PLANNING
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DESIGN AND ACCESS STATEMENT

Bradford Park Complex
3 Bank Street
Clayton
Manchester

Greater Manchester Police

GREATER MANCHESTER POLICE RLB

BRADFORD PARK COMPLEX

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GREATER MANCHESTER POLICE RLB

BRADFORD PARK COMPLEX

COMPPONENTS – SECTION 1

1.0 The Process

Bradford Park Complex houses Greater Manchester Police policing activities and is located on Bank Street, Clayton, Manchester. The surrounding land houses industrial and residential buildings.

The site comprises two multi-storey buildings (approximately 6 storeys) a two storey vehicle examination building, and a single storey gatehouse at the entrance of the complex.

Buildings within the complex were constructed circa 1950/60 and are of steel frame construction.

The site is not accessible to the public. There is no proposed change to existing procedures when visitors attend site. Through invitation, all visitors arrive at the manned gatehouse prior to accessing the complex and are directed to either of the two main buildings.

No works are proposed to the existing buildings on the site.

Staff and visitors currently park within the secure car park. There are 115 parking spaces within the vicinity of the Laboratory Building. The proposed portakabins will result in a loss of 8 parking spaces in that area.

Disabled access to the site remains unchanged – none of the existing staff who will be located within the portakabins is registered as disabled.

2.0 Use

Proposals at Bradford Park include the installation of 2 single storey temporary portakabins to be sited adjacent to the existing temporary portable buildings within the secure car park. The portakabins will be accessed individually.

The hire of the installations is to be tied into the existing agreement with a remaining hire period of approximately 86 weeks.

There will be no increase of staff on site. 14 members of the existing staff will move into the portakabins.

The siting of the portakabins results in a loss of 8 car parking spaces. There is additional parking adjacent to the Office Building and an additional secure car park adjacent to the Bradford Park Complex on the opposite side of the canal which are not used to capacity. Greater Manchester Police have a management plan in place to relocate those using the car parking spaces lost by the installation of the portakabins into the adjacent parking areas.

The parking spaces will be reinstated when the portakabins are removed.

3.0 Amount

The portakabins provide 120m2 of accommodation.

4.0 Layout

Layouts and siting of the portakabins are detailed on drawings 6771 013 001-004 appended to the planning application.

Access to the complex will be unchanged.

5.0 Landscaping

No landscaping is proposed as part of the scheme.

6.0 Appearance

The construction and colour of the portakabins is to match the existing portable buildings on site.

Please refer to the appended portakabin specification/details.

GREATER MANCHESTER POLICE RLB

BRADFORD PARK COMPLEX

SECTION 2

PORTAKABIN SPECIFICATION

BBA BRITISH BOARD OF AGREMENT

Portakabin Ltd

Building System
Agrément Certificate
No 00/5025

TITAN BUILDINGS

Product



Titan (column casing option)

Regulations

1 The Building Regulations 2000 (as amended) (England and Wales)

The Secretary of State has agreed with the British Board of Agrément the aspects of performance to be used by the BBA in assessing the compliance of building systems with the Building Regulations. In the opinion of the BBA, buildings constructed using Titan Buildings, if used in accordance with the provisions of this Certificate, will meet or contribute to meeting the relevant requirements.

continued

continued

2 The Building Standards (Scotland) Regulations 1990 (as amended)

In the opinion of the BBA, the buildings described in this Certificate are capable of satisfying the Building Standards (Scotland) Regulations 1990 (as amended) with regard to the following matters, subject to the *qualifications contained in this Certificate*

Regulation	1	
Regulation	8	
Regulation	10	
Regulation	12	
Regulation	17	
Regulation	22	

3 The Building Regulations (Northern Ireland) 2000

In the opinion of the BBA, the buildings described in this Certificate are capable of satisfying the Building Regulations (Northern Ireland) 1994 (as amended) with regard to the following matters, subject to the *qualifications contained in this Certificate.*

	B2	
	C4	
	D	
	E3	
	E4	
	E5	
	F2	

4 Construction (Design and Management) Regulations 1994 (as amended)

Construction (Design and Management) Regulations (Northern Ireland) 1995 (as amended)

