



Design and Access Statement

Spire Hospital (Dunedin)

16 Bath Road
Reading
RG1 6NS

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Portakabin®

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1 - Introduction

This design and access statement has been created to support the planning application made by The Spire Hospital - Dunedin

The buildings are being installed to provide a COVID-19 test station.

They will provide an external facility so that patients do not have to enter the main hospital building thereby limiting infection rate.

This application seeks temporary planning approval of 1 year at which point the building will be removed.

Portakabin®



Spire Healthcare

2 - Site in context



*Proposed development
site in close context*

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*Proposed development
site in relation to the
wider area*

2.1 – Development site photographs



3 - Design Principles and Context

3.1 – Use

Spire Hospital - Dunedin is applying for temporary planning permission for a year to site Portakabin buildings on their site at RG1 6NS.

The buildings are being installed to provide a Covid -19 test station.

They will provide an external facility so that patients do not have to enter the main hospital building thereby limiting infection rate.

The proposed location offers the best free, utilisable space as it offers all required services.

3.2 – Amount

The *Portakabin* buildings has an overall floor space of 46.56sqm.

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

3.3 – Layout

The proposed *Portakabin* building will sit upon suitable ground.

The buildings will encroach on existing parking space but it is anticipated that the hospital will run at limited capacity during this pandemic period.

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

3.4 – Scale

The *Portakabin Limited Solus* building has an overall dimension of: 2,573mm height , 3,398mm width and 8,642mm length.

The *Portakabin Limited Pacemaker* buildings each have overall dimensions of: 2,637mm height , 2,869mm width and 3,069mm length.

Please see plan and elevations attached.

3.5 – Landscaping

The proposed *Portakabin* buildings will be sited on a hard standing area. No landscaping is required as part of the application.

3.6 – 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 Portakabin logo consists of the word "Portakabin" in a white, sans-serif font, set against a solid 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 nature of the buildings results in minimal impact on the environment in terms of both construction and use.

3.7 – Access

3.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds.

There is to be no increase in staff numbers as part of this application.

3.7.2 – Access

Staff will access the entrance of the buildings via a set of steps/ramp constructed to comply with approved document Part M.

4 – Conclusion

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

It can be installed quickly enabling Spire Hospital - Dunedin 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.