



Design and Access Statement

Huddersfield Pharmacy Specials

Gate 2 Acre Mill
School Street West
Huddersfield
HD3 3ET

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1 - Introduction

This design and access statement has been created to support the planning application made by Huddersfield Pharmacy Specials (HPS).

The building being installed will provide a temporary facility for tablet packing. The additional building will provide the extra space required for HPS to operate and meet demands.

This application seeks temporary planning approval of 5 years.

2 - Site History

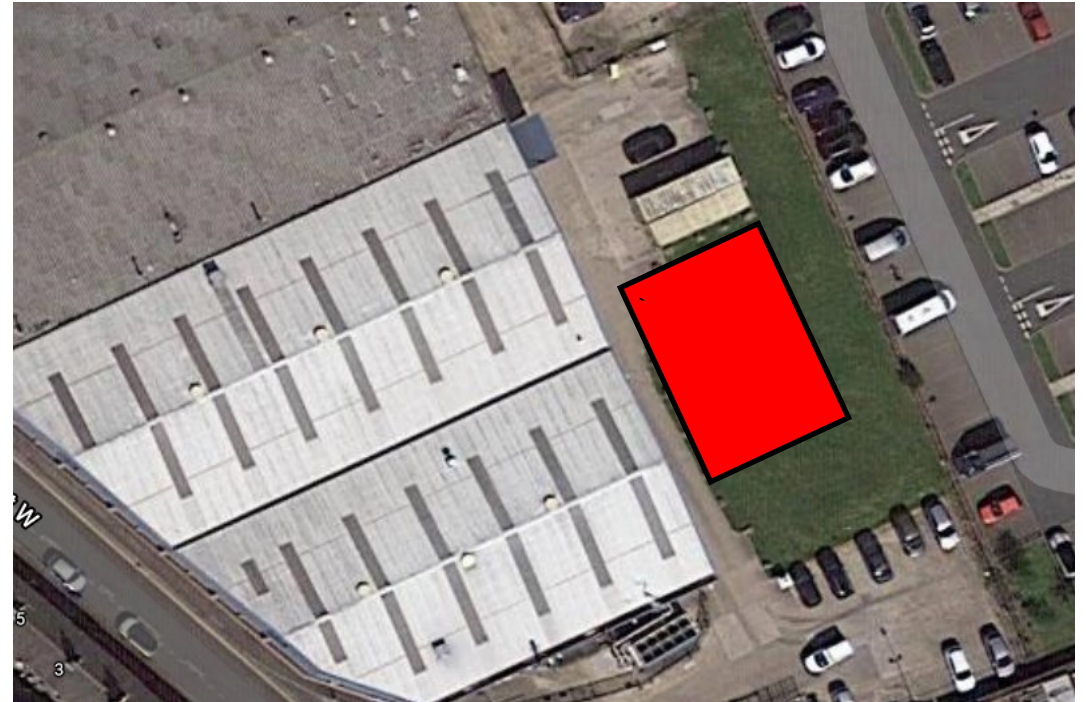
HPS operates as a division of Calderdale and Huddersfield NHS Foundation Trust. The business started life as part of the hospitals pharmacy department but since the 1960's has grown significantly and now operates from purpose built standalone 34,000 square feet manufacturing premises that are cGMP and approved by the UK medicines regulator (the MHRA). We serve customers across the NHS and industry on a global scale.

Operationally, HPS retains an MS License for the manufacture of Specials, an MIA (IMP) for supply of clinical trials materials, a WDA for Wholesaling and a Home Office Licence for the production, possession and supply of Controlled Drugs.

3.1 – Location of site



*Proposed development
site in relation to the
wider area*



*Proposed development
site in close context*

4 - Design Principles and Context

Portakabin®

4.1 – Use

Huddersfield Pharmacy Specials are applying for temporary planning permission of 5 years to site a Portakabin modular building on their site at HD3 3ET.

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 235sqm. Please see the enclosed Plan and Elevations drawing attached to the application.

4.3 – Layout

The proposed *Portakabin* building will be sited on a grassed area. The proposal will not encroach on any residential properties in the local area.

4.4 – Scale

The *Portakabin* building has overall dimensions of 3512mm height (Maximum – may differ due to site levels, 12234mm width and 20078mm 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

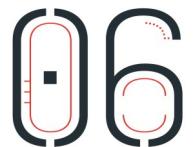
4.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds.

There will be no impact on car parking provision on the site.

4.7.2 – Access

The building will be accessible via ramp or step.



5 – Conclusion

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

It can be installed quickly enabling Huddersfield Pharmacy pecials 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.