SIDEBOTTOM
RICHARDSON
CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

15 High Street,
Spalding,
Lincs. PE11 1TW

Tel: 01775 712660
Fax: 01775 712635
Email: src@srcltd.com

DESIGN & ACCESS STATEMENT

For QV Foods Ltd.

PROPOSED PACKHOUSE EXTENSION AT QV FOODS LTD, MANOR FARM, HOLBEACH HURN, SPALDING, LINCS PE12 8LR

• • •

ARCHITECTURAL ANALYSIS AND PHILOSOPHY

LOCATION

The proposed extension is situated in a well-established farm and food processing facility.

Due to business expansion, it is necessary to service customer requirements for new product lines.

The postcode for the site is PE12 8LR.

SITE DESCRIPTION

General:-

The site is situated within Manor Farm, Holbeach Hurn and is accessible via a private roadway leading from Roman Bank. The site is not visible from the main public road. The site itself is a well-established farm and food processing facility with large industrial buildings occupying the majority of the site, as well as the main office to the north of the site.

The proposed steel framed, clad building is to be a link and extension to the existing pack house building.

Boundaries:-

The site is surrounded on all sides by arable land owned by QV Foods.

EXISTING BUILDINGS ON SITE:-

The existing buildings on the site are of an industrial nature and appearance, scale and form, typical of buildings used for this purpose.



VIEW ON EXISTING PACKHOUSE BUILDING

To address the areas specifically required for a "Design Statement"

USE

The proposed building will provide further floor area and space for new product lines due to increase of customer requirements, and is size of the increase floor space is appropriate for its location.

AMOUNT

The building footprint is located to the north east of the site and is to be an extension of an existing building with the proposed extension footprint being 1,981m^2. The height of the building is set to suit the height of the existing building, being approx. 7.37m to eaves.

Overall the applicant considers the size of the building provides the space required and is in keeping given the site area and size of other buildings on the site.

LAYOUT

The applicant believes that the layout and positioning of the proposed building is logical in terms of its working relationship with the existing building and also the general site layout.

It is not anticipated that it will be detrimental to the visual appearance of the site.

SCALE

The dimensions of the building have been designed to relate respectfully to the existing building. This is seen as a fairly standard building appropriate for its use.

APPEARANCE

The proposed building will comprise a standard single span portal frame structure, set out on a regular grid of structural bays.

MATERIALS

It is proposed that the new building be clad with external materials to match the existing buildings in terms of finish and colour.

LANDSCAPING

A new area of hard standing will be provided to each gable end of the proposed building to allow for forklifts to enter/exit. Landscaping will be provided in accordance with agreed planning condition if required.

TRANSPORT

No changes are proposed in respect to access onto the site.

CONCLUSION

The applicant firmly believes that from an architectural perspective the design achieves the requirements of the building whilst blending sympathetically with the existing buildings on the site. In the applicants opinion the overall design is appropriate for the site.

ACCESS STATEMENT

Access to the building from entry to the site.

In general the site will only be accessed by employees. Access for them will be available externally. Vehicle and pedestrian access around the site generally, remains as existing.

Access within the building

The main entrance to the extension will be the roller shutter doors at either end of the proposed building with level access for forklift trucks etc. Personnel access will be available via the existing building.