

Portakabin®



Design and Access Statement

Iceland Manufacturing

Hammerstone Road,
Gorton,
Manchester,
M18 8BW

Contents

Portakabin®

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 a planning application by Iceland Manufacturing, for the installation of two single storey Portakabin Limited buildings at their site in Manchester. Both buildings propose to replace existing single modular buildings which are now dilapidated. One building will be replaced almost within the same footprint (the new building is slightly longer). The second building will be replaced in a different part of the site, which has been selected as it would improve the traffic flow around the area, and is also further away from any immediate neighbours.

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 for the two replacement buildings.

Portakabin®



2 - Site History

Located in Gorton, Manchester, Iceland Manufacturing Ltd manufacture ready meal products for Iceland Stores and are embarking on an exciting period of growth during 2022 and beyond.

Originally established as Loxton Foods Ltd in the late 1980s, Iceland Manufacturing Limited is proud to have been part of the successful Iceland family since 2012.

The proposed development sites for the Portakabin Limited buildings are located within the existing site boundary on hard standing tarmac / concrete areas adjacent to the main existing building.

The site is not in a conservation area and falls into flood risk zone 1.

The proposal does not affect any Public Right of Ways.

The proposal will not have any impact on any established trees in or around the development site.

Portakabin®



3 - Site in context

Iceland Manufacturing is located in Gorton, East of Manchester City Centre.

The site is accessible via Hammerstone Road.

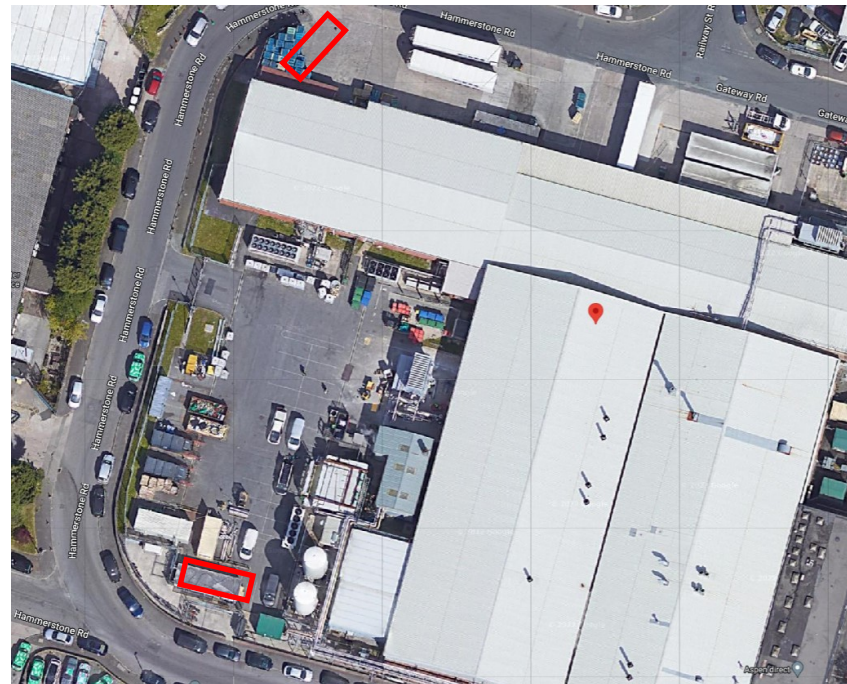
As the site has been assigned as Flood Risk Zone 1 by the Environment Agency, the site has a low risk of flooding.

The proposed scheme will be sympathetic to the visual amenity of the site and will not dominate the overall character of the area.

3.1 – Location of site

Proposed Portakabin Limited single storey buildings located adjacent to the existing building, on a hardstanding area.

Portakabin®



4 - Design Principles and Context

4.1 – Use

This planning application seeks planning permission for the installation of two Portakabin Limited single storey buildings.

The facilities are required to provide a suitable replacement to the dilapidated existing security buildings.

No additional staff will be employed as a direct result of this installation.

No car parking spaces will be lost as a result of the development.

4.2 – Amount

The Portakabin Limited buildings has an individual floor space of 35.80sqm each and a total of 71.6sqm combined.

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

4.3 – Layout

The proposed Portakabin Limited building will be sited on a hard standing area within the site grounds.

Please see the enclosed Block Plan drawing attached to the application.

4.4 – Scale

The Portakabin Limited single storey buildings both have identical overall dimensions of height 2975mm, length 9720mm, width 3910mm. please note overall height may vary slightly with ground levels.

Careful consideration has been given to the site's proximity to neighbouring properties to ensure the proposal does not contravene acceptable heights.

Please see the Plan and Elevations attached with this application.

4.5 – Landscaping

As part of the development the proposed Portakabin Limited buildings will be sited on hard-standing areas.

There are no established trees within or close by to the development area.

4.6 – Appearance

The *Portakabin Limited* buildings are manufactured and prefabricated at *Portakabin Limited*, New Lane, Huntington, York.

External walls are of a grey 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.

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

4.7 – Access

4.7.1 – Vehicle and Transport links

The proposed development site is contained within the existing Iceland Manufacturing grounds and will not affect any existing vehicle or pedestrian access to site.

No increase or decrease in car or bicycle parking is planned.

4.7.2 – Access

The buildings will be sited as close to the existing ground level as possible to reduce access heights. The building will be accessed by a step, constructed to comply with the Building Regulations Approved Document M.

5 – Conclusion

The Portakabin Limited buildings have been chosen as a result of the flexible solution they provides.

They can be installed quickly, enabling Iceland Manufacturing to start using the facilities much more quickly than a traditional build. This benefits the existing staff as they will have access to the facility as quickly as possible. The pre-fabricated nature of the building means it can be easily removed from the site in the future when the accommodation is no longer required.

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