Work in Progress Chill Store Extension to Existing Ready Meals Production Facility for Bakkavor at Bakkavor Freshcook Sluice Road, Holbeach St. Marks

Design & Access Statement for Planning Application

This Design & Access Statement is to accompany a Planning Application for the development of a new work in progress chill store extension to the existing ready meal production facility for Bakkavor comprising work in progress chill store, hygiene store & tool store, including external works to clear the site area of temporary facilities and relocating air handling units.

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1 Introduction

The applicant: Bakkavor

Bakkavor bought their Holbeach St. Marks site in 2001. The site had three vacant food manufacturing buildings, plus a warehouse, office building and laboratory.

Since then, Bakkavor have brought two of the manufacturing buildings back into use, first in 2003 they developed a Pizza Manufacturing facility for which planning permission was sought to extend the facility in both 2010 & 2016; the second building was brought back into use in 2004 as a ready meal production facility and has remained as in use ever since.

Today the ready meal production facility focuses on the production of ready to cook meals; ready to cook meals are essentially ready meals, however the key difference is that many of the ingredients are still raw and therefore the meal still has to be cooked rather than reheated. It is estimated that the growth in ready to cook meals within the total ready meals market will be significant over the coming years.

To meet this extra demand, it is the purpose of this application to extend the ready meal production facility to increase the area of work in progress chill storage in conjunction with internal layout amendments.

2 The site

The development site is located within the existing Bakkavor Holbeach site, which is located approximately 5 miles north of Holbeach.

Site Co-ordinates: Centred approximately at National Grid Reference 535181, 331793.
Elevation: approx. 3.5m ASL
Area: Bakkavor Holbeach – approx. 12 hectares/development site – 440m^2

The site location plan illustrates the previously mentioned buildings on site; it also shows the proposed extension site outlined in red.

This demonstrates that the scale of the extension is not significant with regards to the overall scale of the industrial buildings on the whole site.

The development site is located between the existing ready meals facility (to the eastern elevation) the existing internal estate road, and comprises an area which is currently occupied by temporary work in progress chilled store units and soft landscaped areas. The site is vehicle-accessible from Sluice Road via the existing internal estate road leading to the main car park for staff.

The site is surrounded on all sides by agricultural land, and this particular area of the site is surrounded by a landscaped bund.

3 The final scheme

3a Amount and Use

The development site area is approximately 440m².

The Planning Application drawings have been measured and the gross internal floor areas are as follows:

Work in Progress Chill Store:

- 427m² Overall, including
  - WIP Chill – 320m²
  - Hygiene Store – 24m² &
  - Tool Store – 49m²

The established use for the site is a mixture of B1 (a) and B2 in accordance with the Planning Policy for the area and the proposed extension increases the B2 use.

3b Layout

The layout seeks to formalise (replace temporary units) and increase the area for work in progress chilled storage; the internal layout of the existing building is already set up to access chilled storage in this area, as there are currently a number of temporary chill storage units in this location – part of the proposal will include the removal of these units and the existing link corridor. The existing access points will then be utilised to gain access to the new permanent chilled storage area.

3c Scale

The proposed building is in principle a single storey structure; however, the scale of the building in terms of height is largely dictated by the requirements of the internal spaces. Typically, Food Processing/Manufacturing Centres require highly flexible spaces which can accommodate various food production set-ups; these spaces have highly controlled internal environments which require a complex arrangement of air handling plant; as such a roof space which is accessible is also required. The use of a steel frame is typical of this industrial type building which is common place elsewhere around the site. This particular extension has been designed as monopitch strucuture which allows the surface water to fall back to the existing building in order to utilise the existing drainage locations. The resulting building is 8.3m to ridge, this height should be considered as both typical of the locality and therefore entirely appropriate. The overall dimensions are approx. 14.8x29.6m

The overall scale of the building will fit seamlessly into its similar scale surroundings.

3d Landscaping

The proposed development will occupy the footprint of current temporary chill stores and areas laid to grass. Any areas affected by the works will be returned to grass upon completion.

3e Appearance

The proposal has been designed to appear as a seamless link between the existing building and the extension; therefore, it is intended to match the visual appearance of the existing which generally is as follows – low level insulated composite white wall panels, external steel structure and high level profiled metal sheeting over cladding. All materials selected to match existing.

3f Access and Inclusive Design

The expansion of the internal production floor space will not have any effect on the existing accessibility provisions for staff and visitors.

4 Flood Risk Assessment

A flood risk assessment has been prepared and is enclosed as a separate document.

5 Transport Assessment

It is not expected that this development proposal will have any effect on the number of vehicle movements to and from sites, as it is intended as a replacement of current temporary facilities.

6 Waste

As this is an I.P.P.C. site, the changes in factory process, production and waste will be assessed by the site management and submitted for an amendment to their license.

7 Conclusion

Having taken into account the development criteria set out for the site, the setting of the plot and the operational requirements of Bakkavor, the proposals are thought to be appropriate and relevant to the site in terms of physical, social and economic characteristics.

The development will contribute in a positive manner to the built environment and bring benefits to the wider community.