



Design and Access Statement

Manchester High School for Girls
Grangethorpe Road
Manchester
M14 6HS

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1 - Introduction

This Design and Access Statement (DAS) accompanies an application by Manchester High School for Girls for the installation of a temporary Portakabin Solus building to be used as an office facility for staff.

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

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

This application seeks temporary planning permission for three years.

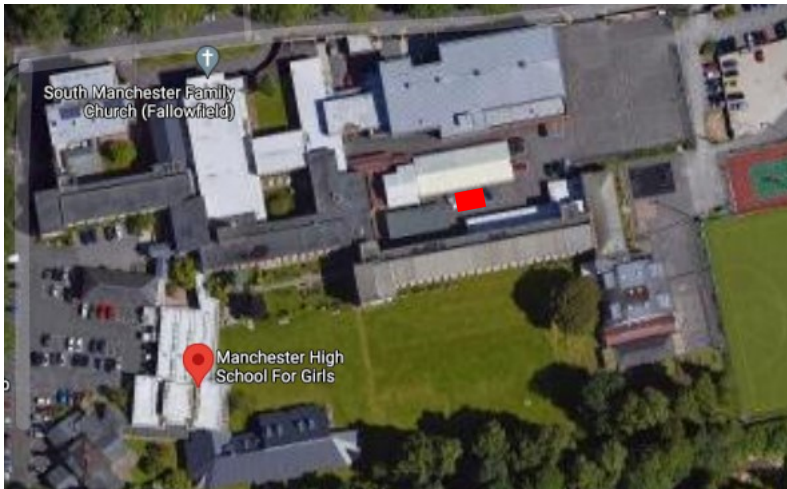
2 - Site History

Manchester High School for Girls was founded in 1874 “to provide for Manchester’s daughters what has been provided without stint for Manchester’s sons.” The Manchester High School archive contains records dating from the foundation of the school to the present day.

Planning History:

Ref. No: 099068/FO/2012/S1— Installation of two Portakabin buildings to be used as classroom space for a period of 3 years—Approved

3.1 – Location of site



*Proposed development
site in relation to the
wider area*



*Proposed development
site in close context*

4 - Design Principles and Context

Portakabin®

4.1 – Use

Temporary office facility at Manchester High School for Girls. This application seeks temporary planning permission of 3 years for the installation of the Portakabin single modular building on their site.

4.2 – Amount

The *Portakabin* building has an overall floor space of 24.87sqm.

Please see the enclosed Plan and Elevations drawing attached to the application.

4.3 – Layout

The *Portakabin* building is sited on a hard-standing surface. The building encroaches on existing car parking spaces, however these spaces are no longer in use or accessible.

The proposal will not encroach on any residential properties in the local area.

4.4 – Scale

The *Portakabin* building has overall dimensions of 2,573mm height, 3,398mm width and 8,642 length. Please see plan and elevations attached.

4.5 – Landscaping

The proposed *Portakabin* building will be sited

on a hard standing area. No landscaping is required as part of the application.

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.

4.7 – Access

4.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds.

There is to be no increase in staff numbers as part of this application.

4.7.2 – Access

Users will access the entrance of the building via a ramp constructed to comply with approved document Part M.

4.7 – Access

5 – Conclusion

The *Portakabin* building has been chosen as a result of the flexible solution it provides.

It can be installed quickly enabling the school to begin using the specifically fitted out building much more quickly than a traditional build, and it can easily be removed from site with little impact.

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