



Design and Access Statement

BrightStarz Day Nursery Ltd
Morris House, Waltheof Gardens,
London, N17 7EB

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Portakabin®



1 - Introduction



This Design and Access Statement (DAS) accompanies an application made by Bright Star Day Nursery for the installation of Portakabin building at Waltheof Gardens, Tottenham, London, N17 7EB.

Prepared in accordance with National Planning Policy guidance to achieve a high-quality design, the scheme considers the development need and overall site characteristics.

Bright Star Day Nursery provides care and early years education for children aged between three months and five years. The nursery currently accommodates twelve children and proposes to increase its capacity by an additional nine children from September 2026. This proposed expansion reflects a sustained increase in pupil numbers and the need to meet anticipated future demand.

The existing building is currently operating at full capacity and does not provide sufficient internal space to accommodate additional children. To address this shortfall, the Nursery proposes the installation of a temporary Portakabin Titan building. This additional accommodation will provide essential teaching and support space, enabling the continued delivery of high-quality early years education within an appropriate environment.

Bright Star Day Nursery therefore seeks full planning permission for the installation of the temporary Portakabin building for a period of 5 years. During this time, the Nursery intends to develop a more permanent solution to meet its long-term space requirements, subject to the availability of funding.

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

3.1 – Site Location

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Proposed location of the Portakabin building



Site in Context

The nursery is located within Morris House, a building on Waltheof Gardens, a residential estate in Tottenham. The site is part of an urban residential area characterised by estate housing and mixed community uses.

The immediate area is predominantly residential in character, with a high proportion of flatted development and social housing typical of this part of Tottenham. The nursery sits within an integrated neighbourhood environment, with nearby uses including small-scale retail, food outlets, healthcare provision and other community facilities, all located within comfortable walking distance.

The development will be positioned within the functional flood zone 1.

Biodiversity Net Gain

The development site had “0” biodiversity value as the building is to be situated in an area of hardstanding, within an existing parking.

It is believed that there are no protected species nor habitats recorded in the development area.

3.1 – Site Photographs

Position of the proposed building as seen from the street



Position of the proposed building as seen from the front of the existing Nursery building



Development area



4 - Design Principles and Context

4.1 – Use

This application seeks planning permission for installation of 1nr single storey *Portakabin* building. The proposed modular building will be used to support the existing nursery operations by providing additional internal space for childcare and associated activities..

4.2 – Amount

The proposed Titan building has an overall external area of approximately 38m², which will provide suitable and sufficient accommodation for approximately 9–10 nursery children, ensuring an appropriate standard of internal space for early years use. The development will not dominate the overall character of the area.

Please refer to the enclosed floor plan and elevations drawings attached to this application.

4.3 – Layout

The *Portakabin* building will be sited within the Nursery area and would not impact any existing buildings, surrounding nature or neighbourhood.

4.4 – Scale

Portakabin Titan building has an overall dimensions of 2970mm height, 3910mm width and 9720mm length externally. The overall height of the structure excludes the depth of the pad foundations, the dimensions of which may vary slightly depending on existing ground levels.

4.5 – Landscaping

The proposed Portakabin building will be sited on the pad foundations within the area of hardstanding.

There are no trees or hedges close to the proposed development site. Therefore, the development will have minimal impact with regard to the natural environment.

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

4.6.1 – Sustainability Appraisal

Portakabin Ltd is a market leader in the design, manufacture, and installation of modular buildings, and a pioneer of advanced offsite construction. In collaboration with multidisciplinary in-house Architectural, Engineering and Sustainability specialists, *Portakabin Ltd* have successfully installed a number of modular buildings; hospitals, schools, offices, and laboratories across UK.

Portakabin Ltd aims to reduce the impact of its buildings on the environment through the design, construction stage and development stage, and the entire building's life span. High-performance insulation, provision of natural light, and ventilation contributes to sustainability goals and reduce environmental impact.

Portakabin Ltd uses lean engineering to make the manufacturing processes as efficient as possible.

Intelligent design removes waste-generating operations from the manufacturing to delivery of the projects. In addition, fast installation and offsite construction reduce the CO emissions.

Portakabin buildings can be reused following removal from the site and installation in another location.

4.7 – Access

4.7.1 – Vehicle and Transport links

The development site is contained within the site grounds and will benefit from the same transportation links as the existing building.

Bus stops are located within approximately 100 metres of Waltheof Gardens/ Roundway, providing convenient local access.

White Hart Lane Station (London Overground) is situated approximately 0.6–0.8 miles from the site, while Turnpike Lane Underground Station (Piccadilly Line) lies at a distance of approximately 1 mile, ensuring good connectivity to the wider public transport network.

The proposed development is expected to result in a minor increase in staffing levels, with approximately 4 additional employees. Staff travel patterns are already predominantly sustainable, with around 80% using public transport, 10% walking, and 10% travelling by car.

Pupil travel patterns are similarly sustainable, with the majority of children attending from the local area. Approximately 90% arrive on foot and 10% by car, primarily during existing drop-off and collection periods.

Given these established travel behaviours, the proposal is not expected to result in any significant increase in traffic generation or parking demand, and will not adversely impact the local highway network.

4.7.2 – Access

Users will access the entrance of the new building via ramp constructed in accordance with the Approved Document M of the Building Regulations.

5 – Conclusion

The proposed building represents a sustainable form of development, consistent with the principles set out in the National Planning Policy Framework (NPPF). In particular, the development meets the objective of sustainable development by ensuring that it does not compromise the ability of future generations to meet their own needs. The modular structure is intended as a temporary solution, and its off-site fabrication and rapid installation minimise on-site construction activity, thereby reducing environmental impacts such as noise, waste, and carbon emissions when compared to a conventional build.

The proposed Portakabin building has been selected as flexible solution to meet the operational needs of Bright Star Nursery to enable the Nursery to bring the additional accommodation into use at the earliest opportunity and respond effectively to immediate demand for childcare provision.

Furthermore, the provision of the additional accommodation will enable the nursery to continue operating safely, ensuring full adherence to relevant government guidance on space standards and operational requirements. The increased capacity and improved facilities will directly enhance the quality of the educational environment and overall experience for children attending the nursery.

A comprehensive delivery and installation strategy will be implemented to ensure that any disruption to the surrounding area is minimised to the greatest extent possible. This will include the adoption of robust noise and dust mitigation measures, alongside the careful coordination of works to ensure that there is no undue impact on the day-to-day operation of the nursery.

The modular solution is therefore both practical and proportionate, providing the additional space required without the need for permanent or large-scale construction. Its siting within the existing nursery setting ensures efficient use of land, while its temporary nature allows for future adaptability should long-term solutions come forward.

The proposed development represents a sustainable, low-impact and policy-compliant response to an identified need for additional early years provision. It supports the continued delivery of an essential community service within an accessible residential location and aligns with national and local planning objectives relating to sustainable development, community infrastructure and social wellbeing.

In light of the identified benefits, it is considered that planning permission should be granted.