

Portakabin®



Design and Access Statement

MICHELMERSH BRICK HOLDINGS PLC

Clayburn Road,
Grimethorpe,
Barnsley ,
South Yorkshire,
S72 7BE

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1 - Introduction

This Design and Access Statement outlines the proposed installation of temporary changing facilities at the premises of Michelmersh Brick Holdings, Clayburn Road, Grimethorpe, Barnsley , South Yorkshire, S72 7BE.

Prepared in accordance with National Planning Policy guidance this statement presents an overview of the design concept and the anticipated benefits of the proposed development and considers the development need and overall site characteristics. It also signifies the thoughtful planning and consideration given to various aspects of the project, ensuring that it aligns with the goals of Michelmersh Brick Holdings PLC and complies with local planning regulations.

The Company is applying for the installation of a temporary Portakabin building to be used changing area/shower rooms due to expansion of site operations and a desire to improve the welfare facilities for the workforce

Michelmersh is a successful employer who plays an important role in the local area by providing employment directly and indirectly to a number of people and supporting the local community.

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

This application seeks temporary planning permission of 3 years.



2 - Site History

Michelmersh Brick Holdings was founded in 1997 and has its headquarters in Romsey, Hampshire, United Kingdom. The company has a rich history in brick-making, with some of its operations dating back to the late 19th century.

Over the years, Michelmersh Brick Holdings has grown and acquired several brick manufacturers, consolidating its position in the UK brick industry. As one of the leading brick manufacturers in the UK, they enjoy a prominent market presence. The Group is dedicated to manufacturing high-quality, long-lasting and beautiful construction products designed to encompass an array of architectural styles specialising in premium bricks used in various construction projects; residential, commercial, and heritage buildings.

Michelmersh Brick Holdings currently operates several brick plants across the UK, including Grimethorpe which is the focus of this application.

Planning History:

No relevant planning history

3.1 – Site Location

Position of the proposed Portakabin building in wider view



4 - Design Principles and Context

4.1 – Use

This project is for the installation of 2nr single storey temporary Portakabin temporary buildings to be used as changing facilities.

In response to recent expansion of site operations and a desire to improve the welfare facilities for the workforce functional facilities must be provided, however no existing space exists across the site.

Such is the speed of expansion, Michelmersh have not had an opportunity to construct a permanent solution. The proposed location offers does not disrupt the pre existing facilities/ amenities.

4.2 – Amount

The *Portakabin* buildings have a combined overall floor space of 103 sqm.

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

4.3 – Layout

The proposed development site has been carefully considered and identified as the most appropriate given the close proximity to the adjacent building and services.

The site is well screened from Freshfield Lane, and by woodland to the rear. There are no residential dwellings within the close proximity to the site. It is considered therefore that there is not likely to be any impact on local amenity.

The proposed temporary building will be situated in an area within the confines of the existing brickworks and would have no impact on local

amenity or appearance of the area.

The *Portakabin* building will be sited on a hardstanding area adjacent to an existing structure.

4.4 – Scale

The *Portakabin* buildings are of a scale less than existing structures across the site, please see plan and elevations attached.

4.5 – Landscaping

The proposed *Portakabin* building will be sited on a hardstanding area.

There are no trees or hedges close to the proposed development site.

The proposed development will have no adverse impact on the wider landscape. It is therefore concluded that the proposal complies with national policy and with those relevant policies set out in the development plan.

Landscaping works required will be limited to connection of services and introduction of simple pad foundations.

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 prob-



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lems 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 and the project will not alter or affect vehicle or pedestrians access to site.

There will be no additional employees as a result of this installation.

There will be no car parking spaces lost as a result of this proposal.

4.7.2 – Access

The Portakabin buildings will be accessible by a combination of ramps and steps to ensure all users can benefit from use.



5 – Conclusion

The *Portakabin* building has been chosen as a result of the flexible solution it provides. These buildings can be hired for the required period of time and removed at the end of that period.

The prefabricated and temporary nature of the buildings results in minimal impact on the environment and surrounding area. Moreover, the Portakabin building can be installed quickly, enabling the Michelmersh Brick Holdings to begin using the high quality building much faster than a traditional build.

The proposed installation of the Portakabin building at Michelmersh Brick Holdings PLC demonstrates the company's commitment to sustainability and responsible development.

The design of the concept reflects an environmentally conscious approach while providing a modern and functional space for the company's workforce. The installation of the temporary buildings will aid operations in line with regulation.

The proposed development does not represent 'major' development and will have no adverse impact on the wider landscape. It is therefore concluded that the proposal complies with national policy and with those relevant policies set out in the development plan

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