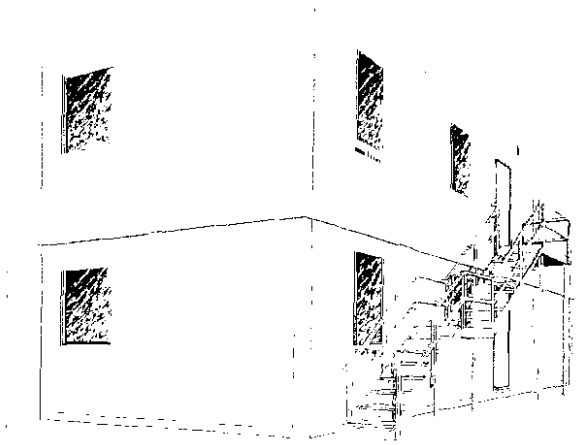
In the opinion of the BBA there is no information in this Certificate which relates to the obligations of the client, planning supervisor, designer and contractors under these Regulations

5 Description

General

[illegible]

[illegible]



5.2 The buildings are available in the range of sizes given in Table [illegible]. The internal height is [illegible] and the overall external width is [illegible].

Table [illegible] Size range

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

5.3 The full specification and drawings for the materials and components covered by the Certificate have been examined and are retained by the BBA. This section gives only general details of the system. Typical details are shown in Figures 2 and 3.

Structural frame

5.4 The steel frame for each building comprises four steel hollow section columns bolted to cold formed galvanized steel framework at floor and roof level. The floor structure consists of floor joists bolted to side beams; the frame is then bolted to the steel-faced composite walls. The roof structure comprises side beams and end plates bolted together at their corners and then screwed to the walls and the composite steel-faced roof panel that has integral steel joists. Roof side beams incorporate lifting points with web stiffeners and steel hollow section compression members spanning between them above each column.

Floors

5.5 Floors comprise 18 mm thick moisture-resistant structural particle board Type P5 to BS EN 312-1

[illegible]

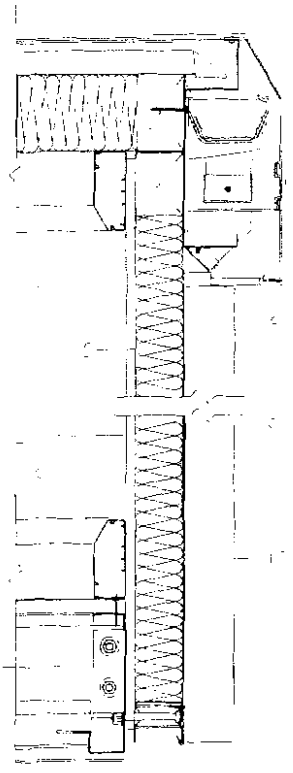
[illegible]

External walls

[illegible] BBA [illegible] Type 2 [illegible] wallboard [illegible] the external [illegible] internal [illegible] polyurethane insulation.

[illegible] Walls are fixed to the steel frame at floor level [illegible] sunk bolts screwed into [illegible] the floor frame and at the wall-to-wall [illegible] level using [illegible] screws.

Figure 2 Section through end wall



[illegible]



Roof and ceiling

5.9 The roof is of composite construction having an external profiled fibre-cement slate or plastic coated aluminium/zinc steel sheet, rigid polymer insert, galvanized coated steel or aluminium steel purlin, softwood peripheral frame and a ceiling of polyester-coated galvanized steel. The void between the external skin and ceiling is filled with injected, rigid CFC-free polymer insulation.

Connection between units

5.10 For twin units, a pair of male locating pins screwed into a pair of diagonally opposite fixing eye locations and bolted through the adjacent eaves. There is no structural connection between horizontally adjacent units.

Protection of steelwork against corrosion

5.11 The side beams are produced from galvanized steel sheet to BS EN 10147 : 2000 + A1 : 2002 and/or stainless steel to BS EN 10088-4 : 2005 + A1 : 2008.

