

Portakabin®



Design and Access Statement

MICHELMERSH BRICK HOLDINGS PLC

Freshfield Lane,
Danehill,
Haywards Heath,
West Sussex, RH17 7HH

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1 - Introduction

This Design and Access Statement outlines the proposed installation of an office building at the premises of Michelmersh Brick Holdings PLC, located in Freshfield Lane, Danehill, Sussex, RH17 7HH.

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

Prepared in accordance with National Planning Policy guidance this statement presents an overview of the design concept and the anticipated benefits of the proposed development and considers the development need and overall site characteristics. It also signifies the thoughtful planning and consideration given to various aspects of the project, ensuring that it aligns with the goals of Michelmersh Brick Holdings PLC and complies with the national and local planning regulations.

The Company is seeking approval for the installation of a temporary building to serve as changing and shower facilities, aimed at meeting the essential needs of existing staff members.

Michelmersh is a successful employer who keeps investing in the business and plays an important role in the local area by providing employment directly and indirectly to a number of people and supporting the local community.

To accommodate company needs Michelmersh Brick Holdings would like to install a modern and functional Portakabin building on the temporary basis.

This document should be read in conjunction with the accompanying drawings.

This application seeks temporary planning permission of 4 years.

2 - Site History

Michelmersh Brick Holdings was founded in 1997 and has its headquarters in Romsey, Hampshire, United Kingdom. The company has a rich history in brick-making, with some of its operations dating back to the late 19th century. Over the years, Michelmersh Brick Holdings has grown and acquired several brick manufacturers, consolidating its position in the UK brick industry. As one of the leading brick manufacturers in the UK, company enjoys a prominent market presence.

The Group is dedicated to manufacturing high-quality, long-lasting and beautiful construction products designed to encompass an array of architectural styles. The company specialises in premium bricks used in various construction projects; residential, commercial, and heritage buildings. Michelmersh Brick Holdings currently operates several brick plants across the UK. Freshfield Lane factory located between Danehill (East Sussex) and Scayne's Hill (West Sussex) is operating from this site for over sixty years.

The company contributes to one of the major employers in this area, and provides employment for 100 people in the region.

Michelmersh Brick Holdings is recognised for leading the way in innovation and sustainability within the sector and for bringing a positive contribution to the local built environment.



3. Site in Context

3.1 Site Location

Position of the proposed Portakabin building in wider view

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Position of the proposed Portakabin building in closer view

