



Design and Access Statement

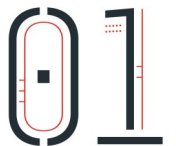
Bakkavor Foods Ltd —Holbeach

Sluice Road, Holbeach St Marks, Spalding, PE12 8HF

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1 - Introduction

This design and access statement has been created to support the planning application made by Bakkavor Foods Ltd—Holbeach.

The building is being installed to provide a temporary canteen.

The single storey building will be located adjacent to an existing warehouse.

This application seeks temporary planning approval of 1 year, to coincide with the completion of the other projects they have running.

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2 - Site History

Bakkavor Foods Ltd is a leading provider of fresh prepared food operating from a number of sites across the UK and abroad.

This application seeks temporary permission for a single storey Portakabin building sited within the boundary of Bakkavor's Holbeach site.

Located in an rural area, the site boundaries encompass a mix of industrial buildings, car parks and other ancillary buildings. Due to the industrial nature of the site the proposal will not detract from the visual amenity of the area.

3 - Site in context

Bakkavor Foods Ltd—Holbe is located within a rural area 5 miles North of Holbeach centre.

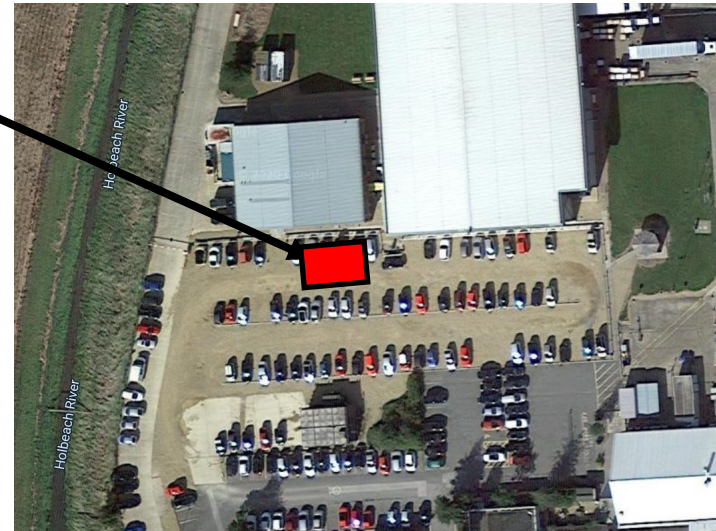
The development appears to fall within a flood risk zone according to Environment Agency.

The development does not appear to be within an area of conservation or outstanding natural beauty. The proposed scheme will be reflective of the current visual amenity of the site and will not dominate the overall character of the area.

3.1 – Location of site

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*Proposed development
site in close context*



*Proposed development
site in relation to the
wider area*



3.2 – Development site photographs



4 - Design Principles and Context

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4.1 – Use

Bakkavor Foods Ltd is applying for temporary planning permission of 1 year to site a single storey Portakabin modular building on their site at PE12 8HF.

This building will be used as a canteen for use by employees.

The proposed location offers the best free, utilisable space as it offers all required services; power, network and surfacing.

4.2 – Amount

The *Portakabin* building has an overall floor space of 29.6sqm which meets the requirements of a functional office encompassing meeting rooms, canteen space, toilets and other amenities.

Please see the enclosed Plan and Elevations drawing attached to the application.

4.3 – Layout

The proposed *Portakabin* building will be sited on a gravel surface. The building will encroach on existing car parking spaces; however there remains ample space elsewhere across the site and will not have a detrimental impact.

The proposal will not encroach on any residential properties in the local area.

4.4 – Scale

The *Portakabin* building has overall dimensions of 2.5m height (Maximum – may differ due to site levels) 3.05m width and 10.1m length. Please see plan and elevations attached.

4.5 – Landscaping

The proposed *Portakabin* building will be sited on a gravel area. No landscaping is required as part of the application.

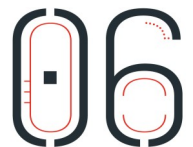
4.6 – Appearance

The *Portakabin* buildings are manufactured and prefabricated at *Portakabin*, New Lane, Huntington, York.

External walls are of a durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage. The roof deck is of one-piece construction and is impact resistant.

Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish.

The walls are of vinyl-faced plasterboard, providing a wipe-clean finish. The prefabricated nature of the buildings results in minimal impact on the environment in terms of both construction and use.



4.7 – Access

4.7.1 – Vehicle and Transport links

The proposed development site is contained within the site grounds.

Whilst the building will sit over approx.5 car parking spaces, there will be no impact on car parking provision as there are ample spaces across the site.

There is to be no increase in staff numbers as part of this application.

4.7.2 – Access

Users will access the Portakabin entrance via a ramp constructed to comply with approved document Part M.

5 – Conclusion

The *Portakabin* building has been chosen as a result of the flexible solution it provides.

It can be installed quickly enabling the Bakkavor Foods Ltd to begin using the specifically fitted out building much more quickly than a traditional build, and it can easily be removed from site with little impact.