[illegible] to BS EN ISO 14713 : 2009.

Finishes

[illegible]

5.13 The external face of the roof panel has a white plastic coating with a Class 1 surface spread of flame.

5.17 Internal walls have a textured anaglypta white finish.

5.18 The [illegible] white polyester finish.

5.19 An anthracite grey, powder-coated extruded aluminium fascia is fitted around the perimeter of the building. Roof flashings are of 4 mm thick steel. Five no. box-shaped anthracite anodised extruded aluminium casings are positioned at each side of the building and symmetrically around its longest sides.

5.20 Where walls to rear garden areas next to each pitched roof valley are [illegible] timber panels with fascia can be used to improve the architectural appearance of the buildings as viewed [illegible].

5.21 In applications where water will be present, vinyl flooring is provided with welded joints and sealed upstands at floor/wall interfaces. The vinyl floor covering is Class 33 to BS EN 649 : 1997 or BS EN 685 : 1997 [illegible].

6 Manufacture

6.1 Building components are bought in to agreed specifications and in accordance with British Standards or Agrément Certificates.

6.2 Steel framed components of the building are constructed using conventional metalworking techniques.

6.3 Quality checks are made on the sub-assemblies such as wall and roof panels and the steel frame, and on the final assembly of the building. Quality control carried out during manufacture includes checks on dimensions, soundness and welding.

7 Delivery and site handling

7.1 The buildings are transported to site on a flat-bed lorry or trailer.

7.2 The buildings can be unloaded using small mobile access legs or by crane, handling must be in accordance with the manufacturer's handbook.

7.3 The buildings are normally positioned on the day of delivery, thus site storage is not required.

8 Strength and stability

[illegible]

[illegible]

[illegible]

12 Ventilation

13 Weathertightness and damp-proofing

14 Services

15 Durability

16 Maintenance

17 Preparation

[illegible]

- [illegible]
- [illegible]

18 Siting

18.1 The arrangements for siting [illegible] foundations have been assessed and found to be satisfactory.

18.2 Where specified the buildings must be bolted to the foundations.

18.3 Buildings having the same leg centres can be mid-clacked. The telescopic legs must be fully retracted with the leg pin fitted through the outer leg. The lower building must be fixed to suitable foundations through the two holes in each leg base plate. The buildings are to be bolted together at the four leg point.

The following is a summary of the technical investigations carried out on Trian Buildings.

19 Investigations

Data were analysed to determine

roof and wall U values to BS EN ISO 6946 : 1997

floor U values to BS EN ISO 13370 : 1998 and BS EN ISO 10211 : 2001

floor joist section structural adequacy

20 Other Investigations

20.1 Existing data were examined to assess:

structural strength and stability

behaviour in fire

impact resistance of floor and wall panels and physical characteristics of injected rigid CFC-free polymer insulation

weathertightness

durability

maintenance requirements.

20.2 Calculations were undertaken and examined in conjunction with the test data to establish the structural strength and stability of the buildings.

20.3 Calculations were made and computer simulations carried out to determine the effectiveness of the thermal insulation arrangements and the risk of condensation.

20.4 The manufacturing process was examined including the methods adopted for quality control and details were obtained of the quality and composition of the materials used.

[illegible]

BS [illegible] Structural use of timber — Code of practice for permissible stress design, materials and workmanship

BS [illegible] Structural use of [illegible] — Code of practice for design — Bolted and welded section

BS [illegible] 1998 Structural use of [illegible] in building — Code of practice for design — Cold formed thin gauge section

BS 6399 : 1996 Loading for buildings — Code of practice for dead and imposed loads

BS 6399 : 1997 Loading for buildings — Code of practice for wind loads

BS 6399 : 1988 Loading for buildings — Code of practice for imposed roof loads

BS 7543 : 1992 Guide to durability of buildings and building elements, products and components

BS 8004 : 1986 Code of practice for foundations

BS EN 312 : 1997 Particleboards — Specifications — General requirements for all board types

