



**Cranswick
Convenience Foods**



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Introduction

This statement will highlight the existing condition of Cranswick Convenience Foods and their aspirations to improve the site. The statement will include;

- Assessment
- Design

The statement should also address the following factors;

Use- What the land and buildings will be used for.

Scale-How big the buildings and spaces will be, specifically their height, width and length.

The scale of the proposed building in Phase 1 is aligned with what was approved in the original application, the height is 15.6m, length is 63m and width 48m.

Amount- How much of the development can the site accommodate

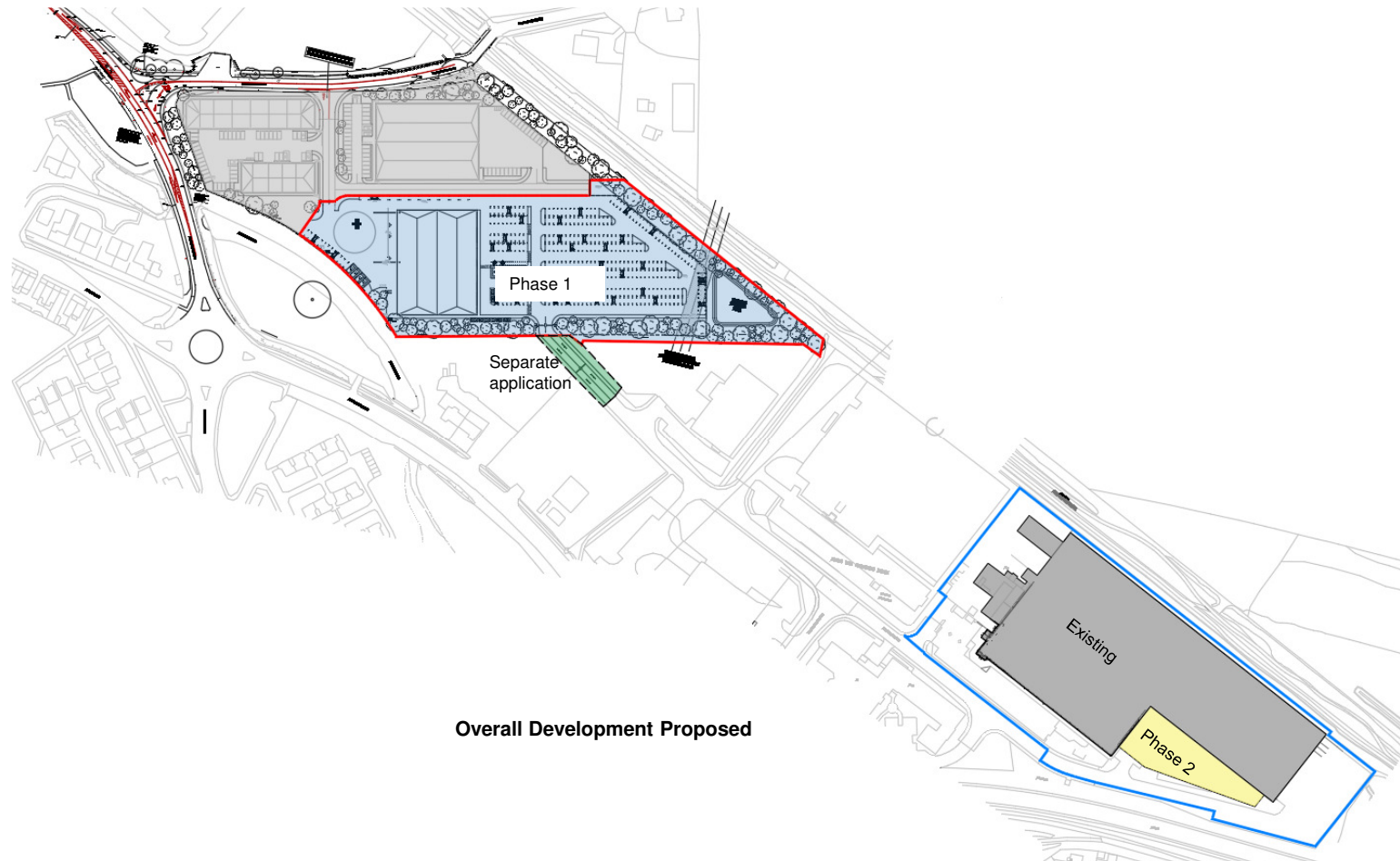
	Built area	Car Parking
Existing	15130m ²	125
Phase 1	3024m ²	261
Phase 2	2100m ²	0
Completion	20254m ²	386

Layout- How the buildings and public and private spaces will be positioned and the relationship between them and the buildings and spaces around the site.

