

DESIGN AND ACCESS STATEMENT

FOR

THE DEMOLITION OF EXISTING FRONT YARD AND ADDITION OF STAFF AMENITY
AND WAREHOUSE FACILITY

AT

CRANSWICK CONVENIENCE FOODS, WOMBELL, BARNSELY, S73 0UN

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Produced By: M. Halmshaw
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INTRODUCTION

Project Overview:

This application seeks approval for the design of a front-facing hipped roof extension, aimed at enhancing the ambiance of the industrial estate. The proposal prioritises staff amenity and welfare by incorporating a new 156-seat canteen, a locker area as well as waste canopy, and adjacent engineering facilities required for production purposes.

Applicant Information:

Cranswick Continental PLC,
Crane Court,
Hesslewood Country Office Park,
Ferriby Road, Hessle,
HU13 0PA

Purpose of the Statement:

This document presents a proposal for the construction of a new single-story brick building designed to provide staff amenities and welfare facilities. The project includes a 156-seat canteen, a locker area, a waste canopy, and adjacent engineering facilities to support production operations.

Careful consideration has been given to the scale, massing, and positioning of the new buildings to maximize the openness of the site and improve access. Additionally, the design incorporates materials and features that harmonise with the local surroundings, ensuring a sensitive integration into the area.

Trundley Design Services presents a design that draws inspiration from the traditional commercial architecture of the vicinity, aiming to enhance the character of Valley Park Industrial Estate.

SITE AND CONTEXT

Physical Context

The site is located on the eastern edge of Valley Park Industrial Estate, positioned within a corner plot. To the northeast, the site backs onto the Gypsy Marsh RSPB Reserve, with Boomhill Flash Nature Reserve situated further north. The existing factory on the site is fully operational and sits adjacent to a greenbelt of trees and natural features, which provide visual screening from surrounding roads and the RSPB Reserve. To the east lies the Cranswick Convenience Foods factory, while to the south, the site is bordered by housing developments. This context places the site within a dynamic mix of industrial, natural, and

residential environments, with the surrounding greenery offering a buffer and enhancing the visual and ecological character of the area.

Social Context

The Cranswick Convenience Foods Factory plays a significant role in the local community, serving as a major employer for Barnsley residents. By providing a range of job opportunities, the factory supports the local economy and enhances livelihoods within the area. The proposed development is set to build on this positive impact by ensuring that the working environment is both practical and employee-focused. The addition of well-designed, comfortable amenity spaces will offer employees suitable facilities for breaks and rest during their shifts, improving overall workplace satisfaction and well-being.

This development aligns with the community's aspirations for stable employment and improved working conditions, demonstrating a commitment to fostering a supportive and sustainable relationship between the factory and its local workforce. By addressing these needs, the proposal not only enhances the factory's functionality but also strengthens its social and economic integration with the Barnsley community.

Economic Context

Cranswick Convenience Foods Factory is a key contributor to the local economy in Barnsley, providing stable employment opportunities and supporting associated industries, such as logistics, supply chain management, and local services. The factory's presence bolsters economic activity and underpins the area's reputation as a hub for food production. The proposed extension, which includes enhanced staff amenity and production areas, offers several economic benefits for the local area:

1. **Job Creation and Retention:** The expansion will help secure existing jobs while creating new opportunities across a range of skill levels in production, administration, and facility management. This strengthens the local employment market and offers economic stability to families in the area.
2. **Increased Economic Activity:** The development will likely generate additional demand for local suppliers and service providers during both the construction and operational phases, further supporting the regional economy.
3. **Improved Productivity:** By investing in modernized production facilities and high-quality amenity spaces, the extension is expected to enhance employee satisfaction

and efficiency, contributing to the factory’s long-term profitability and its ability to remain competitive in the industry.

4. **Community Investment:** A thriving factory brings indirect economic benefits, as employees spend locally, and the factory’s success can inspire further business investments in the Barnsley area.

Existing Applications on the Site

Below shows the historic planning applications on the site as well as their status:

App No:	Date of App	Description	Status
2006/1392	09/10/2006	Erection of Security Gatehouse	Approve with Conditions
2008/0540	16/06/2008	Erection of a single storey extension to factory.	Approve with Conditions
2015/1103	18/12/2015	Extension to existing factory for dry goods storage.	Approve with Conditions
2019/0953	17/10/2019	Proposed new boiler house.	Approve with Conditions
2021/0730	29/11/2021	Two storey extension to existing building and upgrade to existing front elevation	Approve with Conditions
2024/0299	12/09/2024	Creation of façade wall, and replace existing fascias, external cladding to existing facility and alteration to car park	Approve with Conditions

DESIGN COMPONENTS

Use, Amount and Scale

The proposed development at Cranswick Convenience Foods Factory in Barnsley involves an extension to the existing facility to enhance both staff amenity and production areas. The new spaces are designed to meet the operational and well-being needs of the workforce while supporting the factory’s production capacity.

The development comprises a single building extension with an internal floor area of 956m².

Within this extension, the space will be allocated as follows:

- **Staff Amenity Areas:** These will include break rooms, rest facilities, locker rooms, and other supportive spaces aimed at improving employee comfort and satisfaction during work hours.
- **Production Areas:** The new production spaces will integrate seamlessly with the existing facility, enhancing operational efficiency and supporting increased output capacity to meet growing demand.

This carefully planned development will optimize functionality, ensuring the factory remains a key contributor to the local economy while offering a modern, supportive environment for its workforce.

Layout

The building is designed with a longitudinal layout featuring narrower, elongated sectional spaces divided into bays, tailored to the specific tasks performed in each area. All production spaces are equipped with commercial roller doors for efficient access and egress. The HR staff lobby is accessed via a sliding door located on the front elevation, ensuring convenient entry for personnel.

