Portakabin®



Design and Access Statement

Bakkavor Foods Ltd—Spalding
West Marsh Road, Spalding, PE11 2BB

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1 - Introduction

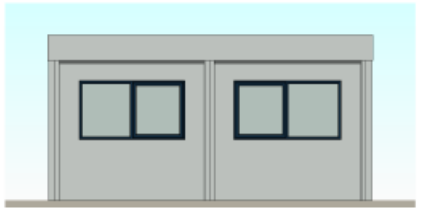
This design and access statement has been created to support the planning application made by Bakkavor Foods Ltd —Spalding.

The building is being installed to provide a temporary canteen.

This application seeks temporary planning approval of 52 weeks.



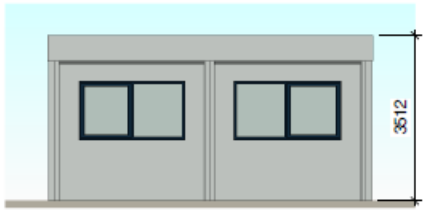
2 North Elevation
1 : 100



3 East Elevation
1 : 100



4 South Elevation
1 : 100



5 West Elevation
1 : 100

2 - Site History

Bakkavor Foods Ltd 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.

Planning History:

No relevant planning history.

3 - Site in context

3.1 – Location of site

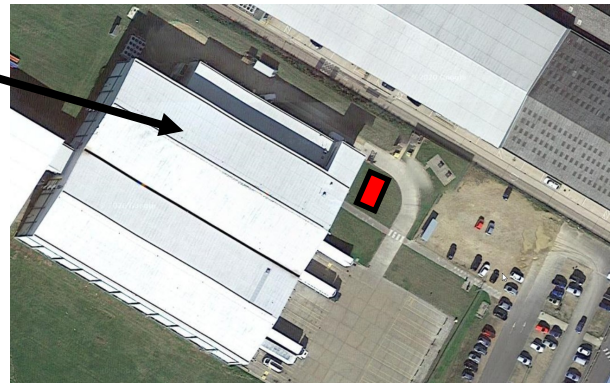
Bakkavor Foods Ltd is located within an Industrial area North East of Spalding centre.

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

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

The proposed scheme will be sympathetic to the visual amenity of the site and will 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 Foods Ltd is applying for temporary planning permission of 1 year to site a single storey Portakabin modular building on their site at PE11 2BB.

This building be used as temporary canteen for use by employees.

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 has an overall floor space of 78sqm which meets the requirements of a functional canteen 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. The building will not encroach on existing car parking spaces.

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

4.4 – Scale

The *Portakabin* building has overall dimensions of 3,511mm height (Maximum – may differ due to site levels) 6870mm width and 12234mm length. Please see plan and elevations attached.

4.5 – Landscaping

The proposed *Portakabin* building will be 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 proposed development site is contained within the site grounds.

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

4.7.2 – Access

Users will access the main entrance of the Portakabin building via a compliant ramp constructed to meet DDA regulation.

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 Foods 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.