

Portakabin®



Design and Access Statement

MARS Petcare

Oakwell Way,
Batley
WF17 9LU

Contents

1. *Introduction*
2. *Site History*
3. *Site in Context*
 - 3.1 *Site Location*
4. *Design Principles and Context*
 - 4.1 *Use*
 - 4.2 *Amount*
 - 4.3 *Layout*
 - 4.4 *Scale*
 - 4.5 *Landscaping*
 - 4.6 *Appearance*
 - 4.7 *Access*
 - 4.7.1 *Vehicle and Transport Links*
 - 4.7.2 *Access*
5. *Sustainability*
6. *Conclusion*

1 - Introduction



This Design and Access Statement (DAS) accompanies an application by MARS Petcare for the installation of a Portakabin Limited Modular building at their site in Birstall. The single storey modular building will provide ancillary wash down / maintenance area to be utilised by existing staff.

Prepared in accordance with National Planning policy guidance to achieve a high-quality design, the scheme also considers the development need and overall site characteristics.

This document should be read in conjunction with the accompanying drawings and documents.

The proposed modular building is temporary and value for money is an important consideration in delivering the project.

This application seeks temporary planning permission for five years for the siting of the temporary building, within MARS site boundary.



2 - Site History

Mars Petcare operates a well established facility in Birstall, providing a high quality working environment that supports its manufacturing, research, and operational functions. The site forms an important employment hub within the local area and accommodates a range of staff and visitors daily.

The proposed development is located within an existing grassland area situated at the front of the site.

Mars Petcare has previously utilised modular accommodation on site, and therefore the introduction of an additional modular unit is considered consistent with the established character and use of the premises.

Due to the loss of grassland space, a Biodiversity Net Gain Assessment and associated Landscape Plan has been prepared in support,

The proposal does not affect any public rights of way, and no public access routes will be diverted or obstructed as part of the development.

The logo for Portakabin, featuring the word "Portakabin" in white, bold, sans-serif font on a red rectangular background.

3 - Site in context

The Mars Petcare site is located in Birstall and is accessed directly from the established industrial estate access roads serving the wider commercial area.

The proposed development area is positioned centrally within the site boundary, on an existing grassland area. This location is well suited for the modular building as it offers convenient access to existing operational facilities and benefits from readily available services and utilities.

The wider surroundings consist primarily of mixed commercial and industrial premises, typical of the area's established employment land character. Buildings vary in age, appearance, and scale, reflecting the incremental development of the estate over time.


According to Environment Agency mapping, the overall site is not located within a designated flood risk zone.