Appearance

The architectural style of the proposed development at Cranswick Convenience Foods Factory reflects a modern, functional industrial design that harmonizes with the existing buildings on-site. The materials and features have been carefully selected to ensure consistency and a cohesive aesthetic while meeting durability and performance requirements.

- **Brickwork:** The use of ****buff brickwork in a stretcher bond pattern**** provides a clean, professional appearance that complements the existing structures and integrates seamlessly with the site's visual identity.

- Glazing: Tinted glazing has been selected to match the existing buildings, ensuring a uniform and modern facade. This material enhances the visual appeal while offering practical benefits such as energy efficiency and light control.

- Roofing: The roof will be plated with pre-painted galvanized steel sheet cladding in Pre Grey RAL: 000 55 00, chosen for its durability and subtle, neutral tone that blends with the overall color scheme of the development.

Together, these design choices create a visually coherent and practical industrial development, minimizing the visual impact on the surrounding environment while enhancing the site's overall aesthetic quality.

ACCESS CONSIDERATIONS

Vehicular and Transport Links

The access for vehicles will not be affected by the development. The spaces shown are used for storage only and staff have parking facilities elsewhere on the site.

Refuse Collection Method

Refuse vehicles will not have access to the site, and bins will continue to be collected from the roadside of Meadow gate as per the existing arrangement.

ENVIRONMENTAL AND SUSTAINABILITY ASPECTS

Energy Performance

The project will feature advanced construction techniques, including the installation of high-performance external cavity walls, an insulated floor system, and an insulated roof space. These elements are meticulously designed to meet or exceed the U-Values specified in the current Approved Document L, ensuring optimal thermal efficiency and energy conservation.

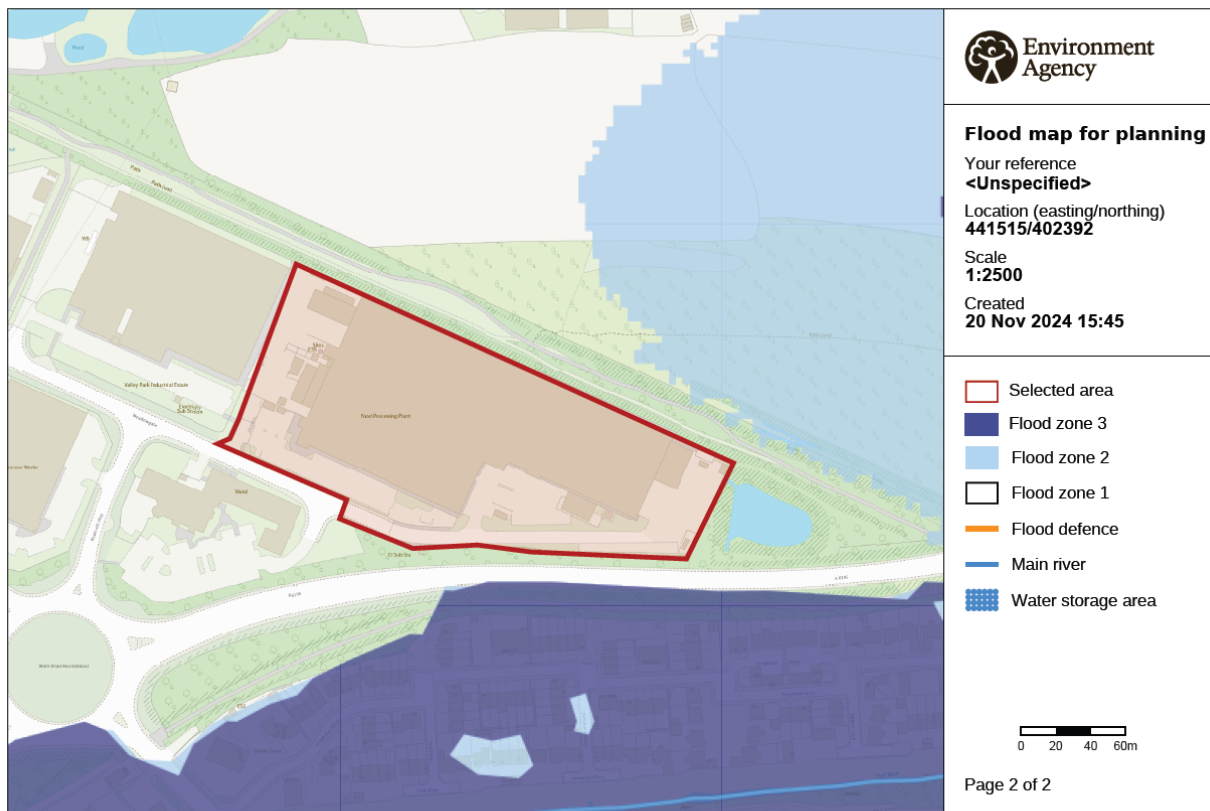
-External Cavity Walls: 0.18 W/m²K or better, significantly reducing heat loss and improving the building's overall energy efficiency.

- Insulated Floor: $0.13 \text{ W/m}^2\text{K}$, enhancing the thermal barrier between the ground and the internal office spaces.

- Insulated Roof Space: $0.11 \text{ W/m}^2\text{K}$ or better. This will provide superior protection against heat loss, contributing to a more stable and comfortable indoor environment.

Flood Risk Assessment

As depicted on the map provided, the site is situated within flood zone 1, lying just beyond flood zone 3 to the South and Flood Zone 2 from the North East. Consequently, it falls within a region characterised by a low likelihood of flooding.



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