

Portakabin



Design and Access Statement

Beech Tree Childcare

Roundstone Lane
Angmering
Littlehampton
BN16 4AX

Contents



1. *Introduction*
2. *Site History*
3. *Site in Context*
 - 3.1 *Site Location*
 - 3.2 *Site Photographs*
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*
 - 4.7.2 *Access*
5. *Conclusion*

1 - Introduction

This Design and Access Statement (DAS) accompanies an application by Beech Tree Childcare for the installation of a single storey *Portakabin* building to provide additional classroom space to allow them to accommodate the increase in demand in the local area due to the lack of facilities available.

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 full permanent planning permission.



Beech Tree

Childcare



2 - Site History

Beech Tree Childcare, based on Roundstone Lane, serves their local community with essential childcare.

Beech Tree Childcare is recognised as a high quality Early Years provider based in Angmering, Littlehampton.

Beech Tree have provided childcare throughout the Covid-19 outbreak supporting key workers allowing them to carry out their duties.

They have been at the heart of the local community and recognise the importance of the service they provide and only wish to safely do so.

Due to the increased developments in the local area, Beech Tree have seen an increase in applications and require this additional classroom to safely accommodate this increase.

The proposed *Portakabin* building is to be sited on a disused grass area to the North of the existing *Portakabin* buildings.

Linked to allow best use of the facility.

No trees will be affected to enable installation of the *Portakabin* building.

The proposal does not affect any Public Right of Ways.

Portakabin



Beech Tree
Childcare

03

3 - Site in context

Beech Tree Childcare is located on Roundstone Lane, just off Roundstone by-pass Road.

The site and development area do not fall within any Flood risk Zone or Conservation area and no trees with Tree Preservation Orders on them.

3.1 – Location of site

Position of the Portakabin Titan building as shown in site picture below.



A black and white photograph of a small, single-story building with a flat roof and several windows, partially obscured by dense foliage and trees. The building appears to be situated in a rural or wooded area.

Photographs show the area where the temporary *Portakabin Limited Titan* building will be located.

A black and white photograph showing a small, light-colored building with a dark roof. The building is partially obscured by dense foliage and trees in the background. The foreground is filled with tall grass and weeds. The image has a grainy, halftone texture.



Portakabin®

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.

Portakabin®

5 – Conclusion

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

The building was installed quickly, enabling Beech Tree Childcare to provide the required teaching space to meet the urgent demand. It can also be easily removed from site with little impact when the accommodation is not required in the future.

07