Landscaping- How open spaces will be treated to enhance and protect the character of a place.

Vehicular and transport links- why the access points and routes have been chosen and how the site responds to road layout and public transport provision.

Inclusive access- how everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping



Overall Development Proposed

Context

Cranswick plc is one of the largest food producers in the UK, the works taking place are in relation to the factory located in Barnsley.

Cranswick convenience foods is located at Valley Park Industrial Estate, Meadowgate, Barnsley, S73 0UN. There are a number of existing industrial units within this estate along with a Premier Inn Hotel opposite.

The current staffing numbers compared with the current number of parking spaces means that a lot of the cars have to be parked on Meadowgate Road as highlighted in the below photos. Therefore the demand for an increased car parking capacity is proposed in the Phase 1 development which has been submitted as a variation application to planning.

Overview-

The existing Cranswick site in Barnsley includes:

- Site area (Blue line) - 27102m² 2.71Ha
- Built form area -15130m²
- Number of staff - Office - 200
- Warehouse - 1000
- Car parking - 125

Travel statement-

Cranswick encourage reducing numbers of staff using their cars to get to work.

There is currently a minibus service picking up from designated points available to employees to get to work, as well as dropping them back off. They also run a cycle to work scheme which offers incentives which goes above and beyond government guidelines.

Cranswick Convenience Foods has aspirations of an Overall 3 year development plan, outlined as:

Phase 1

Purchase of land at Everill Gate Lane, Wombwell, Barnsley. Develop a small commercial unit along with increased car parking capacity.

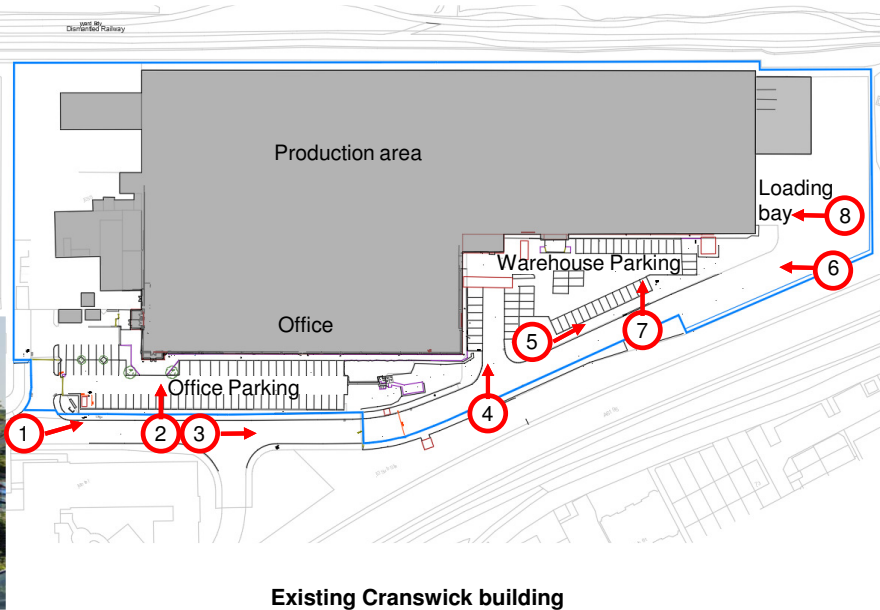
Phase 1.a

Relocate existing warehouse car parking to new site allowing for a new planning application to be submitted for expansion of existing facility

Phase 2

Develop and extend existing production area at original site.

The approximate overall investment levels over the next 3 years is in excess of £25m



Existing Cranswick building



Phased Development

Phase 1 Development

Phase 1 variation application has been submitted to planning. The application is to vary Previously approved application 2018/1353- *Development of the site for employment uses within use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) and associated access, parking and circulation areas and infrastructure.* Cranswick has purchased part of the land from this previous application as shown outlined in red.

The application is to vary the redlined part of the site to accommodate a smaller 3024m² (32550ft²) unit, still under use class B1, B2 and B8. With increased parking consisting of 326 car parking spaces, 18 motorbike spaces and 80 covered bicycle spaces.

