

Design and Access Statement

For

Worldwide Fruit Ltd
Apple Way
Spalding
Lincolnshire
PE11 3BB

By

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History

Worldwide Fruit Ltd have been located on Apple Way since the original building was erected in 2005. In 2015 the chill store extension was occupied & operated.

WFL relocated from the Bakkavor (Geest) site on West Marsh Road into the new building & now operate throughout the country.

Overview of the proposal

The proposed building is for the storage of packaging materials & trays to be used in the packing area. Presently they are stored under a canopy adjacent to the loading docks which is open sided & now considered to be too small. Resulting in a number of the trays being stored in the open at the rear of the building.

This is not ideal as they are open to the elements & gives operational difficulties.

The building will be stand-alone 27.9m long x 19m wide & 7.7m high to ridge at the rear of the site & not visible from the public highway.

Appearance

The construction of the building will be a steel portal frame on concrete foundations. The cladding will be similar to the main building & remain uninsulated.

There will not be a concrete slab to the building as the traffic in the building will be forklifts. Personnel on foot will not operate in the building.

There will be roof lights to cover 20% of the floor area.

Profiled cladding will extend to within 3m of the floor. Below this will be pre-cast concrete panels spanning the main steelwork to protect the structure.

The wall facing the main building will have a fire rating of 2 hours.

The new building is lower than the main building & can only be seen from Shotbolt Lane.

Landscaping

Storm water will be collected by gutters & discharge into the existing storm drainage available adjacent to the building or discharge straight into the large soakaway at the rear. Water is restricted from overflowing by a hydro-brake at the discharge point.

The area landscaping will be reinstated where disturbed. The new building will prevent the existing landscaping from being damaged by the present storage of trays.

Access statement

Access to the site for fork lifts will be along a hard core track from the existing concrete apron & extend into the store.

There will be no pedestrian access in the store & due to the operation of fork lifts it is not intended to allow certain categories of disabled persons to work in this area for Health and Safety reasons.

The existing fire escape from the main building will be unaffected by the new construction.