

Portakabin®



Design and Access Statement

Eisai Ltd

Mosquito Way,
Hatfield
AL10 9SN

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1 - Introduction

This design and access statement has been created to support the planning application made by The Eisai Ltd.

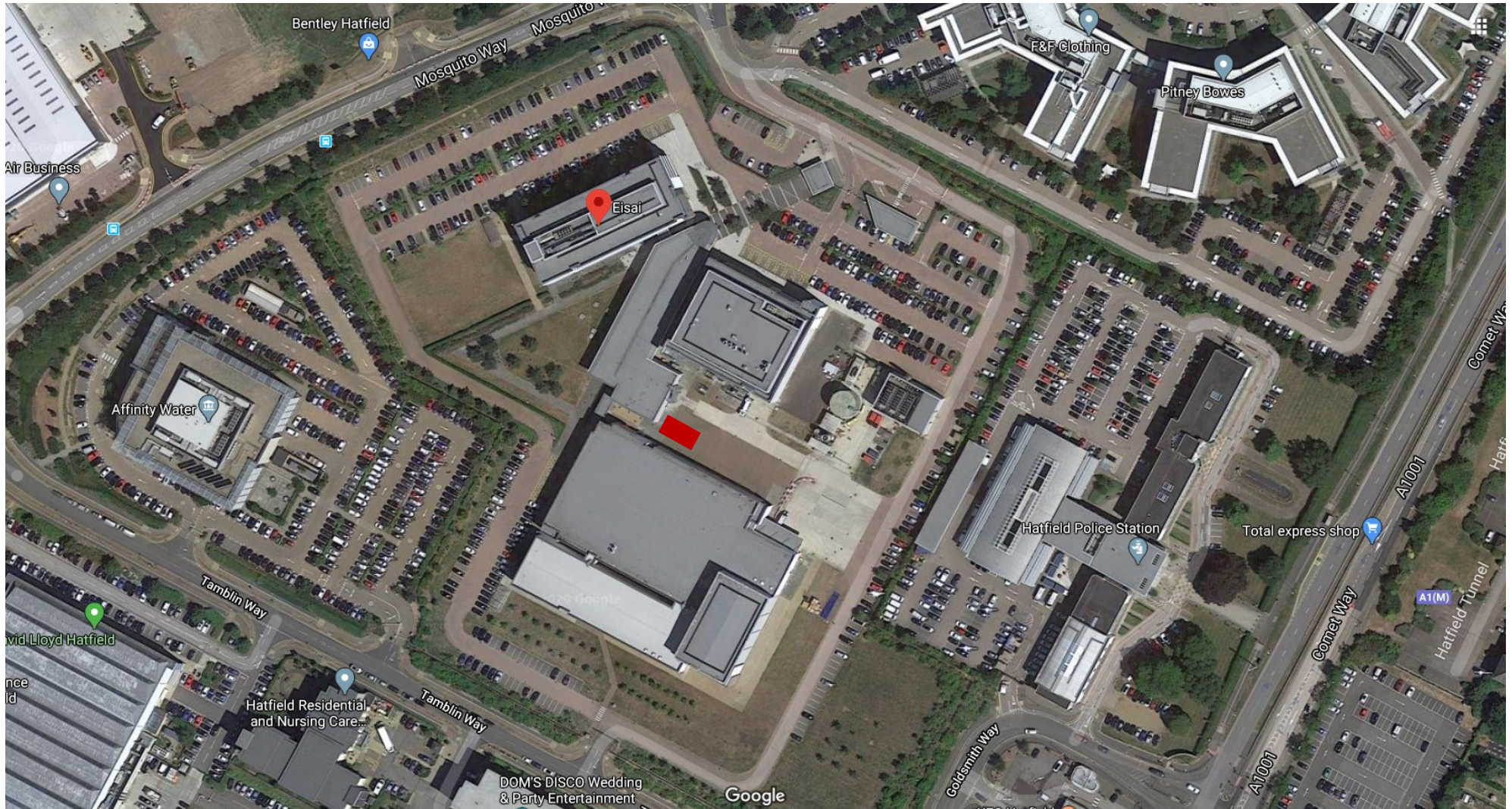
The buildings are being installed to help Eisai Ltd meet the current guidelines on Social distancing due to COVID 19.

This application seeks temporary planning approval of 3 years.

Portakabin[®]



2 - Site in context



2.1 – Development site photographs



3 - Design Principles and Context

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

3.1 – Use

Eisai Ltd is applying for temporary planning permission of four years to site a Portakabin modular building on their site at Mosquito Way, Hatfield AL10 9SN.

These building will be used to help Eisai meet current government guidelines in the wake of the COVID 19 pandemic and will allow staff to adhere to social distancing.

3.2 – Amount

The *Portakabin* buildings have an overall floor space of 59.2sqm.

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

3.3 – Layout

The proposed *Portakabin* buildings will be sited on a hard-standing surface. The proposal will not encroach on any residential properties in the local area.

One of the buildings will be linked into the existing building and the other will be standalone.

3.4 – Scale

The *Portakabin* buildings each have overall dimensions of 2,610mm height , 3,266mm width

and 10,242mm length. Please see plan and elevations attached.

3.5 – Landscaping

The proposed *Portakabin* building will be sited on a hard standing area. No landscaping is required as part of the application.

3.6 – 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

3.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds.

There is no loss of parking as a result of this application.

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

3.7.2 – Access

Ramps and steps will serve the buildings, all built to comply with part M.

4 – Conclusion

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

It can be installed quickly enabling Eisai Ltd 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 logo for Portakabin, featuring the word "Portakabin" in white, bold, sans-serif font, with a registered trademark symbol (®) to the upper right of the 'n'. The text is set against a solid red rectangular background.

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