



# Design and Access Statement

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Stagecoach Limited,  
Stagecoach Depot,  
Green Lane,  
Ecclesfield,  
Sheffield,  
S35 9WY.

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## 1 - Introduction

This Design and Access Statement (DAS) accompanies an application by The Yorkshire Traction Company T/A Stagecoach Limited for the installation of a single storey Portakabin building to be used as an office and welfare facility. The buildings will be sited at Stagecoach Depot, Green Lane, Ecclesfield, Sheffield, S35 9WY.

Temporary Planning Permission will be required for a period of 5 years. The building will be hired from Portakabin Limited for a period of 5 years. This application also includes the retention of a temporary single modular Portakabin building which is currently in use on site and will be required for a further 5 years.

## 2 - Site History

The site is owned by Stagecoach Limited and is a functioning bus depot. The area designated for the proposed temporary building is to the south of the overall site and is currently occupied by temporary buildings used as offices and welfare facilities.

There is no relevant Planning history for this site.

## Stagecoach Limited



### 3.1 – Location of site

#### 3 - Site in context

Stagecoach UK Bus is part of the Stagecoach Group and is one of the largest bus operators in the UK. The company operates express and local bus services across the country, as well as a network of intercity operations under the megabus.com brand. Their services play an important role in helping people in rural and urban areas access work, education, health, shopping and leisure.

Stagecoach serves:

- over 100 communities in towns and cities in the UK
- 3 million passengers every day
- 2,200 routes every day
- 699 million journeys a year

Stagecoach Bus has:

- 7,200 buses and coaches
- 20,000 employees
- 100 major UK bus depots

Stagecoach has operated from the Ecclesfield Depot for many years and is a vital part of the local community in terms of employment and the services it provides.

Proposed development site in relation to the wider area



Proposed development site in close context



### 3.2 – Development site photographs



Proposed locations of Portakabin buildings on site



## 4 - Design Principles and Context

### 4.1 – Use

The proposed single storey building is to be used as an office and welfare facility for employees working at the Stagecoach Depot. These facilities are currently provided by a mixture of single storey and two storey single modular Portakabin buildings which are being used on a temporary basis. The existing buildings are not ideal in terms of layout, access and functionality.

All of the existing temporary buildings will be removed except for one building which is used as a locker room. Stagecoach limited intend to improve the working environment for all its employees on the site by providing the proposed purpose built office and welfare facility.

### 4.2 – Amount

The proposed Portakabin building has an overall floor space of 162m<sup>2</sup>.

The existing locker room building has an overall floor area of 36m<sup>2</sup>.

The overall combined total floor area for this proposal will be 198m<sup>2</sup>. See the enclosed Plan and Elevations drawings attached to the application.

### 4.3 – Layout

The proposed Portakabin building will be sited on a hard-standing area currently housing office and welfare buildings. As the proposed site is within secure grounds, the development will not encroach on any residential properties in the local area.

### 4.4 – Scale

The proposed Portakabin building has overall dimensions of 19210mm x 9937mm with an overall height of 3402mm (see plan & elevation drawing).

### 4.5 – Landscaping

To enable the installation of the proposed Portakabin building an existing bicycle shelter will be relocated to an unused area adjacent to the main site entrance from Green Lane.

No other landscaping is proposed for this for this application.

### 4.6 – Appearance

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 Portakabin buildings have been chosen because they are a flexible solution that can be installed quickly and relocated in the future should the client's requirements change. 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

Access to the site is from Green Lane (B6082). The site itself is located in close proximity to M1 and surrounding motorway network and has good public transport links.

##### 4.7.2 – Access

Access for all potential users of the proposed building will be made available by the installation of a ramp to the main entrance doors.

#### 5 – Conclusion

The Portakabin building has been chosen as a result of the flexible solution it provides. The building can be installed quickly enabling the Stagecoach Limited to begin using the specifically fitted out building much more quickly than a traditional build, and they can easily be removed with little impact on the site.