



PARK VIEW SCHOOL  
TEMPORARY MODULAR CLASSROOMS

## Design and Access Statement

June 2023

### 1.0 INTRODUCTION AND CONTEXT

This report has been written to support the Planning Application for the erection of a double storey modular temporary building to be used for thirteen classrooms, one office, and toilet facilities. The main building has had to be urgently vacated due to the need to undertake refurbishment works and this space must be re-provided for the September term to ensure suitable teaching space continues to be available.

Due to the urgent nature of the works, we are commencing onsite early July and we are keen to ensure the planning process is as swift as possible.

The purpose of the temporary classrooms is to provide teaching space for a period of up to three years.

The teachers require that these new classrooms be made available so maths and history can be taught to the pupils. The rest of the school will remain in operation during development.

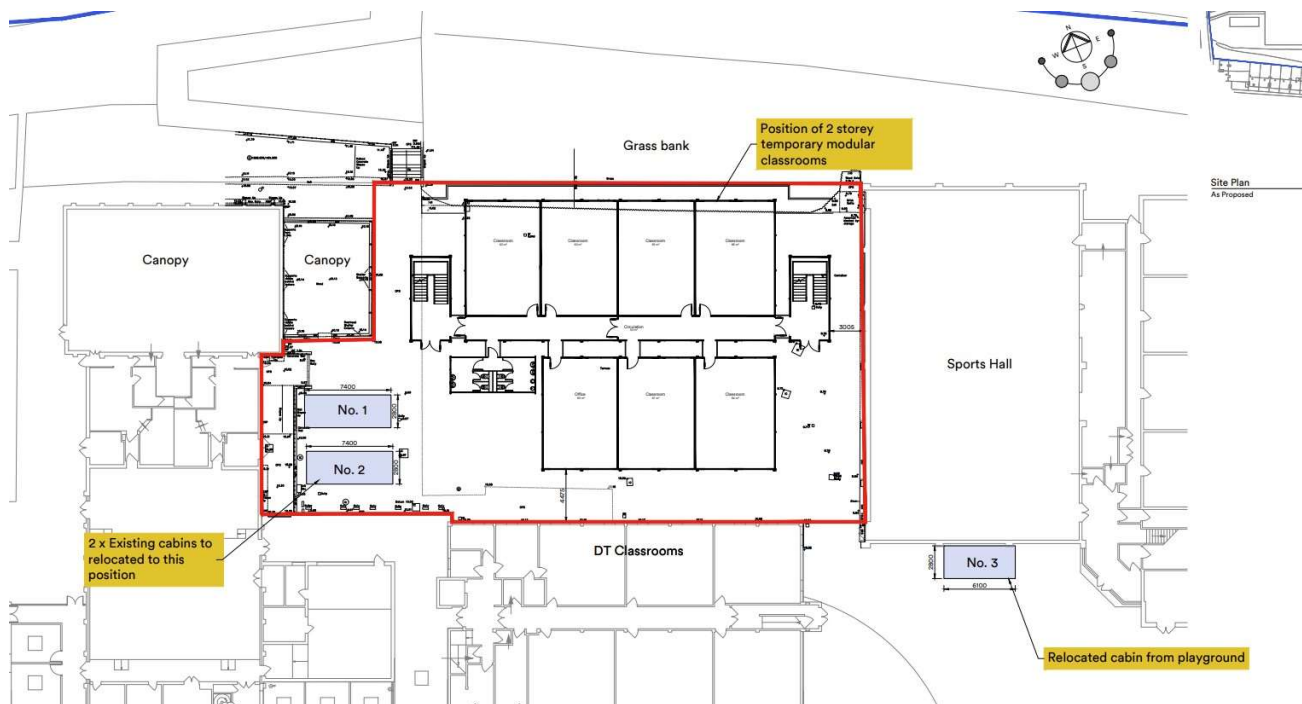
Park View School is a mixed secondary school located in the West Green area in the London Borough of Haringey, England. It is a community school administered by Haringey London Borough Council. There are approximately 1150 Pupils.

Park View School is in partnership with Alexandra Park School, Woodside High School, Fortismere, Haringey School Improvement Team and the Institute of Education as part of the National Teaching Schools, New River Teaching Alliance.

<https://www.parkview.haringey.sch.uk/>



Existing site plan with application boundary in red. Note blue boundary on key plan.



Proposed modular building location.

