



DESIGN AND ACCESS STATEMENT

**CRANSWICK CONVENIENCE FOODS LIMITED
MEADOW GATE/VALLEY PARK IND EST
BARNSELEY
S73 0UN**

**EXTENSION OF EXISTING FACTORY FOR THE STORAGE OF
DRY GOODS**

15-L18 - Rev 0

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DESIGN AND ACCESS STATEMENT

BACKGROUND:

The site has been developed over the last 15 years from the original owners Perkins foods Group and taken over by Cranswick Convenience Foods.

The site produces meat products such as sliced hams/ pork/ beef for the retail sector

PROPOSAL:

The proposal is for the extension of the current Factory building to integrate the dry goods storage requirements of the business, at present the finished goods are stored at a local warehouse facility. Products are shipped to the storage facility for interim storage prior to formal despatching from the site. This process involves the handling of the product numerous times which is not an efficient way of working with the potential for errors in product tracking and damage.

This situation is not ideal but one that has occurred due to the applicants business growth and clearly having all operations on the same site offers a more sustainable facility for the applicant.

The site sits within the Valley Park industrial estate which is a designated industrial development zone with numerous businesses located to the west and east of the site.

The extension to the factory will mean the existing facility can remain and offer a long term sustainable option for the applicant.

The applicant currently employs over 500no people in total. The applicant will not be increasing the staff numbers as part of this proposal

The size and shape of the building has been governed by its internal flow and its use and the scale and massing are simple and monolithic. The quality of the building envelope is of a high standard incorporating vertical cladding broken in areas by different external colours and finishes.

USE:

The use of the proposed building extension to the factory will be for the storage of dry goods such as packaging/ cartons & pallets.

AMOUNT OF DEVELOPMENT:

The footprint of the proposed new building extension is 539m² . Current building footprint is 155531m² and will remain. The site area is 2.9 hectares with existing car parking maintained including disabled and visitors car parking spaces together with secure parking for bicycles. Adequate concrete vehicle yards are provided for HGV vehicles giving access to the factory area via covered loading ports.

SCALE PARAMETERS:

The proposed single pitched steel framed building is 11.66 to the height roof apex and 11m to the lower eaves. The building is located to the side of the existing development.

LANDSCAPING:

The existing substantial landscaped areas are maintained and unaffected by the proposals

The perimeter boundaries of the site are bounded by existing 2.4m high galvanised metal palisade fencing.

SITE LEVELS:

The site floor level datum which in this project comprises the main building areas will be formed at a level of the current building floor level construction. Finished ground floor level within the external areas varies due to the docking arrangements and these are indicated on the submitted plans

LAYOUT:

The extension is for dedicated industrial use associated to the current sites operations. The layout of the building is conventional with warehousing on the ground floor using various specialist racking solutions. The ground floor level is in all areas approximately 1.2m above external yard loading areas. The building is located mainly towards the eastern and northern site boundaries.

Access to the site are unaffected by the proposals

Car parking is to be maintained at current levels

All existing site entrances are to remain.

APPEARANCE AND FORM:

The form of the building is of a single rectangular plan profile with eaves and verge details to match the existing building in a single pitch layout.

The building is clad in a mixture of vertical composite trapezoidal profile sheeting in colours to reflect the existing building with verge and fascia in matching metal material.

The roof will be clad in trapezoidal profiled composite metal panels colour RAL 9002 Hamlet. for details of colours see drawing 15-L18-PL004

ACCESS:

The means of access to the development is to remain as existing layout.

The number of vehicle movements in and out of the site will remain at current levels

All turning movements for both HGV and employees cars can be accommodated within the site hardstanding areas.

GENERAL:

The building has been designed to provide a clean, modern, low maintenance solution for a warehouse area and incorporates, where possible, the latest energy efficient envelope.

Existing HGV external hardstandings and main site entrance are impermeable surfaces with the HGV areas incorporating class 1 interceptor prior to discharge into the surface water system.

Surface water system will capture the main building roof area & HGV hardstanding.

In conclusion the building extension will provide the applicant with an energy and work efficient solution to enable a sustainable future for the operation of the site, without this extension the site is a less desirable proposition which could have a long term negative impact on the operations at this site.

The form and design of the proposals are in line with the existing developments in the area whilst offering sustained employment benefit to the local community whilst allowing a local successful business to fulfil the expectations of its customers.