

Portakabin®



Design and Access Statement for a Portakabin Building at:-

MyDentist
11-15 High Street
Penistone
Sheffield
S36 6BR

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1 - Introduction

This Design and Access statement has been created to support a planning application made by *Portakabin Limited* on behalf of MyDentist on the High Street at Penistone.

The dental surgery is looking to expand their current services by installing one small modular building (*Portakabin Limited Solus SL072*). This building will be used as staff welfare and changing facilities, allowing for the provision of additional dental care within the existing building.

The Practice offers a full range of NHS treatments, and also a comprehensive range of private treatments.

This application seeks planning approval to provide immediate relief to the dental surgery and to allow them additional surgery rooms.

This expansion will allow the surgery to continue to operate safely. The accommodation will ease pressure and provide additional space to allow the practice to continue to provide services to its patients, with the modular building being used as additional staff welfare and changing space.

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.



2 - Site History

MyDentist Penistone, located on the High Street, currently provides dental care to the population of Penistone and the surrounding area. The practice comprises one main building. The town centre is an area predominantly of residential properties.

The practice opens Monday to Friday between 8am to 5.30pm. The opening times will not be altered due to the development.

The area proposed to site the modular building is behind the present surgery on a vacant grass area next to the car parking.

This location was chosen because it is easily accessible from the surgery and does not affect the rear of the other properties..

The application is regarded as being exempt from Biodiversity Net Gain (BNG) requirements being less than 25 square metres.

The proposal does not impact upon any public rights of way.

Planning History:

No relevant Planning History

The logo for Portakabin, featuring the word "Portakabin" in white, bold, sans-serif font on a red rectangular background.The page number "03" in a large, stylized, outlined font.

3 - Site in context

The site is located within Penistone and is set within the high street of the town. The development will benefit from the same public transport and road links as the existing facilities at the surgery.

The Portakabin Building will be located on a vacant grass area to the rear of the main building next to the surgery parking and will connect to the existing facilities.

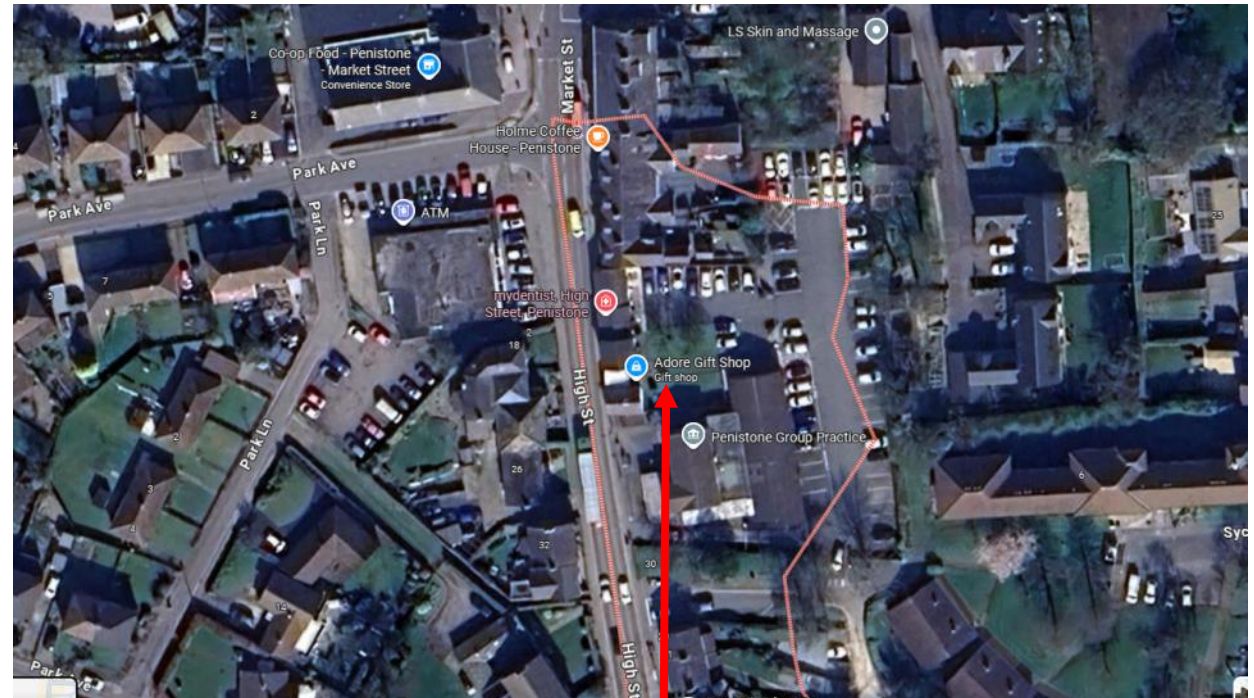
The building will occupy a total area of 21.32sqm.

The area immediately surrounding the dental surgery includes residential properties, commercial establishments, and community facilities. The surgery is well-connected to the local road infrastructure.

The development area is in Flood Risk Zone 1 and therefore has the lowest probability of flooding on the National Flood Risk Map.