The proposed car park will include 27 electric car charging points to encourage employees/visitors to use electric cars on the way to work. Along with 80 bicycle spaces to encourage people to cycle to work who can. The walking distance from the Phase 1 site to the main site is approximately 242m (0.15 miles)

Phase 1.A Development

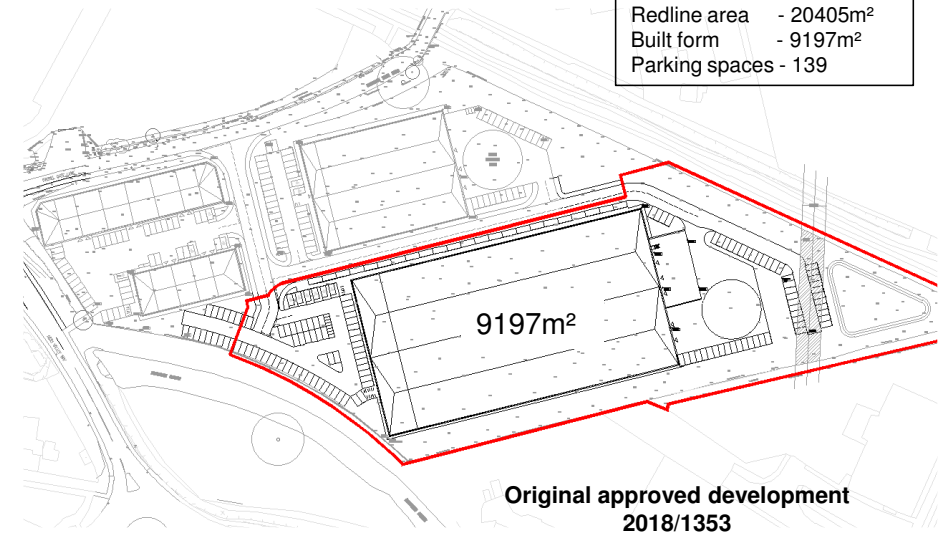
Relocate the car park from the original site to the Phase 1 site, this will allow the Phase 2 works to commence.

Phase 2 Development

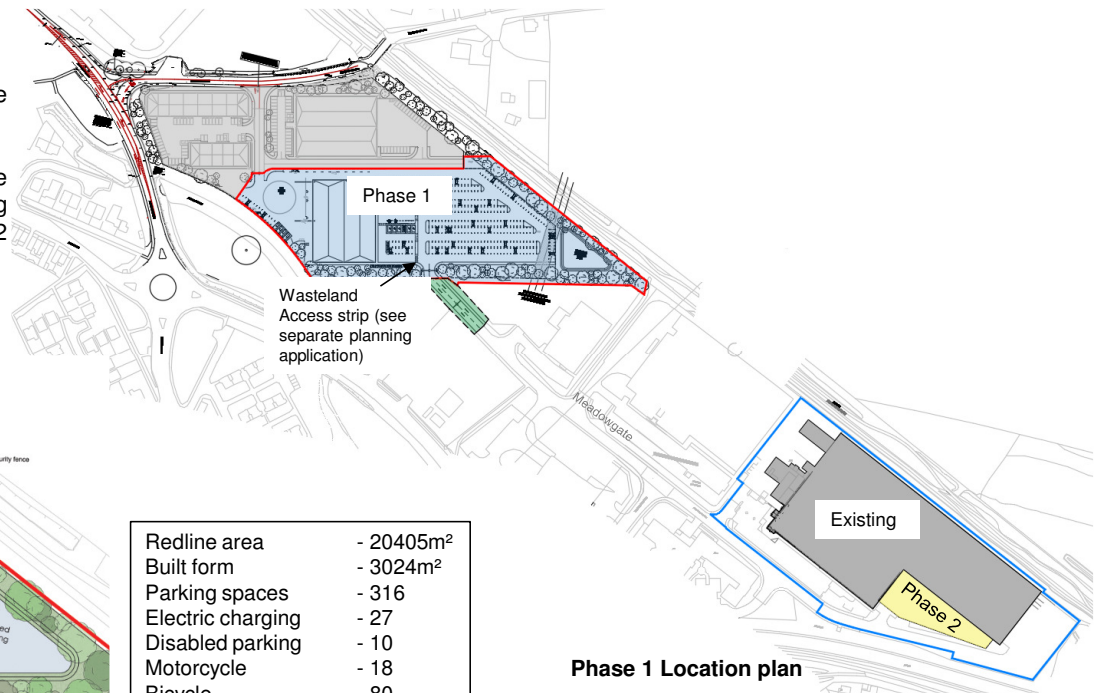
Phase 2 will involve a 2 storey extension to the existing warehouse along with continuing the design over to the existing building frontage .

