

**Portakabin®**



# Design and Access Statement

**Brierley Church of England Primary School**

Beech Cl,  
Brierley,  
Barnsley  
S72 9EJ

# 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*
5. *Conclusion*

## 1 - Introduction

This Design and Access Statement (DAS) accompanies an application by Brierley Church of England Primary School for the erection of a single storey Portakabin building serving as a nursery facility for their uptake in September 2026.

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.

This application seeks permanent planning permission.

## 2 - Site History

Brierley Church of England Primary School operates within the Barnsley community and seeks planning permission for the proposed Portakabin building to facilitate vital Nursery space for their new uptake of Nursery students in September 2026.

The school has recently received a new uptake of Nursery aged pupils, expected in September 2026 and requires a new enclosed facility to house them. The building is therefore required to ensure the continued availability of essential teaching space, supporting both pupil capacity and the day-to-day operation of the school.

The proposed Portakabin building is to be located within the existing school boundary on a grassland area, separate from the main school building. Although some grassland habitats will be disrupted by the proposed development, a full BNG assessment has been completed alongside the statutory metric and proposals for enhancement providing a 14.90% net gain.

The site is not located within a conservation area and lies within Flood Zone 1. The proposal does not affect any Public Rights of Way and will have no impact on any established trees within the site.

Portakabin®



03

### 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

Brierley Church of England Primary School is applying for planning permission for the proposed erection of a Portakabin building on their site.

The building will provide a separate enclosed nursery space, including some hard standing play area on a currently disused grassland part of the site.

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 78sqm.

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

### 4.3 – Layout

The proposed *Portakabin* building is sited on a grassland surface. The building is sited within the existing site boundary, and will have no impact on parking provisions.

Whilst the proposed building is close to the site boundary, care has been taken to select an area with fenceline and shrub screening. 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, 12406mm length and 6870mm width. Please see plan and elevations attached.

### 4.5 – Landscaping

The proposed *Portakabin* building is sited on a grassland area. The attached Biodiversity Net Gain assessment includes baseline score, post development score and proposed enhancements to the area in line with the statutory 10% requirement.

### 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.

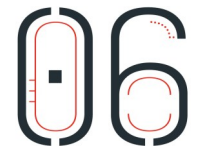
### 4.7 – Access

The proposed building is accessible via ramped access, constructed in compliance with Approved Documents M and K of the Building Regulations and accounting for any requirements of Building Bulletin 100 for Schools. A separate Building Control application will ensure compliance throughout.

#### 4.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds.

No parking provisions will be impacted by the proposed development.



## 5 – Conclusion

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

The proposed development will require some landscaping works in order to facilitate access. But landscaping enhancements are also proposed to ensure a minimum of 10% net gain is achieved. Brierley CofE Primary require the specifically fitted out building so that they can continue to serve the local area and residents. Upon termination of the hire, the building can easily be removed from site with little impact.