BS EN 312 : 1997 Particleboards — Specifications — Requirements for load-bearing boards for use in humid conditions

BS EN 649 : 1997 Resilient floor coverings — Homogeneous and heterogeneous polyvinyl chloride floor coverings — Specification

BS EN 651 : 1997 Resilient floor coverings — Polyvinyl chloride floor coverings with foam layer — Specification

BS EN 10142 : 2000 Continuously hot-dip zinc coated low carbon steels strip and sheet for cold forming — Technical delivery conditions

BS EN 10147 : 2000 Continuously hot-dip zinc coated structural steel strip and sheet — Technical delivery conditions

BS EN ISO 9001 : 1994 Quality systems. Model for quality assurance in design, development, production, installation and servicing

BS EN ISO 6946 : 1997 Building components and building elements — Thermal resistance and thermal transmittance — Calculation method

BS EN ISO 10211 : 2001 Thermal bridges in building construction — Heat flows and surface temperatures — General calculation methods

BS EN ISO 13370 : 1998 Thermal performance of buildings — Heat transfer via the ground — Calculation methods

20 Conditions

[illegible]

(d) [illegible] the BBA.

20.2 References in this Certificate to any Act of Parliament, Regulation made thereunder, Directive or Regulation of the European Union, Statutory Instrument, Code of Practice, British Standard, manufacturers' instructions or similar publication shall be construed as references to such publication in the form in which it was current at the date of this Certificate.

20.3 This Certificate will remain valid for an unlimited period provided that the product and the manufacturing and/or fabricating processes thereof are maintained at or above the levels which have been assessed and found to be satisfactory by the BBA.

[illegible]

20.5 Any recommendations relating to the use or installation of this product which are contained or referred to in this Certificate are the minimum standards required to be met when the product is used. They do not purport in any way to restate the requirements of the Health & Safety at Work etc Act 1974, or of any other statutory, common law or other duty which may exist at the date of this Certificate or in the future; nor is conformity with such recommendations to be taken as satisfying the requirements of the 1974 Act or of any present or future statutory, common law or other duty of care. In granting this Certificate, the BBA does not accept responsibility to any person or body for any loss or damage, including personal injury, arising as a direct or indirect result of the installation and use of this product.

In the opinion of the British Board of Agrément, Titan Buildings are fit for their intended use provided they are installed, used and maintained as set out in this Certificate. Certificate No 00/S025 is accordingly awarded to Portakabin Ltd.

On behalf of the British Board of Agrément

Date of Second issue: 23rd December 2002

Chief Executive

Original Certificate issued on 22nd December 2000. The amended version includes reference to revised national Building Regulations and associated text, increased thermal insulation, slightly reduced internal module length and width and a revised floor joist specification.

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[illegible]

Portakabin Titan®

Technical information

Walls

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. Internally, the walls are of vinyl-faced plasterboard, providing a wipe-clean finish.

Floor

The floor has a rigid galvanised steel frame and underfloor thermal insulation of foil-faced rigid polymer slabs, which offers a sturdy and robust feel and also prevents infestation. The suspended floor is completely integrated into the structure of the building. A variety of floor coverings are available, depending on the purpose of the building, including hard-wearing vinyl, carpeting or chequerplate*.

Roof

Outstanding insulation is provided by the construction of the roof. The roof deck is of one-piece construction and is impact resistant. It is covered with solar-reflective, profiled plastisol-coated galvanised steel to reduce heat gain. Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish.

Doors and windows

Steel-faced doors have an insulating core that minimises heat loss. The anodised aluminium frame also incorporates draughtproof weather seals. The windows have PVC-U frames and are double glazed with low energy glass for optimum thermal performance. Draught and condensation problems are minimised by effective weather seals and the low thermal conductivity of the window frame and glazing materials. Windows in critical locations are glazed with toughened safety glass as standard with a variety of other glazing available as an option.* *Titan* buildings offer protection against theft and vandalism, with a wide range of security options.

Building layout

Titan buildings can be linked to form larger complexes or stacked to form two-storey buildings. This flexibility can produce an open plan space or individual offices through the use of partition walls, vision panels and doors.

