Design and Access Statement

For the proposed External Blast Chillers and link corridor at Bakkavor Group Ltd, West Marsh Road, Spalding, Lincolnshire, PE11 2BB to include:-

The Project is solely to provide additional chill space for the Distribution Building by using freestanding Blast Chillers being abutted directly to a small structural addition to the building which is currently vacant grassed area. The additional chillers will be supported on individual concrete pads. Limited works are required to the existing building; this being to break through the external fabric of Composite paneling which will be trimmed accordingly, the external current wall will be skinned by new food safe composite panel as it will become the internal wall. The concrete foundation of the new extension will have a polished concrete finish to match the existing surface. The works involve minor drainage both internally and externally along with the relocation of an existing emergency exit door, any services requiring removal due to the works will be relocated in a suitable position on the remaining surface. The current construction area is vacant, this being grass land.

Revision History

Rev 1.0	29th March 19	First Issue

1.0 Introduction

1.1
This document contains information to support a Full Planning application for the proposed External Blast Chillers and link corridor for the Distribution Centre at Bakkavor Group Ltd, West Marsh Road, Spalding, Lincolnshire, PE11 2BB

1.2
The site is located approximately 1.7m to the Northeast of the town of Spalding and covers an area of 24.20 hectares (59.79 acres) and is located in an industrial area of Spalding. Currently the site benefits from the planning use of B1a (Office) and B2 (General Industrial).

1.3
Bakkavor was founded in 1986 by the two brothers Ágúst and Lýdur Gudmundsson, to manufacture and export cod roe to Scandinavia. By 1996 Bakkavör had become a medium-sized company selling processed fish products direct to European retailers. Over the next decade the company focused on expanding its operations internationally into fresh prepared foods markets, and by 2008 had acquired a number of businesses in the UK, Europe, Far East and US. Its largest acquisition was Geest plc in 2005. The company delisted from the NASDAQ OMX Iceland in 2009. In 2012 the corporate structure of the Group was simplified with a new parent company domiciled in the UK. Bakkavor sold its French, Spanish and Czech businesses in 2014. This was followed by the sale of its South African operation and a 40% stake in its Italian business later in the year. The Group acquired US prepared foods manufacturer B. Robert's Foods in January 2015.

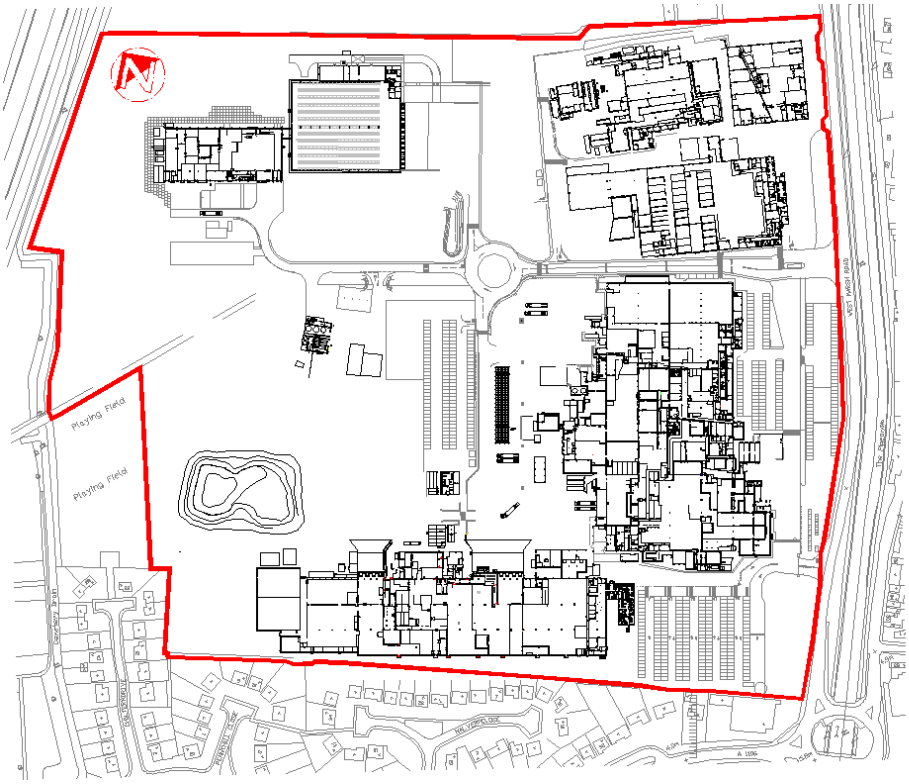
In January 2016, Bakk AL Holdings Limited, a company owned by Agust and Lydur Gudmundsson and funds managed by The Baupost Group, L.L.C., purchased shares in the Group. Bakk AL Holdings Limited owns approximately 89% of the outstanding shares in the Group.