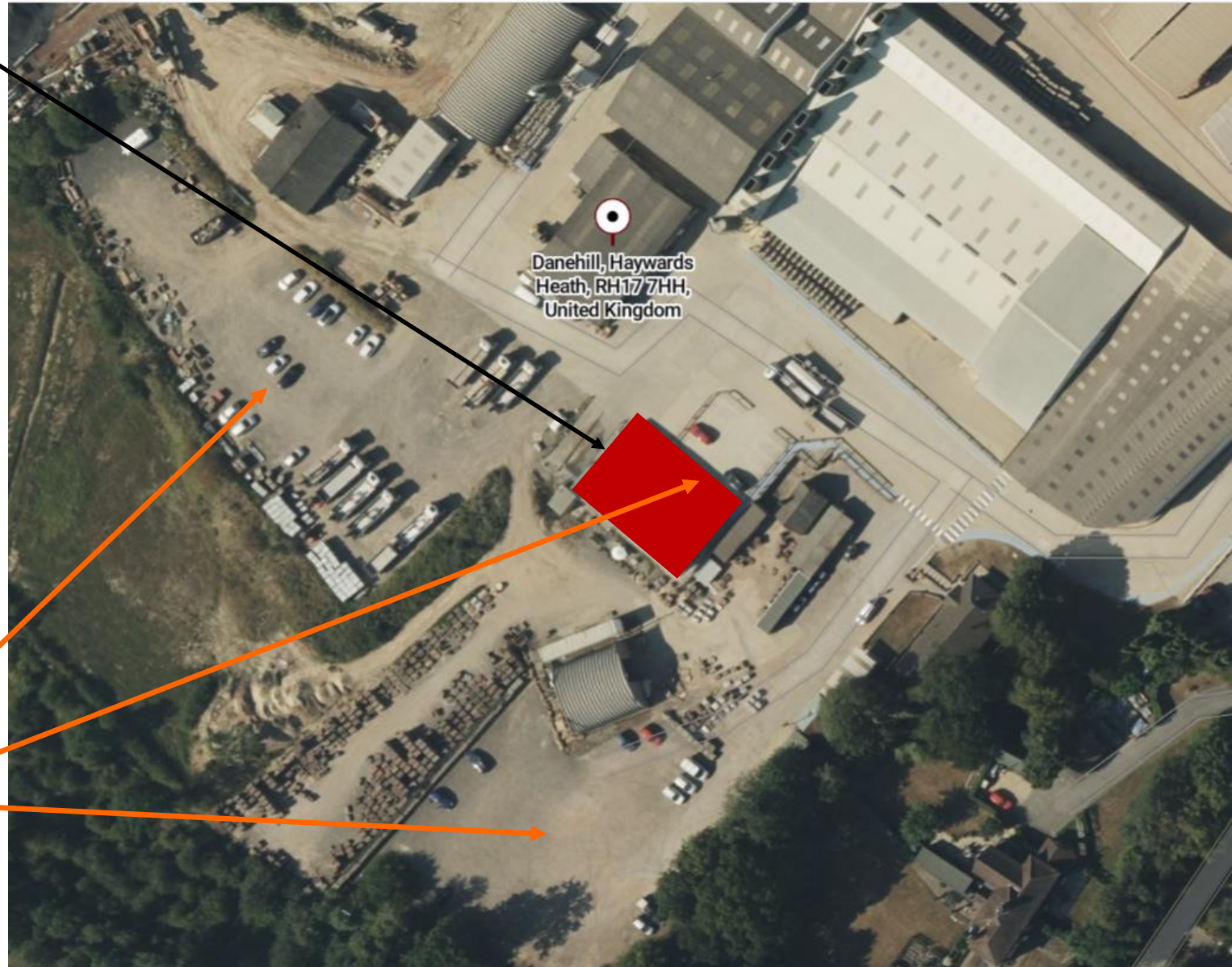
Proposed location of the Portakabin building

Biodiversity

The proposed development falls within the scope of the "de-minimis exemption," as the building will be installed entirely within an existing area of hard-standing.

The site has no ecological value, with no vegetation present and no evidence of protected species or designated habitats. As such, it is considered that the installation of the building will have no adverse impact on the ecological value of the site.

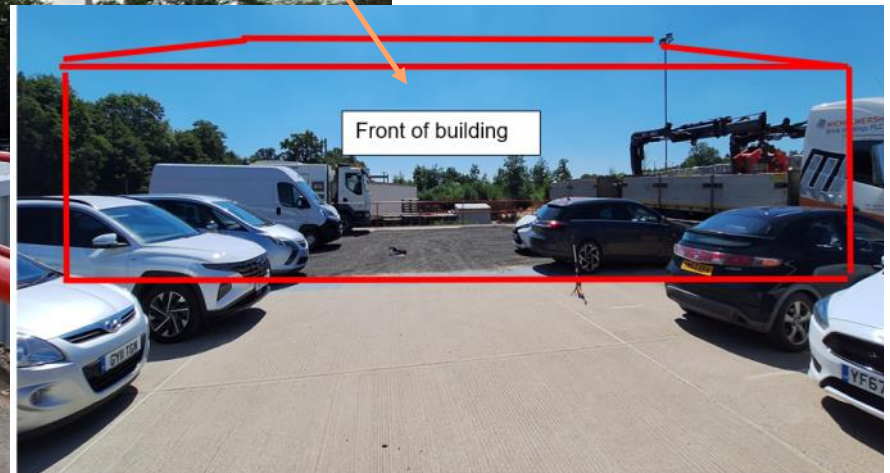
Car park areas



3.2 – Development site photographs

Proposed location of the Portakabin building within the existing parking area

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The site is well screened from Freshfield Lane, and by woodland to the rear.