3.1 – Location of site

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***Proposed development site
in relation to the wider area***

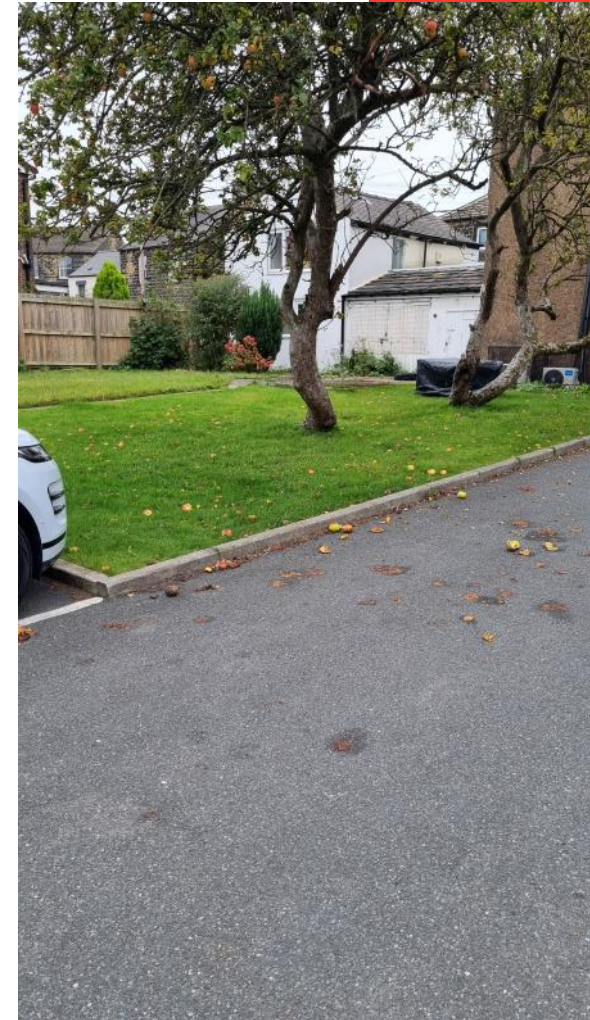
3.2 – Development site photographs



The proposed *Portakabin* building will be sited on the hardstanding and lawn as shown in this picture.



Alternative view looking back onto surgery car park.



Picture of the whole development area. The Apple trees will be left untouched.

4 - Design Principles and Context

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4.1 – Use

MyDentist, located at 11-15 High Street, Penistone, S36 6BR, is applying for planning permission to site a *Portakabin Limited Solus SL072* building to the rear of their site. The proposed development site is on a vacant grass area ensuring minimal disruption to the existing infrastructure.

The building will be sited on surface mounted concrete foundations and will be sited as close to ground level as possible to minimise the size of the Part M compliant steps.

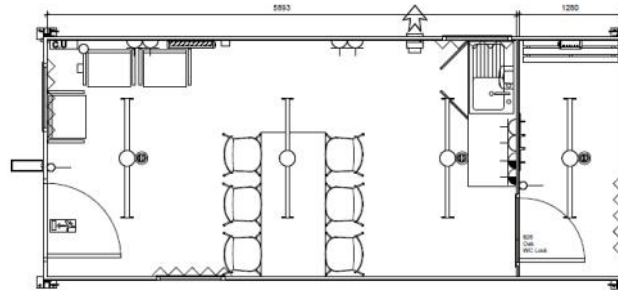
The building will be used as staff welfare and changing space, which is necessary due to space pressures within the existing building.

The proposed location offers the best free, utilisable space as it offers all required services; power, network and surfacing.

4.2 – Amount

The *Portakabin Limited Solus SL072* building will have an overall floor space of 21.32sqm which meets the requirements of the surgery. The building will include an open plan welfare area and a separate changing room.

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



4.3 – Layout

The *Portakabin* building will be sited on a vacant grass area to the rear of the main site next to the surgery parking.

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

4.4 – Scale

The *Portakabin* building has overall dimensions of 2,608mm height Approx. – (may differ due to site levels) 3,054mm width and 7,304mm length.

Please see plan and elevations attached.

4.5 – Landscaping

The proposed *Portakabin* buildings will be sited on a grass area and will have stepped access.

No additional landscaping works are needed.

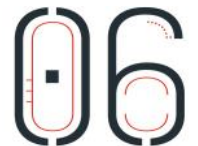
4.6 – Appearance

The *Portakabin* building is 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. **There will be a wood-effect vinyl wrap.**

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 on a vacant grass area next to the surgery car park to the rear of the site.

The site will benefit from the same public transport links and vehicular access as the existing facilities.

There will be no loss of car parking spaces that will come about as a result of this proposal.

4.7.2 – Access

Patients and Staff members will access the Portakabin building from a single door. The entrance to the building will be accessible via a Part M compliant platform and steps.

4.8 – Flood Risk

The site is located within Flood Zone 1 (low probability). This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1% in any year).

4.9 – Heritage Statement

The proposal will allow the surgery to continue to provide its services to the public. The proposal should therefore have limited impact and will have no long term effect on the historic environment.

The building will be vinyl wrapped in a wooden-clad effect as per the image to the right.

5 – Conclusion

MyDentist Penistone is working at capacity and is in need of an extension to meet with current healthcare standards.

The *Portakabin* building has been chosen as a result of the flexible solution it provides. The building can be installed quickly enabling the dental surgery 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.



Front Elevation

1:50



Rear Elevation

1:50

