History:

Feb 2021 - Siting of portakabin building to be used as canteen facilities for a period of 52 Weeks—Approved

Feb 2020- Two portable cold stores and connecting lobbies– Approved

April 2019 - Proposed external blast chillers and link corridor to existing building– Approved

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3 - Site in context

3.1 – Location of site

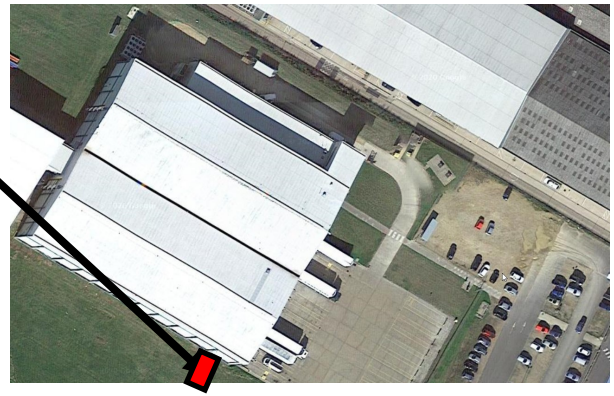
Bakkavor is located within an Industrial area North East of Spalding centre.

The site is accessible from W Marsh Road that links to the A16 further North.

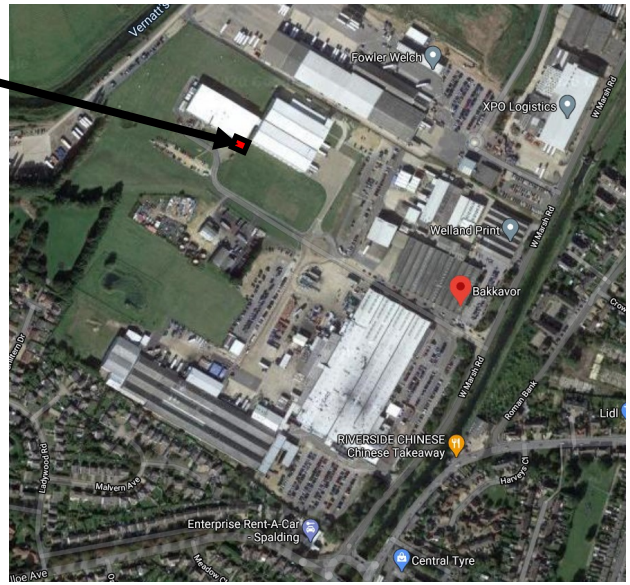
The development appear to fall within a flood risk zone according to Environment agency.

The proposed scheme is sympathetic to the visual amenity of the site and does not dominate the overall character of the area.

Proposed development site in close context



Proposed development site in relation to the wider area



3.2 – Development site photographs







4 - Design Principles and Context

4.1 – Use

Bakkavor is applying for temporary planning permission of 1 year for the retention a single storey Portakabin modular building on their site at PE11 2BB.

Due to the impact of Covid 19 and the required social distancing measures, it is essential that an additional locker room is installed. Due to the immediate need the small building has recently been installed hence the retrospective nature of this application.

The development location offers the best free, utilisable space as it offers all required services; power, network and surfacing. It also allow the older building to be removed shortly after the staff members have settled into the new building.

4.2 – Amount

The *Portakabin* building has an overall floor space of 35.52sqm which meets the requirements of a functional office encompassing meeting rooms, canteen space, toilets and other amenities.

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

4.3 – Layout

The *Portakabin* building has been sited on an unused grass surface.

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

Internally the building is open plan.

4.4 – Scale

The *Portakabin* building has overall dimensions of 2573mm height (Maximum – may differ due to site levels) 3540mm width and 12242mm length. Please see plan and elevations attached.

4.5 – Landscaping

The *Portakabin* building has been sited on a hard standing area. No landscaping is required as part of 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-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 development site is contained within the site grounds.

The building is not located within existing car parking, therefore there is no impact.

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

4.7.2 – Access

Access to the Portakabin's entrance door is via a ramp constructed to comply with approved document Part M.

5 – Conclusion

The *Portakabin* building has been chosen as a result of the flexible solution it provides.

It can be installed quickly enabling the Bakkavor 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.