



Design and Access Statement

Rochdale Sixth Form College

College Road
Rochdale
OL12 6HY

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1 - Introduction

This statement has been prepared by Portakabin Ltd on behalf of Rochdale Sixth Form College to support a temporary planning application for the installation of a temporary two storey Portakabin building.

The proposed building will be used as two interim classrooms set over the two storeys.

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 approval for a temporary period of 3 years.

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2 - Site History

Rochdale Sixth Form College, is a sixth form college in Rochdale, England.

This £26 million sixth form college campus has been constructed next to Hopwood Hall College and forms an educational quarter in Rochdale town. Rochdale Sixth Form College opened in September 2010, and is now the primary provider of sixth form education in the Metropolitan Borough of Rochdale.

Rochdale Sixth Form College is the first sixth form college to be opened in the UK since 2004, and the 93rd sixth form college in the country. The college is a member of the Sixth Form College Association (SFCA), founder of the Student Union of Celebration and Co-operation (SUCC), and the Association of Colleges (AoC).

Rochdale Sixth Form College aims to be the sixth form college of choice for the young people of the Borough of Rochdale and aims to develop confident and articulate students, respectful and respected, capable of independent and critical thought and appropriately prepared for higher-level achievement.

Planning History:

There is limited planning history associated with this site. Rochdale Metropolitan Borough Council's records show that there has been no recent planning applications submitted for the site.



3 - Site in Context

Located on College Road, Rochdale Sixth Form College is accessible from College Road itself when travelling north on the A58, St Mary's Gate.

Rochdale Sixth Form College is set within a mainly residential area.

To the north of the site sits Hopwood Hall College which along with Rochdale Sixth Form College forms the educational quarter in Rochdale Town.

To the southwest of the site sits an Asda Superstore.

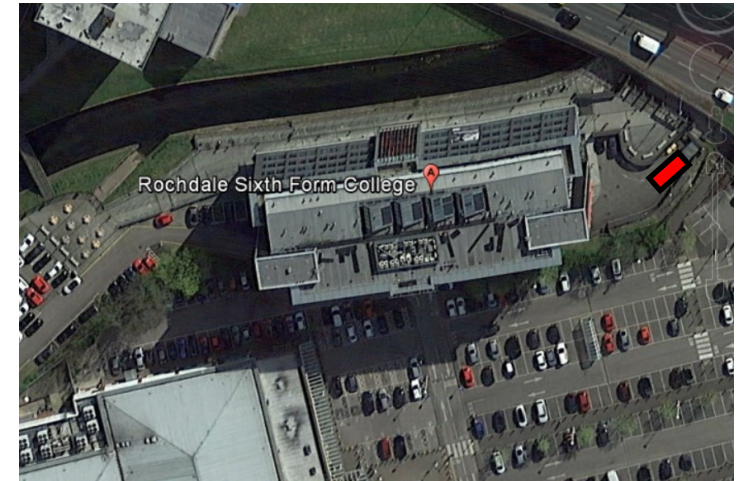
The proposed development site will not cause detriment to the quality of existing amenity or streetscape.

This temporary scheme will be sympathetic and in keeping with the surrounding buildings. It will not dominate the overall character of the area.

3.1 – Location of Site

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Proposed development site in close context



Proposed development site in relation to the wider area



4 - Design Principles and Context

4.1 – Use

This application seeks temporary planning permission for the installation of a two storey *Portakabin* building for a period of 3 years.

Rochdale Sixth Form College require two interim classrooms for teaching space set over the two storeys.

The proposed location offers the best free, utilisable space as it offers all required services: power, network and surfacing.

The building set out in this application is a temporary solution only for a period of 3 years.

4.2 – Amount

The *Portakabin* building will have an overall floor space of 89.58m² which meets the requirements of two functional classrooms. The two *Portakabin* units will be double stacked with access to the second storey being made available by an external staircase.

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

4.3 – Layout

The proposed *Portakabin* building will be sited on a hard-standing surface and won't encroach on any residential properties in the local area.

4.4 – Scale

The two storey *Portakabin* building has overall dimensions of 5945mm height (maximum may differ due to site levels), 3910mm width and 12,120mm length.

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

4.5 – Landscaping

The proposed *Portakabin* building will be sited on a hard-standing surface.

No further landscaping is required.

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

The walls are of vinyl-face plasterboard, providing a wipe-clean finish. The prefabricated nature of the buildings results in minimal impact of the environment in terms of both construction and use.

4.7 – Access

4.7.1 – Vehicle and Transport Links

The proposed development site is contained within the site grounds.

The car park on site will not be displaced by the *Portakabin* buildings. Therefore the proposal will have no detrimental impact on the local highways.

4.7.2 – Access

Users will access the ground floor via a step, and the first floor via a staircase—both constructed to comply with Part M of the Building Regulations.

5 – Conservation and Heritage

The site is not located in/adjacent to a Conservation Area, and none of the trees on/adjacent to the site are covered by a Tree Preservation Order. There are no listed buildings in the vicinity of the site. Therefore no conservation or heritage impacts are anticipated as a result of the development.

6 – Flood Risk Assessment

The proposed development site falls within a flood risk zone as per the data provided by the Environment Agency.

The impact is evaluated within the Flood Risk Assessment attached to the application.

7 – Conclusion

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

It can be installed quickly enabling Rochdale Sixth Form College 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.

