

**Portakabin®**



# Design and Access Statement

## **Lindley Group Practice**

62 Acre Street,  
Lindley,  
Huddersfield,  
HD3 3DY

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# 1 - Introduction

This design and access statement has been created to support the planning application made by Lindley Group Practice for the installation of a temporary single storey Portakabin building at their site in Lindley, Huddersfield.

The proposed building will serve as a temporary consultation facility, whilst the project to build a new medical centre on the site is carried out.

This application seeks temporary planning approval of 2 years.

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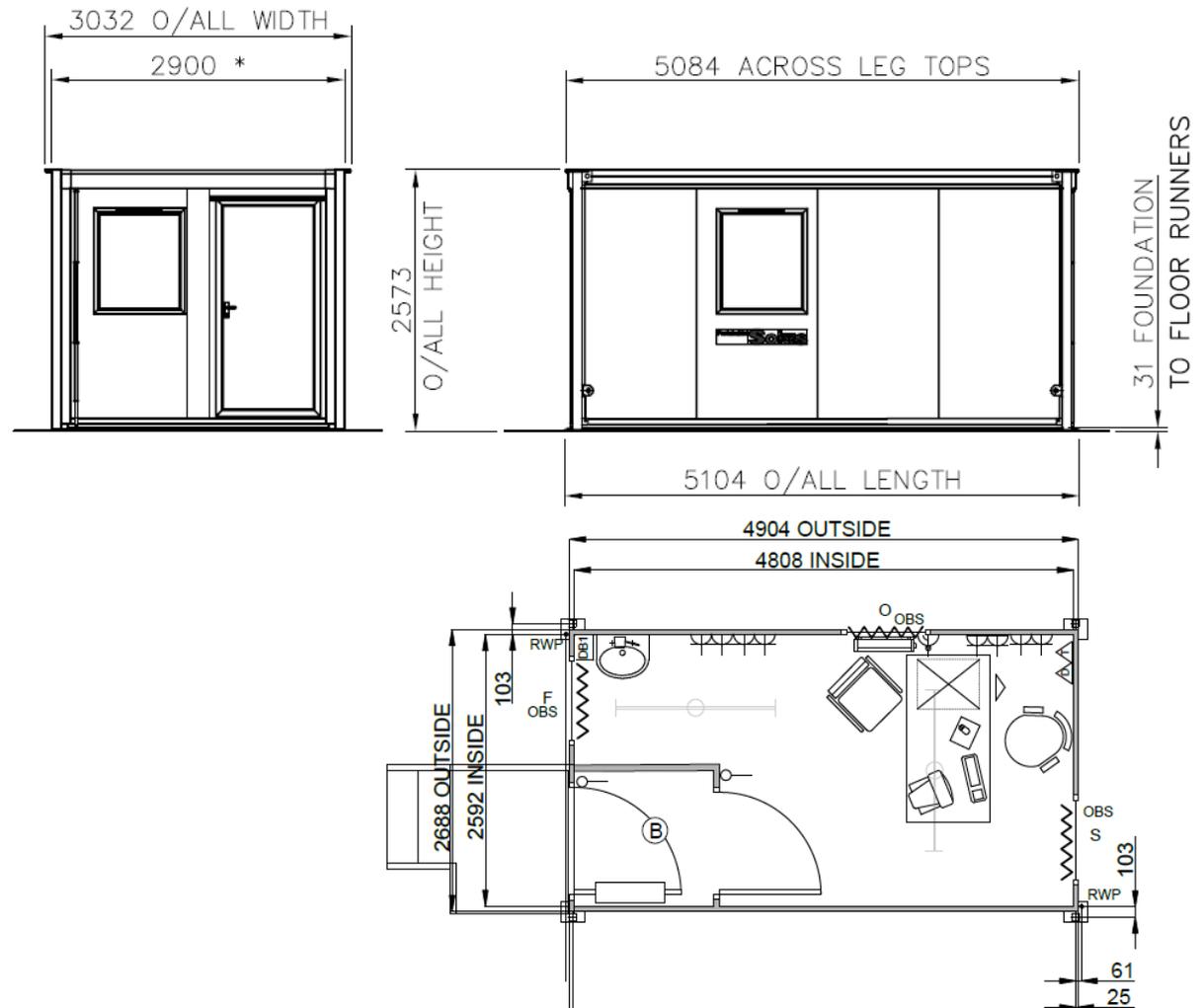


## 2 - Site History

Lindley Group Practice is a General Practitioners Surgery based in Lindley, Huddersfield.

The proposed development site is within the existing site boundary, and is located on a hard standing car park area adjacent to the existing practice building.

There is no recent planning history relevant to temporary modular building developments on this site.



### 3 - Site in context

Located just off Acre Street, Lindley Group Practice is situated in Lindley, to the North West of Huddersfield town centre.