The extension is located next to the existing offices, as shown by the red line in the picture to the right. Currently the area is occupied by car parking spaces. The increased number of parking spaces proposed in Phase 1 will adequately cover the loss of parking spaces in the phase 2 project.

Redline area	- 20405m ²
Built form	- 9197m ²
Parking spaces	- 139

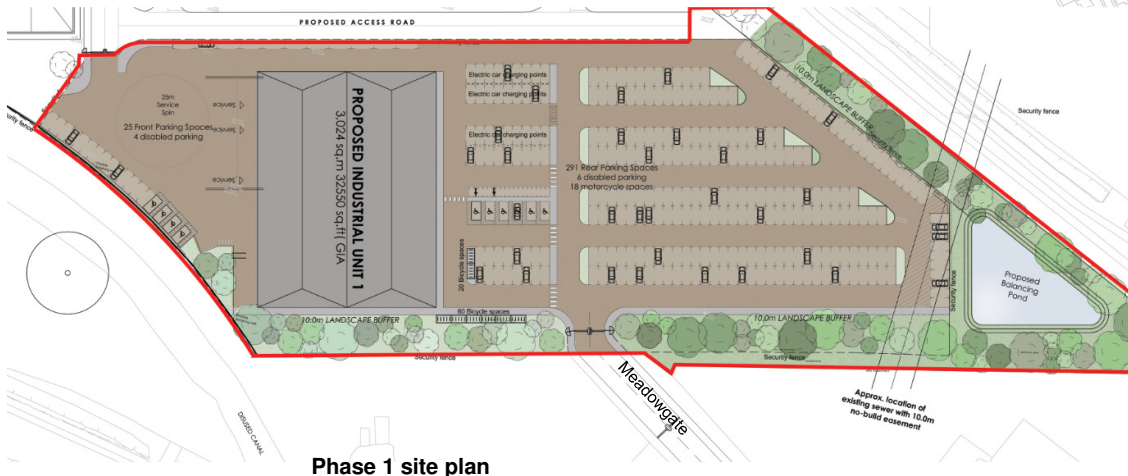


Original approved development
2018/1353



Phase 1 Location plan

Redline area	- 20405m ²
Built form	- 3024m ²
Parking spaces	- 316
Electric charging	- 27
Disabled parking	- 10
Motorcycle	- 18
Bicycle	- 80
Employees	-

