

Design and Access Statement

Spalding Monkshouse
Primary School,
Pennygate, Spalding,
Lincolnshire,
PE11 1LG.

Contents

1- Introduction

2- Site History

3- Site in context

4- Opportunities and Constraints

5- Design Principles and Context

5.1- Use

5.2- Amount

5.3- Layout

5.4- Scale

5.5- Landscaping

5.6- Appearance

5.7- Access

5.7.1- Vehicle and Transport links

5.7.2- Access

6- Conclusion

1- Introduction

This Design and Access Statement (DAS) accompanies an application by Lincolnshire County Council for the installation of a single-storey *Portakabin Ultima* building to be sited on a grassed area at, Spalding Monkshouse Primary School, Pennygate, Spalding, Lincolnshire, PE11 1LG. This building is to be hired from *Portakabin Limited* for a period of 1 year.

2- Site History

The Spalding Monkshouse Primary School is a rapidly growing school with an increasing number of children enrolling each year. The school is changing to become a 2-form entry Primary school and therefore needs to increase its teaching space.

3- Site in context

Development Site Photographs;



Proposed location of Portakabin building on site



Proposed location of Portakabin building on site



Proposed location of
Portakabin building on site



Proposed location of
Portakabin building on 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 short term classroom facility. The site is close to the School's main buildings to allow easy access for pupils and staff to use the building.

It is intended to expand the permanent teaching area under a separate application. This proposal is short term for one year only to allow the decant of pupils to ensure safety and continued operation during construction.

5- Design Principles and Context

5.1- Use:

The proposed *Portakabin Ultima* buildings is to be used as a classrooms. The school will initially hire the proposed buildings from Portakabin Limited for a period of 1 year whilst a new school extension is constructed.

5.2- Amount:

The *Portakabin Ultima* building have an overall floor space of 156m². This meets the School's requirements numbers of staff and children expected to use the facility. See the enclosed Plan and Elevations attached to the application.

5.3- Layout:

The *Portakabin Ultima* building will be sited on a grass play area on the existing school site. As the proposed site is within the school grounds, it does not encroach on any residential properties in the local area. The buildings will be single-storey.

5.4- Scale:

The *Portakabin Ultima* building has overall dimensions of 16776mm x 9832mm with an overall height of 3512mm (see plan & elevation drawing).

5.5- Landscaping:

The *Portakabin Ultima* building will be sited on a grass play area. There is currently a small timber pavilion in the proposed area. The pavilion will be removed to enable the building to be installed.

5.6-Appearance:

The *Portakabin Ultima* building is prefabricated at *Portakabin Limited*, New Lane, Huntington, York. The building has 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 *Portakabin Ultima* building has been chosen because it is a flexible solution that can be hired for the required time and removed at the end of that period. The prefabricated and temporary nature of the buildings results in minimal impact on the environment in terms of both construction and use.

5.7- Access:

5.7.1 -Vehicular and Transport Links

The proposed site location is contained within the school site, in close proximity to existing buildings and the school's car park.

5.7.2 - Access

Access to the proposed buildings will be made available by the installation of a DDA compliant ramp.

6-Conclusion

The *Portakabin Ultima* buildings were chosen as a result of the flexible solution they provide. They can be installed quickly enabling the school to begin using the specifically fitted out classroom building much more quickly than a traditional build, and it can easily be removed with little impact on the school. The temporary nature of these buildings will have minimal impact on the environment with regards to its construction and use.