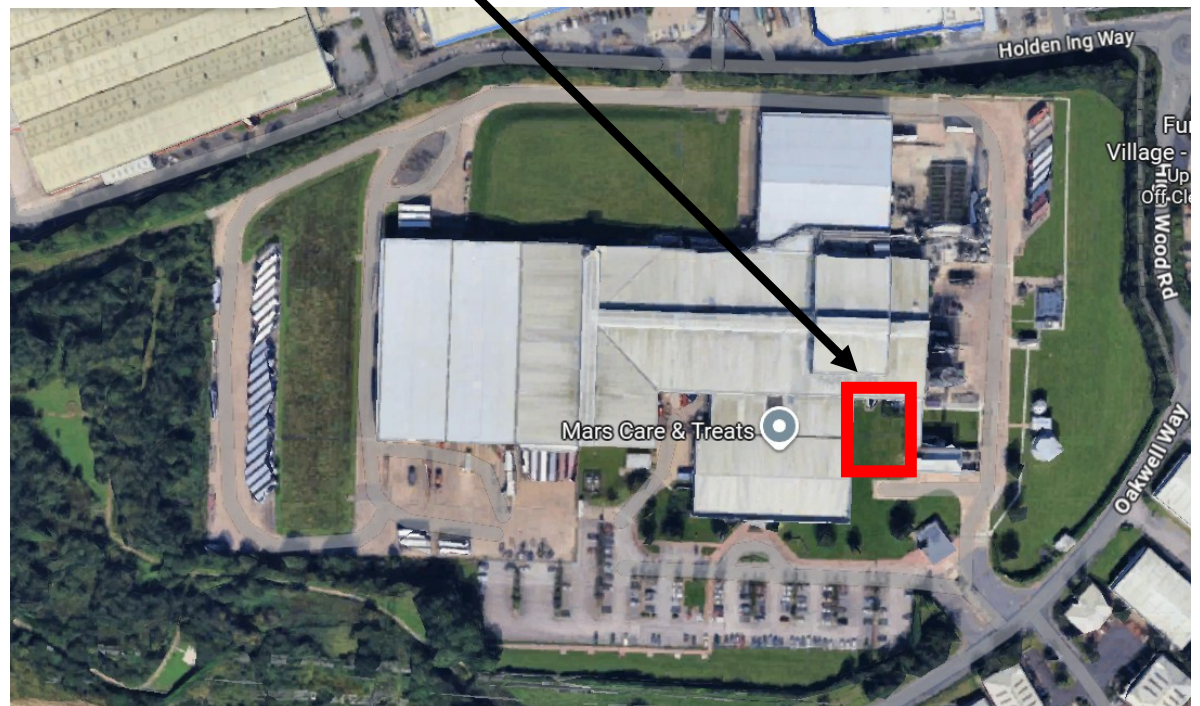
The chosen location for the modular unit is strategically practical, enabling a straightforward installation process due to its central position, proximity to the main site access routes, and availability of existing service connections. It also offers operational benefits for Mars Petcare by maintaining close links to adjacent buildings and the primary entrance.

3.1 – Location of site

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Proposed location of the temporary Portakabin Limited Classroom building.

 *Proposed building*



4 - Design Principles and Context

4.1 – Use

This application seeks temporary planning permission for the installation of a *Portakabin Limited* modular building.

Off site modular construction is an attractive building method given the sustainable opportunities to repurpose in future should the need arise.

4.2 – Amount

The *Portakabin Limited* building has an overall internal floor space of 122sqm which meets the requirements of MARS Petcare.

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

4.3 – Layout

The building consists of a small modular building, physically linked to a small single modular building, creating one building with level access throughout.

4.4 – Scale

The *Portakabin Limited modular* building has overall dimensions of height 3512mm (please note overall height may vary slightly with ground levels), length 25530mm, width 6770mm. Please see the plan and elevations attached with this application.

Modest in comparison, the proposal is of a scale and height much less than the main school building.

4.5 – Landscaping

Due to the displacement of grassland as a result of the proposed development, a biodiversity net gain of 10%+ has been proposed within a separate Red Line Boundary as shown on the Location Plan and Landscape Plan.

4.6 – Appearance

The *Portakabin* Titan Building system is manufactured and prefabricated at *Portakabin Limited*, 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 a white 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.

The existing school building has limited architectural merit and the proposed siting of the modular building won't be detrimental to the

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overall appearance of the existing building and the surrounding context.

4.7 – Access

4.7.1 – Vehicle and Transport links

The proposed development site is contained within the existing site grounds and will not affect any existing vehicular or pedestrian access to site.

There will be no loss of car parking spaces on site.

4.7.2 – Access

The building will be sited as close to the existing ground level as possible to minimise the size of the Part M compliant ramp and steps.

5 – Sustainability

A wholly sustainable method of providing functional buildings quickly with minimal disruption to the surrounding area, off site prefabrication and fit out ensure both quality and material /energy wastage are stringently monitored.

Considered a reusable product, Portakabin buildings have a unique ability to be reconfigured, thereby inherently reducing waste thus a far more sustainable construction model than a traditional build. Overall design accommodates the business needs in an efficient manner whilst avoiding unnecessary waste.

6 – Conclusion

The *Portakabin Limited* buildings have been chosen as a result of the flexible solution they provide.

They can be installed quickly, enabling MARS to begin using the specifically fitted out building much more quickly than a traditional build. It can also be easily removed from site with little impact should the accommodation not be required in the future.