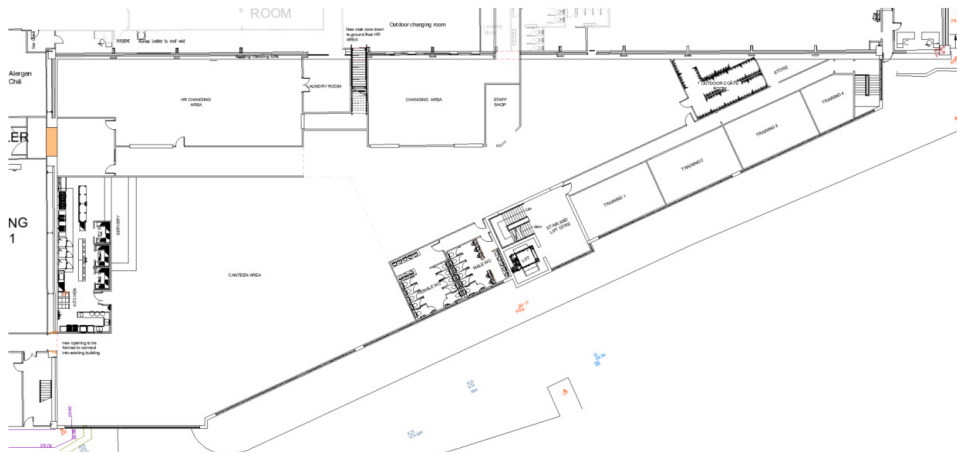


Phase 1 site plan

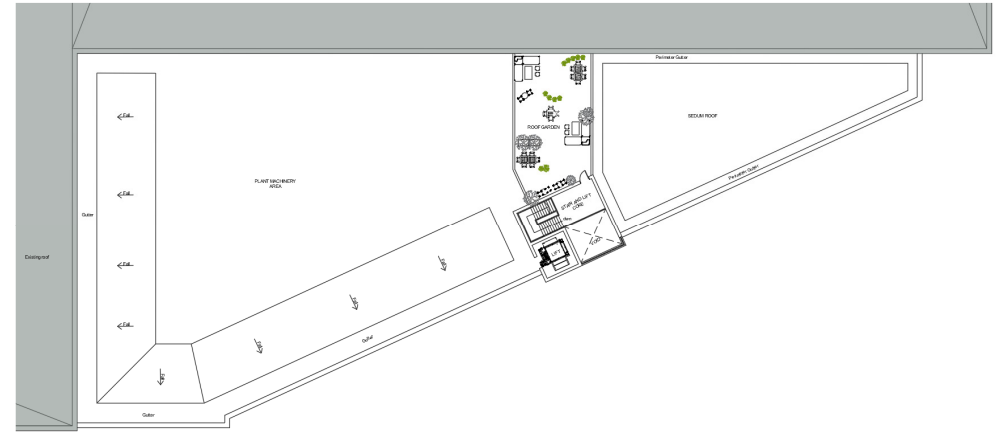
Phase 2 Development- Layout

The proposed ground floor allows for an extension to the existing factory floor, this will mean more space for additional production lines and ancillary rooms such as chilling and breading rooms etc. The first floor extension will include a large canteen area along with kitchen and servery area. Two new Changing areas with laundry room between for convenience along with more training facilities. These additional facilities means that there can be an increase of staff members both in the warehouse and offices by 10-15% creating in the region of 120 jobs.

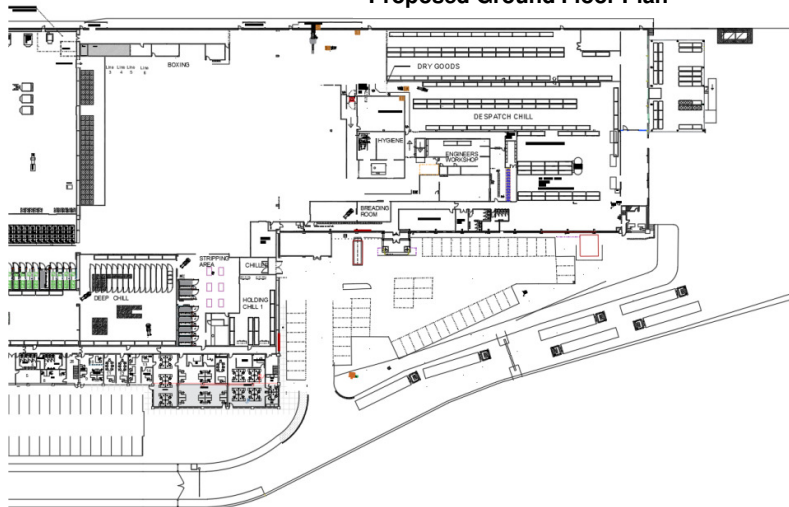
Access will be maintained to the roof, a lot of the plant machinery will be housed on the flat roof area to the left, the central area of the roof will be a roof garden for employees to have an area to sit outside on their breaks. To the right hand side will be a Sedum roof, although the extension will not disturb any existing green areas, as it is currently a car park, we believe it is important to introduce green areas back into the project.



