13119: Design and Access Statement

On Behalf of:

Fresh - Pak
Chilled Foods

In Respect of:

Proposed Extension of Existing Facility
Fresh-Pak Chilled Foods
1 Waterside Park
Valley Way
Wombwell
Barnsley
South Yorkshire
S730BB

Date:
08.11.12

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1.0 INTRODUCTION

This Design and Access Statement supports a detailed planning application for a proposed redevelopment to Fresh-Pak Chilled Foods, 1 Waterside Park, Barnsley. It should be read alongside other supporting documents and application drawings which comprise the planning application.

The scheme has the following description of redevelopment: **The proposal consists of an 852sq.m ambient extension to an existing storage area to provide additional racking capacity, including a MHE door into the existing building and an external HGV side offloading area with MHE door access. An additional oil storage tank for food production and a 66sq.m cabin to serve as a low care changing area.**

This Design and Access Statement is prepared as required by Section 42 of the Planning and Compulsory Purchase Act 2004 to provide a statement covering design concepts and principles and access issues. The statement has been written in accordance with national and local guidance relating to the preparation of Design and Access Statements. National guidance includes Circular 01/2006 'Guidance on Changes to the Development Control System', 'Design and Access Statements: How to Write, Read and Use Them' by the Commission of Architecture and the Built Environment (CABE) and the Urban Design Compendium.

This Statement is in line with the guidance set out by CABE which states that the following elements of a scheme need to be assessed:

- Use,
- Amount,
- Layout,
- Scale,
- Landscaping,
- Appearance, and
- Access.

According to Circular 01/2006, Design and Access Statements must demonstrate how a scheme has evolved and how it is underpinned by a sound understanding of baseline conditions, tested through consultation. They must therefore demonstrate a design process incorporating Assessment, Involvement, Evaluation and Design. This statement uses the headings provided within the guidance to explain the proposals.

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2.0 SITE CONTEXT

2.1 Site Location

The site is currently occupied by Fresh-Pak Chilled Foods, a manufacturer of chilled food products. It comprises a series of interlinked industrial buildings with areas of hard standing for staff car parking and delivery vehicles. Fresh-Pak has been operating from the site since 2004. The site measures approximately 3.53 hectares and is located to the east of Wombwell on the A633.

