



Design, Access & Sustainability Statement

Emmer Green Kindergarten

85 Grove Rd

Reading

RG4 8LN

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1 - Introduction

This design and access statement has been created to support a planning application made by Emmer Green Kindergarten for the installation of a modular building to the rear of their existing nursery facility.

The Emmer Green Kindergarten is applying for permanent planning permission to site a single-storey *Portakabin Limited* building.

This building will be installed for use as additional space for nursery pupils, increasing the capacity significantly. This building will allow the nursery to take on an additional 24 children, helping to reduce the backlog which has risen since the introduction of Early Yrs Funding for under 3's.

This application permanent seeks permanent planning approval.



2 – Site in context

The extent and context of the proposed development site is shown on the attached aerial photograph.

The proposed *Portakabin Limited* building will be located to the south of the Kindergartens site, on a vacant parcel of land which previously accommodated a shed/ outbuilding.

Well situated within the major road network, the main site is located just off from Evesham Road and is accessible from Grove road. The Development site will be accessed via the existing nursery site, with Fire tender vehicles accessing the building via the alleyway off Knights way.

The proposed development site is located to the South of the Kindergarten on an area of hardstanding which is currently disused.

No car parking spaces will be lost or gained as a result of this proposal, please see the transport plan attached to this application.

2.1 – Location of site

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Proposed development area in relation to existing infrastructure

2.2 – Site photographs

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Please see large concrete pad , atop which the building will be located.

Please also note, the 'grass' is an thin layer of top soil atop a hardstanding/ hardcore base, hence the de minimis option for BNG.

3 - Design Principles and Context

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3.1 – Use

The Emmer Green Kindergarten is applying for permanent planning permission to site a single storey *Portakabin* building system at their site in Reading.

This building is being installed to be used as additional nursery space, allowing the Kindergarten to increase its capacity by 24 children. There has been an increased demand since the introduction of the early years funding for under 3s, meaning the Kindergarten is already running at capacity.

The proposed location offers the best utilisable space with all required services; power, network and surfacing being available.

3.2 – Amount

The *Portakabin Limited* building system has an overall floor space of 94m² which meets the requirements of the nursery

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

3.3 – Layout

The proposed *Portakabin Limited* building is sited on a largely hard-standing surface.

The proposal does not encroach on any residential properties in the local area, remaining as single storey to avoid disruption.

3.4 – Scale

The *Portakabin Limited* building system has the following dimensions: 3,512mm height (Maximum – may differ due to site levels), 10,172mm width and 9,832mm length.

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

3.5 – Landscaping

The proposed *Portakabin Limited* building is sited on a largely hard-standing surface. There does appear to be grass on site, but this is a thin layer atop a hardstanding/ hardcore base.

A new pathway will be installed to connect the proposed building to the existing facilities.

3.6 – Appearance

The *Portakabin Limited Titan* building 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 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.

3.7 – Access

3.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds. This additional nursery space will only be accessible via the existing site and will therefore benefit from the same public transport links.

There are no additional staff proposed as part of this application, so this proposal will not require any additional car parking spaces.

Please see transport plan attached to this application.

3.7.2 – Access

Children and staff will access the building via a set of steps constructed in accordance with part M.

4 – Flood Risk

The proposed development site does not fall within a flood risk zone as per the data provided by the Environment Agency. Therefore no flood risk assessment is deemed necessary for this application.

5 – Sustainability SP5

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 schools needs in an efficient manner to deliver vital education whilst avoiding unnecessary waste.

This proposal uses pre-fabricated modular units which have been used on previous sites and are now being reconfigured for this development site. With this in mind, the product is sustainable as the whole building can be moved if/ when it is no longer needed. This proposal would be subject to Part L of the building regulations. This complies with SP5 b, c & d.

Given the relatively small nature of this development, the above information is considered adequate to justify compliance with policy SP5 of the West Berkshire Local Plan.

6– Energy Statement (Policy DM4)

These buildings are manufactured in the UK and have a lifecycle >60 years. When the individual modules are no longer needed, they can be removed from site and delivered to a new site, where they are reconfigured into a new development.

This proposal would be compliant with Part L of the building regulations. No new renewable energy methods are proposed as part of this development due to the nature of the Nursery.

Policy DM4 will therefore be complied with due to the nature of the construction method & the other reasons mentioned above.

The Portakabin logo consists of the word "Portakabin" in a white, sans-serif font, set against a solid red rectangular background.

7 – Conclusion

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

It can be installed quickly enabling the Emmer Green Kindergarten to begin using the specifically fitted out building much more quickly than a traditional build.

Given the lack of nursery spaces available within the catchment and their ever increasing demand, it is prudent that this proposal is approved.



Emmer Green Kindergarten