## 2.0 RELEVANT PLANNING HISTORY

### Building Control Applications

[View results as a list](#)

| Application Reference                | Application Type | Site Address                                                 | Proposal                                                                                                                                                                                                                                       | Status      |
|--------------------------------------|------------------|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <a href="#">CPS/2022/0856</a>        | Competent Person | Park View School 252 West Green Road, London, N15 3QR        | Scheme Certificate Reference: 28450317<br><br>Commissioning Required: No<br><br>Commissioning Carried Out: No<br><br>Description Of Work: Install one or more new circuits                                                                     | Complete    |
| <a href="#">FPES/0013/7888/</a>      | FP Schools       | Park View Secondary School, West Green Road, London, N15 3QR | Strip out of existing finishes in two classrooms on the second floor, and refurbishment and fit out to create a science studio and laboratory. Works include provision of new M&E supplies to the spaces fed from the existing in rooms below. | Conditional |
| <a href="#">FPES/0013/7998/</a><br>* | FP Schools       | Park View Secondary School, West Green Road, London, N15 3RB | Replacement of existing profiled metal panel roofing and wall cladding with modern equivalent insulated panels, the installation of new mechanical ventilation system and edge protection at roof level.                                       | Rejected    |
| <a href="#">FPES/0013/7998/</a><br>A | FP Schools       | Park View Secondary School, West Green Road, London, N15 3RB | Replacement of existing profiled metal panel roofing and wall cladding with modern equivalent insulated panels, the installation of new mechanical ventilation system and edge protection at roof level.                                       | Conditional |

### 3.0 RELEVANT PLANNING POLICY

This design and access statement highlights national policy relevant to the installation of this temporary modular building.

#### 3.1 NATIONAL PLANNING POLICY FRAMEWORK

Policy Framework Paragraph 92: *Promoting healthy and safe communities.*

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

(a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

National Planning Policy Framework Paragraph 130b: *Achieving Well Designed Places*

Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

### 4.0 COMPLIANCE WITH BUILDING REGULATIONS

The Portakabin modular building has been certified by BBA relating to compliance with Building Regulations and has a building system Agreement certificate. The agreement includes verification of technical standards, design consideration and installation guidance and regular surveillance of production.

### 5.0 TRANSPORT

The purpose of the temporary classrooms is to provide teaching space that would otherwise be in the main building. The main building has had to urgently vacate due to the need to undertake works and therefore the temporary classrooms are not increasing the school capacity in any way.

The pupil / staff or visitors' numbers will not change due to the temporary classrooms being onsite. The classrooms are also being provided on an existing playground so do not impact any existing car parking on the site. There is also no impact in how the pupils/staff arrive at the site.

## 5.1 ACCESS

The school is located off Langham and West Green Road between South Tottenham and Hornsey. The site is accessed via West Green Road by the pupils and there is a staff carpark accessed through Langham Road. There is good access to the local public transport with Turnpike Lane and Seven Sisters Tube stations within a short walk.

The school will manage the spaces to ensure those that require level access will be located on the GF. WCs will be for staff/pupils. The school is double storey will have ramp access to make it accessible to all.

New internal features of the buildings will be designed to be in accordance with Part M of the building regulations & BS 8300 and include doors and corridor widths, visibility, stairs and handrails.

## 6.0 TOPOGRAPHY AND LANDSCAPING

The proposed modular building will be constructed temporarily in the playground behind the main building (DT Classroom block). The site slopes up toward the rear of the proposed location with a steep bank.

## 7.0 LAYOUT AND SCALE

The height of the new double storey roof will be approximately 7meters. The width of the modular building is 36m x 23.3m approximately. The total floor space will be 1136sqm.

## 8.0 APPEARANCE AND APPRAISING THE CONTEXT

The pictures below show the new location for the modular building in the playground



Image 1 looking toward the main school



Image 2 looking north west



Image 3: looking towards sports hall



Image 4 Rear grass bank.

## 8.1 Materials and finishes

Portakabin have been commissioned to provide the modular building. This will be from the Utilma range, as per picture below.

**Roof:** The external roof is of composite construction having an upper profiled (trapezoidal) skin of aluminium/zinc alloy coated sheet steel.

**Walls:** Modular Building System is based on a module consisting of a structural steel framework and composite roof and end wall panels

**Floor:** comprise 18 mm thick, moisture-resistant structural particle board type fixed to galvanized steel joists

**Windows:** to be PVC-U frames and are double-glazed with low energy glass for optimum thermal performance



Proposed Portakabin appearance

## 9.0 CONCLUSION

This statement supports the accompanying application which proposes the addition of temporary addition of a two-storey modular building. As aforementioned it is critical for the school to have this proposed building in place to ensure they meet the pupils' educational needs for the next school year. The proposal is informed by the relevant planning policies and guidance. The works will allow the school to continue to run at its current levels.