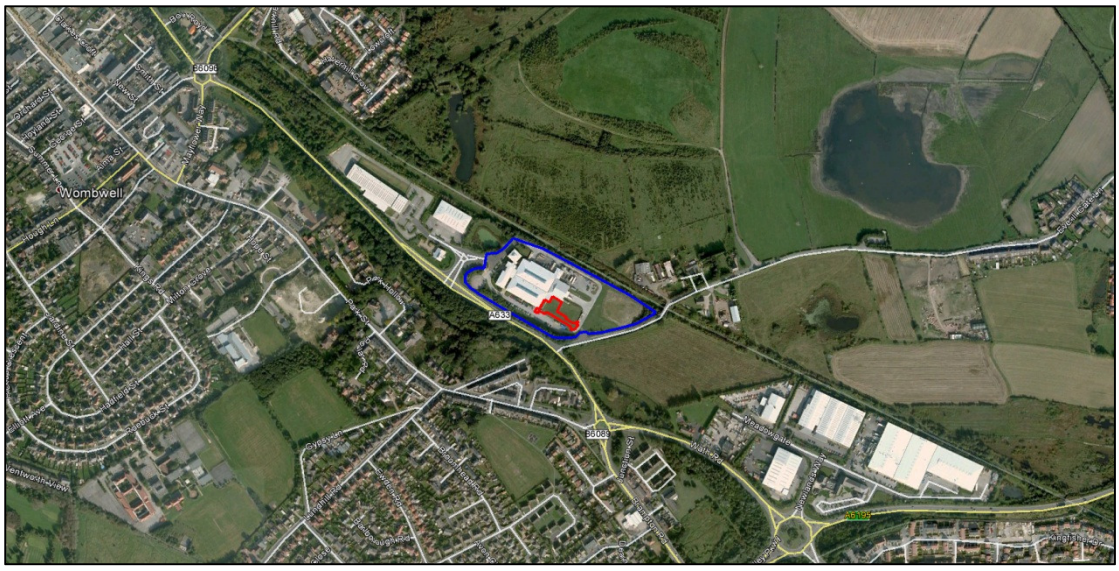


Figure 1 – Site Location

2.2 Site Context

The land uses surrounding the application site are a mix of industrial, farm land and residential. There is a residential estate to the south of the site, a small industrial estate to the east and farm land to the north. Waterside Park itself includes the Fresh-Pak facility and two further small industrial units. The site is surrounded by substantial landscaping screening.

2.3 Site Description

The application site is shown on drawings 13119_P01 & P02 which accompanies this application. The application site is approximately 1,450sq.m in area including an 852sq.m (GEA) warehouse extension, a 66sq.m (GEA) cabin, 31sq.m for a new oil tank and 501sq.m of new external loading area and access road. The existing warehouse has a gross foot print of approximately 7,050sq.m and is broadly rectangular in shape. The north and east sides of the site contain the operational area, recycling, HGV parking etc. The staff car park is located on the south side.

2.4 Economic

The proposed extension will see an existing site maintained and updated. The applicant is a long established business in the area and the proposed redevelopment will allow it to extend its existing business interests maintaining employment for local people and providing economic benefits regionally.

The proposal will be maintaining the existing staff numbers on site. Fresh-Pak is already a significant employer in the area and the extension will maintain employment for local people.

3.0 DESIGN

3.1 The Proposal

Having identified in previous sections how the proposal has been determined by the operational requirements of the business, the nature of the site, its context and urban design objectives, this section covers the criteria recommended by CABE to assess proposals in Design and Access Statements.

The scheme has the following description of redevelopment: The proposal consists of a 852sq.m ambient extension to an existing storage area to provide additional racking capacity, including a MHE door into the existing building and an external HGV side offloading area with MHE door access. An additional oil storage tank for food production and a 66sq.m cabin to serve as a low care changing area are also included (see figure 2 below).

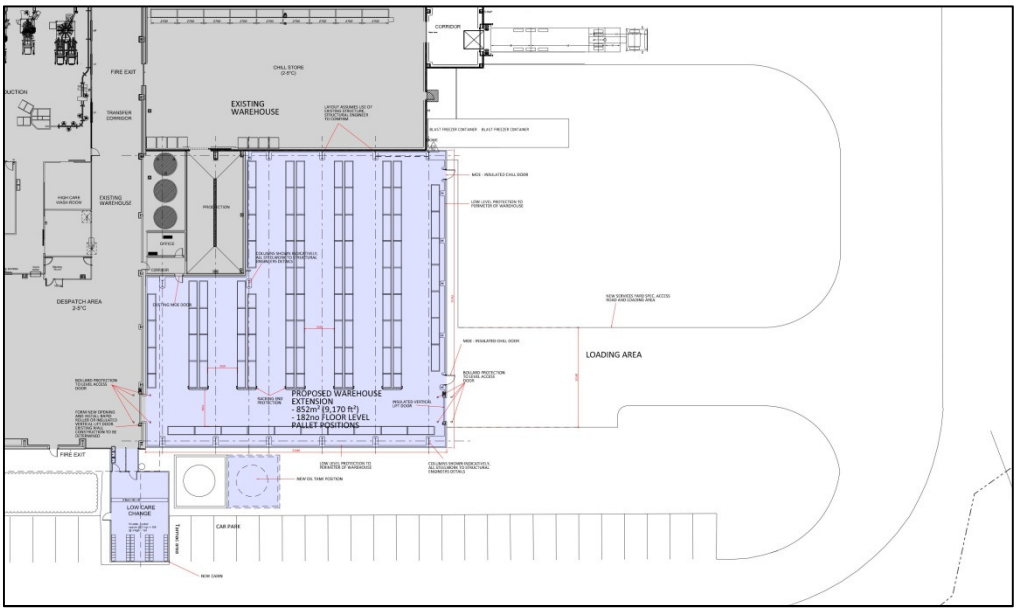


Figure 2 – Warehouse Extension

3.2 Use

In use terms the proposal will see an extension to the existing production factory and storage facility, (Class B2 under the Town and Country Planning Use Classes Order). Both the existing and proposed developments are located in an area which is identified as an industrial area therefore the use is entirely in line with current planning policies at a strategic and local level.