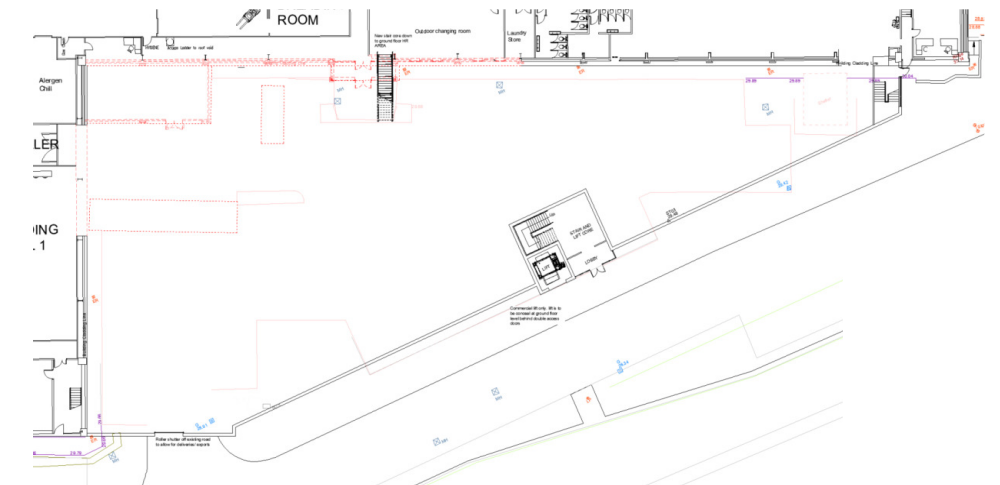
Proposed Ground Floor Plan



Proposed Roof Plan

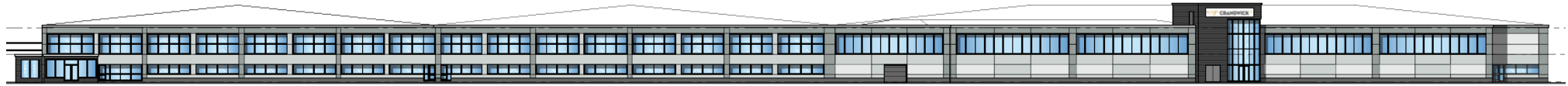


Existing Cranswick Plan

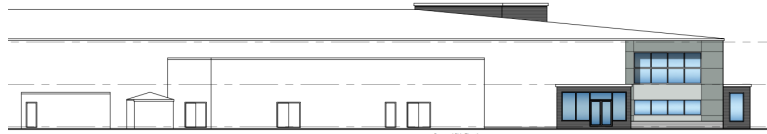


Proposed First Floor Plan

Phase 2 Development- Design



Proposed Front Elevation



Proposed Side Elevation



Proposed Side Elevation

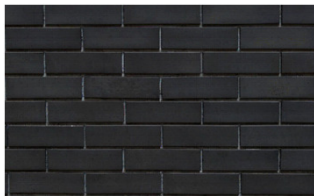
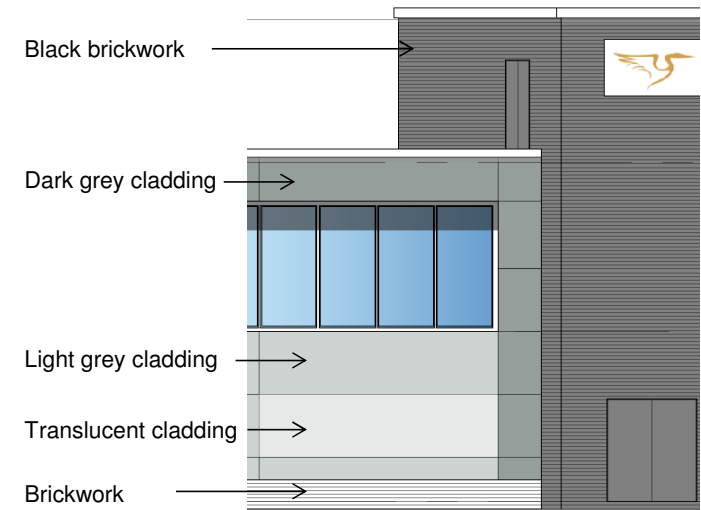
Design-

The development is nestled within tree lines making it less visible from the main road but more visible in the immediate vicinity. The building is typically viewed up close, with views of the building looking skyward. Taking this consideration, the colour choices of the cladding panels were governed by grey tones. The lighter grey is intended to be the main colour with the darker grey introduced in a goalpost shape allowing the building to be framed and to help to break up the mass.

The translucent cladding is to be used on the ground floor of the proposed extension, to allow natural lighting onto the factory floor without the use of windows/ glass which could effect security and Health and Safety.

The main circulation space is to use black brickwork and glazing which will help add to the more modern look to the build. These have been chosen to blend in with the surrounding developments and give a high quality, industrial appearance.

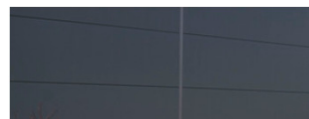
The roof is proposed to be a flat roof with a parapet, this will allow the roof space to be utilised. Part of the roof to the right hand side will be hipped which matches the existing roof, this is to conceal the plant machinery which is to be located at roof level. As part of this development it is proposed that the existing front elevation is also to be upgraded to match the proposed colour pallet as indicated within the drawing package.



Black Brickwork



Translucent cladding



Dark grey cladding



Light grey cladding