Foundations

Titan buildings can be sited on simple pad foundations or level hard-standing capable of taking the total weight of the structure and the imposed loads. *Portakabin* staff will provide advice on the foundation loads and positions for single and two-storey buildings.

Structural integrity

Peace of mind is guaranteed by the high levels of all-round performance achieved by the *Titan* building series. It has been independently assessed by the British Board of Agrément (BBA) and awarded a BBA certificate confirming that it meets the requirements of The Building Regulations (England and Wales), The Building Standards (Scotland) Regulations and other permanent building standards and codes of practice. The *Titan* building series has been designed and manufactured in the UK under a Quality Management System meeting the requirements of ISO 9001. In addition, *Portakabin* also offers a 5-year product and a 20-year structural warranty on all new *Titan* buildings*.

BBA BRITISH BOARD OF AGREMENT

Local Authority BUILDING CONTROL

Design loads

Floor 3.00 k/Nm² Roof 0.75k/Nm² Basic wind speed

(To meet requirements of BS 6399 Part 2)

Portakabin

Quality - this time - next time - every time

*Only available on buildings purchased

Thermal insulation

Walls, doors and roof are insulated with environmentally friendly CFC-free Envirofoam, a rigid polymer insulation material that is lightweight and yet enhances long-life structural strength and ensures an energy-efficient building.

Insulation values

Buildings comply with The Building Regulations (England and Wales) and The Building Standards (Scotland) Regulations by the carbon emissions calculation method

Elemental U-values (W/m²K) Floor 0.30 Walls 0.34 Roof 0.25

Fire performance

Fire-engineered construction ensures safe fire performance. Non-combustible materials are used for all external cladding and internal lining of walls and ceilings, minimising the potential fire load. Walls and ceilings have Class O surfaces, roof decks have an FAA rating. The walls (from inside) and the combined roof and floor assembly (from underside, two-storey buildings) have a half hour fire resistance and the underfloor insulation slabs have a Class 1 surface spread of flame rating.

Climate control

A variety of heating, ventilation and air-conditioning systems can be provided to meet comfort requirements.

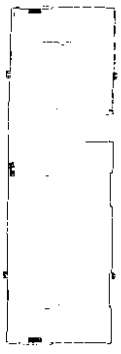
Transport and handling

Titan buildings are transported by lorry. Crane handling is facilitated by integral lifting points and the telescopic *Lodastrut* leg system enables single storey buildings to be positioned using the optional jack. *Portakabin* staff will provide full advice on the procedure.

For detailed technical information and the full range of *Titan* options,
call our sales team on: **0845 200 1111** or direct to your local Hire Centre on: **0845 355 0350.**



TN104
35.80m²



TN124
44.79m²



TN154
53.78m²



TN184
67.26m²

Titan Series	TN104	TN124	TN154	TN184
External length (m)	10.01	12.41	14.81	18.41
External width (m)	4.21	4.21	4.21	4.21
External height (m)*	2.98	2.98	2.98	2.98
Leg centres - length (m)	7.20	7.20	7.20	9.60
Leg centres - width (m)	4.03	4.03	4.03	4.03
Internal length (m)	9.56	11.96	14.36	17.96
Internal width (m)	3.75	3.75	3.75	3.75
Ceiling height (m)	2.50	2.50	2.50	2.50
Foundation to floor level (m)*	0.31	0.31	0.31	0.31
Floor area (m²)	35.80	44.79	53.78	67.26
Empty building weight (kg)***	4706	5658	6541	7974
Lifting dimensions - Minimum sling leg length (m) (90° between opposite sling legs)	6.00	6.00	6.00	7.50
Lifting dimensions - Minimum hook height (m)* (90° between opposite sling legs)	7.30	7.30	7.30	8.30
Maximum handling weight (kg)**	10000	10000	10000	10000

**Lodastrut* legs fully retracted. **When handling by crane or the *Lodastrut* leg system. ***With four *Lodastrut* legs fitted.

Note: All dimensions are rounded up to the nearest centimetre.

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