Fresh-Pak are market leaders in the supply of sandwich filling to retail, industrial and food services customers. The site boils approximately 5 million eggs per week and manufactures its own mayonnaise to enable it to supply egg mayonnaise throughout the UK. It also supplies various other sandwich fillings and food products. The proposed extension is to provide additional storage space for packaging materials to cater for the various clients that Fresh-Pak supply.

3.3 Amount

The application proposes 852sq.m of warehouse extension to be erected adjacent to the existing production building. Externally there is 501sq.m of additional concrete yard providing the loading area and a short link road to the existing site circulation route. The 66sq.m low care changing area is connected directly into the existing food production area. The amount of accommodation is closely related to the layout and scale of development which are dealt with below.

3.4 Layout

Currently the site is serviced from a single point of access for all vehicles. Inbound and outbound vehicles access the service yard area to the front of the building via Valley Way. The entrance to the site has a main gate providing HGV and car access and a pedestrian access gate. There is a circulation route round the perimeter of the site providing HGV and Staff car park access. The warehouse extension will be accessed off this circulation route via a short access road and loading area. The proposal does not affect the existing site access or vehicle numbers.

3.5 Scale

The scale of development is determined by the additional storage requirement and the land available on site. The size of the extension will be comparable with an adjacent previous extension; the roof height and pitch are also designed to be similar to the existing.

The depth of the warehouse extension is 31.7m, which provides sufficient depth to house the storage racking and suit the existing building. The length of the relocated warehouse measures 31.1m.

The clear internal height of the proposed warehouse is 6.2m. The warehouse roof is 11.6m above finished floor level at the ridge.

The low care cabin is a 2 bay single storey, prefabricated modular building measuring 9.6m x 3.1m x 2.5m with a small link corridor to the existing building.

3.6 Landscaping

The site has substantial landscape screening in the form of a tree line surrounding the site boundary. The landscaping will be unaffected by the proposed development

3.7 Appearance

The external cladding to the warehouse extension will be vertical Micro-rib panels with the colour to match the existing building. The roof will be a trapezoidal panel system with colour and pitch to match the existing building.

