Kingfisher Family Practice
Design and Access Statement-Retention of Portacabin

The Process

We have been trying to move to new build premises and merge with Ball Tree Surgery for the past four years but unfortunately NHS funding for new builds has been withdrawn at present. Therefore we are having to continue working out of our existing site for the foreseeable future.

We are very short of space at 19-21 Culver Road , and as a GP training practice we have trainees working with us for 12 months at a time and a condition of this, set by the Kent, Surrey and Sussex Deanery is that we have a study area for them, to include a small library area. The only possible location for this study area is in the portacabin as the existing building is full. We also use the portacabin for note storage and meetings and occasional office work. Again, we could not accommodate these in the main surgery building.

Since having the portacabin in 2002 we have received no complaints from any of our neighbours.

We have therefore concluded we have no alternative but to re-apply for planning permission to retain the portacabin.

The Use

The use of the portacabin is as an office- being a library/study area for GP trainees, for medical record storage and meetings as well as occasional office use. Culver Road is part residential and part commercial- we are opposite the offices of the Sussex County Football Association. At the entrance to the road is a garage and shops. We back on to the Lancing Library and car park site. Therefore office use fits in well with surrounding land uses.

Amount

The density of land use feels appropriate and has caused no problems since the portacabin was first installed in February 2002. We still have space for 10 parking spaces at the rear of the building which is sufficient for our staff.

Layout

The portacabin is divided into two rooms- one for record storage and the other used as a study/library area for GP trainees and for meetings/office work.

Scale

The portacabin is single storey and quite unobtrusive and it is sited close to the rear of our building and the old garage. The portacabin backs onto a public car parking area for library users and there is a high fence between the two sites. The portacabin itself is unfenced.

Landscaping

A tree has been retained between the rear of the surgery and the portacabin which helps the visual appearance of the site. The siting of the portacabin is close to the existing permanent buildings which helps it blend in the site as a whole.

Appearance

The portacabin is a light green colour which helps it be unoffensive and blend into the landscape generally.

Access

While there are steps to the doors of the portacabin there are sturdy handrails to aid access. Inside it is on one floor only.