There are no residential dwellings within the close proximity to the development site.



4 - Design Principles and Context

4.1 – Use

This project is for the installation of single storey temporary Portakabin building to be used by existing company employees. The proposed building will consist washing and changing area and secure storage. The proposal will not disrupt the pre-existing facilities/ amenities.

4.2 – Amount

The building offers a total floor area of 235 square metres and will consist of changing facilities, multiple showers, and secure lockers to support users convenience and privacy.

4.3 – Layout

The proposed development site has been thoughtfully assessed and selected as the most suitable location, owing to its close proximity to the adjacent building and existing services.

The temporary building is to be positioned within the boundaries of the existing brickworks, in a location that will not affect the local amenity or alter the visual character of the area.

It will be installed on a hardstanding surface within one of the existing car parks, ensuring minimal disruption to the surrounding environment.

4.4 – Scale

The Portakabin buildings has overall dimensions of 3512mm height, 12234mm width and 20078mm length. Please see the floor and elevations plan attached.

Landscaping works required will be limited to connection of services and introduction of simple pad foundations.

4.6 – Appearance

The Portakabin buildings are manufactured and pre-fabricated 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 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.

4.6.1– Sustainability

Portakabin buildings are manufactured in controlled factory settings, which reduces waste and energy use compared to traditional construction.

These buildings are designed to be reused, reconfigured, and eventually recycled, supporting a circular economy model.

In-house sustainability team uses advanced techniques to optimize energy performance and reduce carbon emissions during design and construction.

Portakabin buildings are certified by the British Board of Agrément (BBA), with systems such as Ultima, Titan, and Solus meeting permanent building regulations across the UK. These buildings undergo rigorous structural testing to ensure compliance with fire safety, moisture resistance, and load-bearing standards.

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

Portakabin Ultima Building System, hold an Agrément Certificate that includes rigorous assessments of fire behaviour, thermal performance, moisture resistance, and structural integrity.

4.7 – Access

4.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds and the project will not alter or affect vehicle or pedestrians access to site.

No changes to the current number of vehicle movements permitted at the site are proposed as a result of the proposed development.

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

The site offers generous parking space, easily supporting both employees and guests. While the installation of the building will result in the loss of some parking spaces, the site benefits from ample remaining parking capacity, which will continue to accommodate both existing employees and site visitors without disruption.

4.7.2 – Access

Access to the entrance of the temporary building will be designed in accordance with the provisions outlined in Approved Document M, ensuring full compliance with accessibility standards

5- Conclusion

The Portakabin building has been selected for its flexibility and suitability as a temporary solution.

These buildings can be hired for a defined period and removed without lasting impact once no longer required. Their prefabricated nature ensures minimal disruption to the environment and surrounding area.

The off-site construction and rapid delivery of the Portakabin building will be carefully coordinated to minimise any disruption to ongoing site operations. Detailed logistics and scheduling will be established to ensure a smooth installation process, considering noise control, dust mitigation, and ensure ensuring minimal disruption to surrounding roads and traffic flow.

The rapid installation process will allow Michelmersh Brick Holdings PLC to occupy and make use of the high-quality space far more quickly than would be achievable through traditional construction methods. This accelerated timeline means employees can begin using the changing facilities without delay, enhancing staff convenience and overall site functionality.

The proposed installation demonstrates an environmentally conscious design strategy, delivering a modern and functional workspace that supports operational efficiency while enhancing employee wellbeing and job satisfaction. The inclusion of modern washing facilities is particularly desirable, offering enhanced comfort and convenience for staff and contributing to a more supportive working environment.

As a small-scale development the proposal is not expected to have any adverse impact on the wider landscape. Accordingly, the proposal is considered to be in accordance with national planning policy and relevant policies within the adopted development plan.

The Portakabin logo consists of the word "Portakabin" in a white, sans-serif font, positioned on a solid red rectangular background. A small registered trademark symbol (®) is located at the top right of the word.