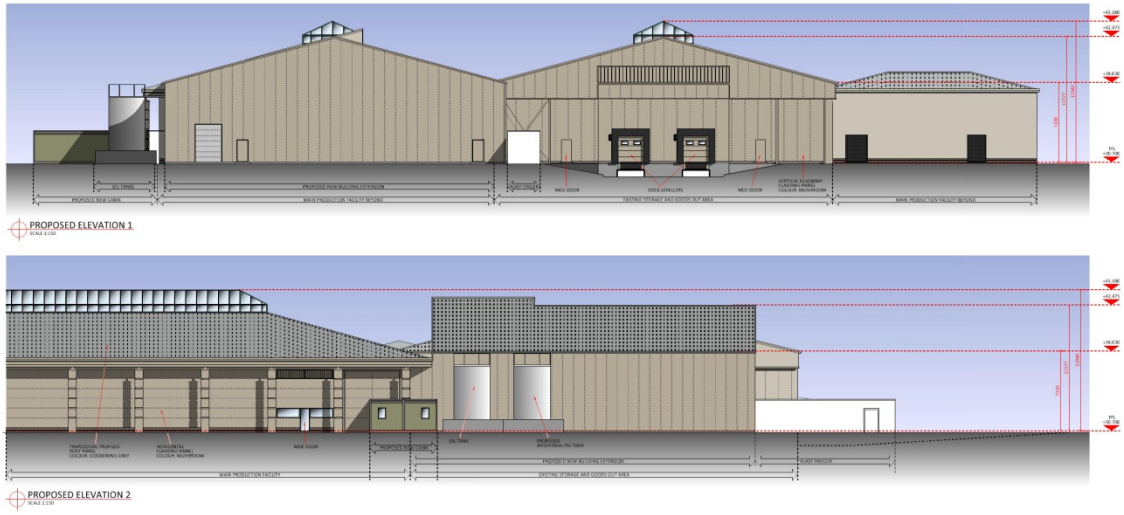


Figure 3– Proposed Elevations

3.8 Access

Access to the Fresh-Pak facility is provided via Valley Way (A633) with a standard road junction arrangement. Commercial and staff vehicles access the site via this road along the south boundary of the site. Vehicles leave the premises using the same point on the highway.

There is a second site access point via Everill Gate Lane to the east of the site, this is an emergency and maintenance access only and is locked during normal site operations. The proposed extension does not affect the existing site access or vehicle numbers using the site.

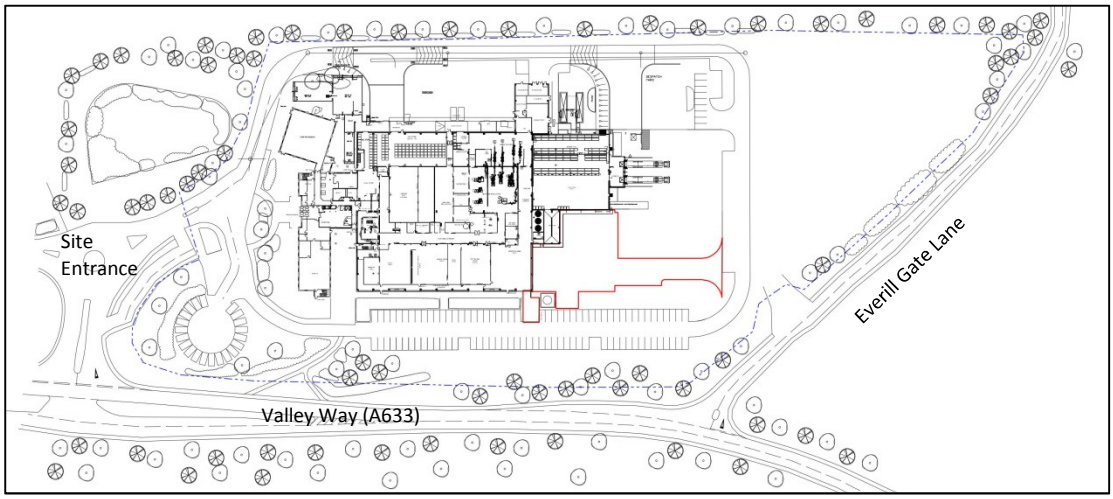


Figure 4 – Existing Site Layout

CAR PARKING

In total 123 parking spaces are provided on site, 24 visitor spaces, 91 staff spaces and 4 disabled spaces. The level of provision reflects overall staffing levels, shift patterns and the level of accessibility by other means. The proposed extension does not affect these numbers.

EMERGENCY EVACUATION

Fire compartment walls, protected corridors/shafts, fire doors and permitted extended travel distances within the building will be in compliance with Approved Document B of the Building Regulations and/or BS9999. The existing Fire assembly points will remain in use.

4.0 Conclusion

This statement demonstrates that the proposed scheme has been developed in the context of the planning history, setting and local environment.

There have been several previous extensions to the building and this proposal is in keeping with both the original building and the subsequent additions.

This statement demonstrates that the proposal will have no impact on the existing landscaping and traffic volumes and very little impact on the visual appearance of the building. However it will ensure the continued success of this long established business and will allow it to extend its existing business interests maintaining employment for local people and providing economic benefits regionally.