

Design and Access Statement

**Scania (Great Britain)
Limited,**
Warden Tree Lane
Spalding
PE11 3UG

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1- Introduction

This Design and Access Statement (DAS) accompanies an application by Scania (Great Britain) Limited for the installation of two single storey *Portakabin Limited Titan* buildings to be sited at Warden Tree Lane, Spalding, PE11 3UG.

These buildings will be used for office accommodation and will be hired from Portakabin Limited for a period of 78 weeks only.

2- Site History

Scania Group are a Global company who have presence in over 100 countries and specialise in sustainable transport solutions. Founded in 1891, they are the leading manufacturer of heavy trucks and buses and employ approximately 45,000 employees.

Scania (Great Britain) Limited have sales and service operations throughout the UK. The site in Spalding is located to the north of Spalding, to the west of the A16. Employing 26 staff members, it occupies a large site leased from Garn Transport who are located on the adjacent site.

3- Site in context

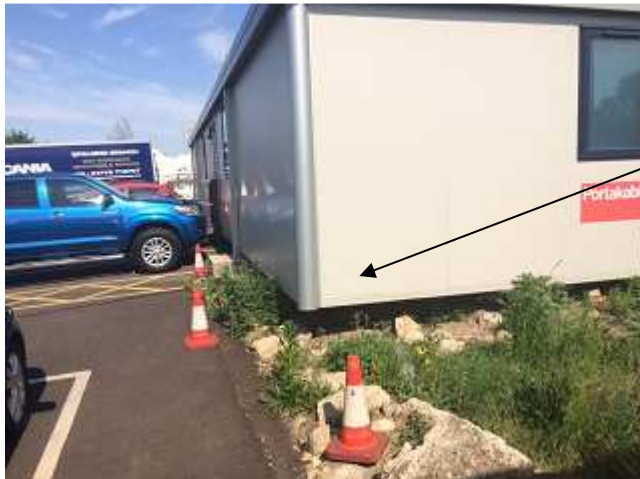
Development Site Photographs;



Proposed development site in relation to the wider area.



West elevation of proposed development site.



East elevation of proposed development site.



South elevation of proposed development site.



North elevation of proposed development site.

4- Opportunities and Constraints

The proposed development site as depicted in the previous photographs has been identified as the most convenient area in which to place the *Portakabin Limited Titan* buildings as it is easily accessible from the main building. Choosing this area also results in no impact upon current parking provisions on the site.

The site is within Flood Zone 3 and therefore a full Flood Risk Assessment has been included within this application.

5- Design Principles and Context

5.1- Use:

The proposed *Portakabin Limited Titan* buildings will be used as office accommodation for staff members. Both office and meeting facilities are stretched within the main building due to the number of staff based on the site at any one time. The temporary buildings provide separate offices to be used by members of staff and will allow them to be in relatively close proximity to the main building.

Company expansion means that they are quickly outgrowing the site on Warden Tree Lane, hence the application for a period of 78 weeks only. After this time, it is expected that the temporary buildings will be removed.

5.2- Amount:

The *Portakabin Limited Titan* buildings are linked and have an overall floor space of 112.05m². Please see the enclosed Plan and Elevations drawing attached to the application.

5.3- Layout:

Please see Location and Block Plan attached to the application. The *Portakabin Limited Titan* buildings are sited to the south of the site in close proximity to the main building. As the proposed site is within the site boundary, it does not encroach on any residential properties in the local area. The buildings are single storey.

5.4- Scale:

Please see the plan and elevation drawing.

The linked *Portakabin Limited Titan* buildings have overall dimensions of:

32028mm x 4186mm with an overall height of 2975mm.

5.5- Landscaping:

No landscaping is required as part of the application.

5.6-Appearance:

Portakabin Limited buildings are prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The buildings have an external Grey colour scheme to fit in with most site applications. 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. It is covered with solar-reflective, profiled aluminium-zinc coated steel to reduce heat gain. Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish. Internally, 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.

5.7. -Vehicular and Transport Links

The proposed site location is contained within the site boundary and will benefit from the same transportation links as the existing buildings. There have been a maximum of two additional staff members as a result of this proposal.

6-Conclusion

The *Portakabin Limited* buildings were chosen as a result of the flexible solution they provide. They can be installed quickly enabling Scania (Great Britain) Limited to begin using the specifically fitted out buildings much more quickly than a traditional build, and they can easily be removed with little impact on the site. The non-permanent nature of these buildings will have minimal impact on the environment with regards to their construction and use.