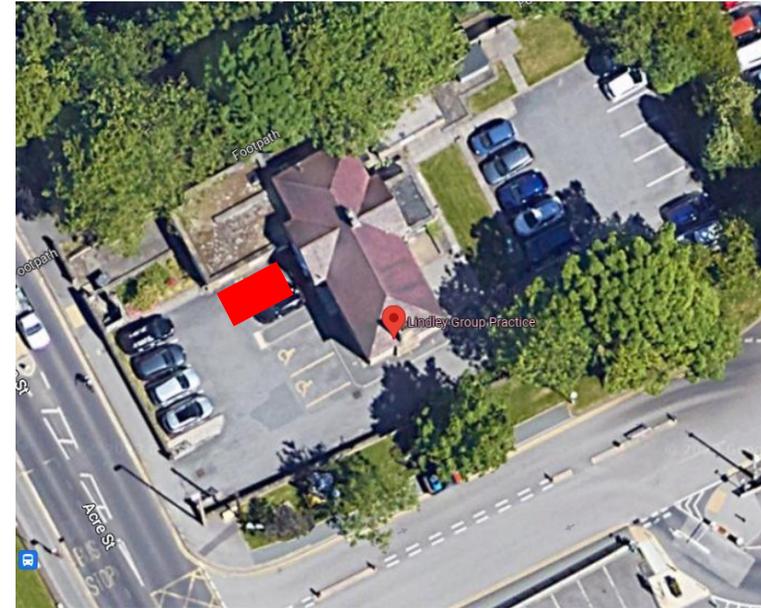
The site is located adjacent to the Huddersfield Royal Infirmary site, nearby to one of the main access roads to HRI's site. The site falls within a Flood Zone 1 designated by the Environment Agency (EA). A flood risk assessment was not deemed necessary for this application.

To the North of the site is a public footpath leading from Acre Street to Acre House Avenue. To the South and West of the site are buildings associated to Huddersfield Royal Infirmary, and to the East are a number of residential properties.

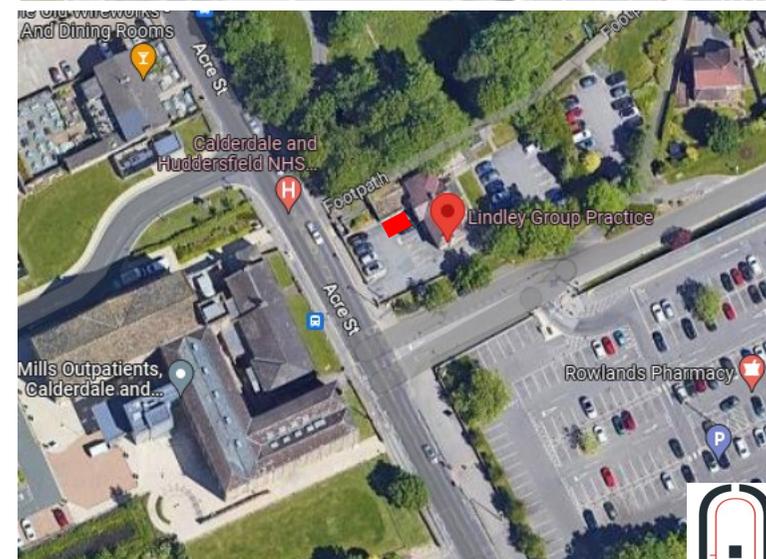
### 3.1 – Location of site

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*Proposed location of temporary Portakabin building in close context.*



*Proposed Location of the temporary Portakabin building in the wider context.*



## 4 - Design Principles and Context

### 4.1 – Use

The proposed single storey Portakabin building will be used as a consultation facility for a temporary period.

Sited towards the South-West side of the site, the building is well contained within the site boundaries, and will be accessible via the existing arrangements. The application seeks temporary planning permission of 2 years.

### 4.2 – Amount

The single storey Portakabin building has an overall floor space of 12.46sqm which meets the client's requirements for a functional consultation facility.

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

### 4.3 – Layout

The proposed single storey Portakabin building will be sited on a hard standing area to the front of the existing practice building. The building footprint would see the site lose 1 doctors parking space for the temporary period. However, the practice are confident that they can account for this within the existing car park as a temporary measure.

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

### 4.4 – Scale

The Portakabin building has overall dimensions of:

Height; 2573mm, Width; 2688mm, Length: 4904mm.

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

### 4.5 – Landscaping

The proposed *Portakabin* building will be sited on a hard standing area, upon its own foundation piers.

No other landscaping is proposed by this 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. The buildings have a grey colour scheme to fit in with most site applications.

The logo for Portakabin, featuring the brand name in white sans-serif font on a red rectangular background.

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 and temporary 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

Access to the site is as existing from Acre Street and will remain unchanged.

There will be no increase in staff numbers on the site as a result of this application.

### 4.7.2 – Access

Access to the proposed building will be by way of a pre-constructed set of steps, built in accordance with Approved Document Part M of the Building Regulations.

## 5 – Heritage Assessment

The proposed development site is close by to, but does not fall within the Edgerton Conservation Area. As the building will be temporary in nature, it will not have lasting detriment to the character of the Conservation Area.

## 6 – Conclusion

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

The building can be installed quickly enabling Lindley Group Practice to begin using the building much more quickly than a traditional build, and the building can easily be removed from site with little impact on site operations or the surrounding environment.

The logo for Portakabin, featuring the brand name in white text on a red rectangular background.