2.0 The Site

2.1
The existing site consists of a mixture of production, office and warehouse units. Staff, visitor and delivery/dispatch parking is also provided within the site. Staff, visitor and delivery/ dispatch access is via the Gate House to the northern entrance off West Marsh Road with a separate Staff Only entrance also off West Marsh Road.

2.2
The site frontage is bounded to the eastern boundary by West Marsh Road and is planted with bushes and trees. The site is bounded to the southern boundary by a residential area and industrial buildings to the western and northern boundaries.

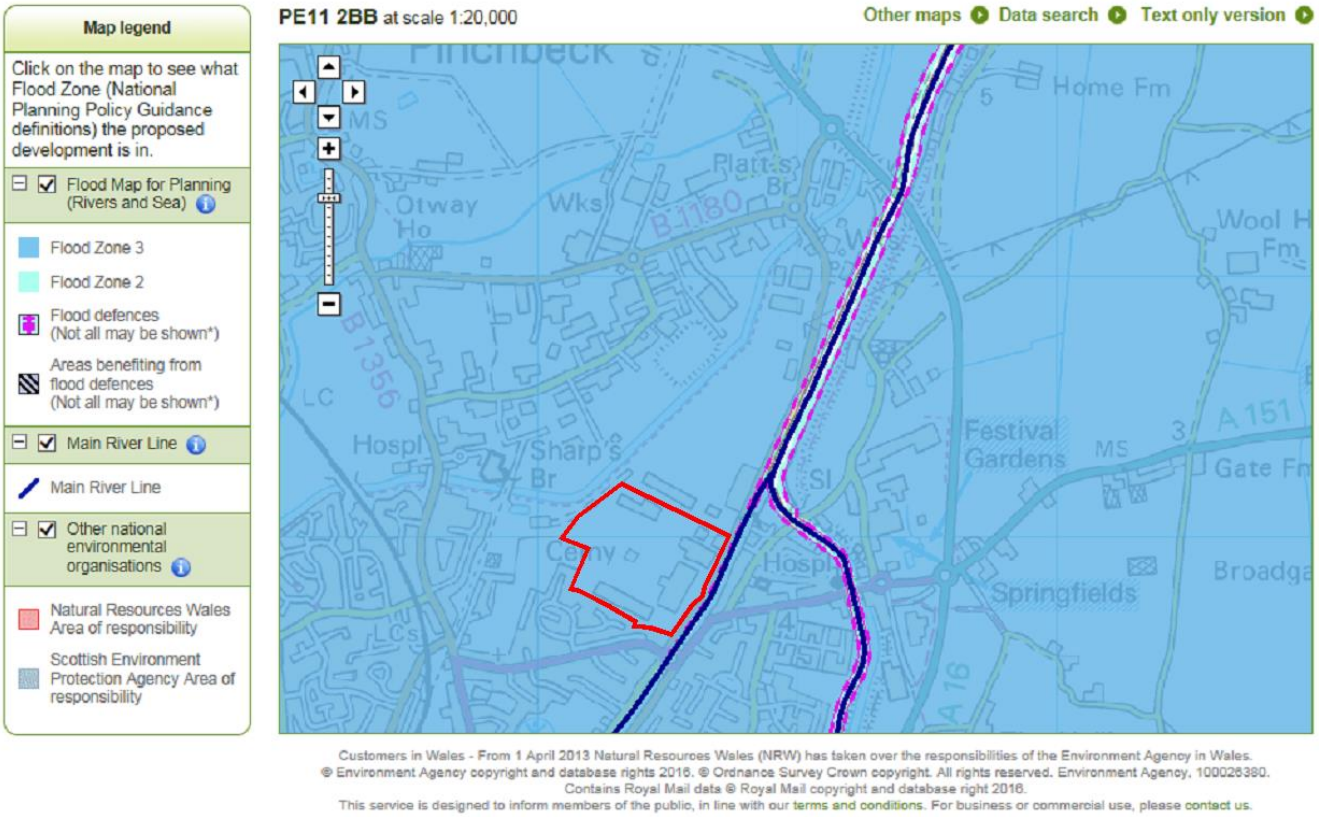
2.3
Site Plan



2.4
Aerial photograph of the Site. Image courtesy of Google Maps, © Google



2.5
Flood Risk Assessment Plan



3.0 Process

3.0
The design will incorporate the supply, design, installation and commissioning of 4 blast chillers and new link corridor to connect to the existing Distribution Centre to provide additional chilling capacity.

3.1
Electrical Services
Electrical services installation will be required to assist the operation of the Chillers and will be designed in accordance with the relevant British Standards, CIBSE documents and Employer's Requirements.

3.2
Mechanical Services
Mechanical services installation will be required to assist the operation of the Chillers and will be designed in accordance with the relevant British Standards, CIBSE documents and Employer's Requirements documentation.

4.0 Use

4.1
The Project is solely to provide additional chiller space for the existing Distribution Centre Building by using freestanding Blast Chillers being abutted directly to a small structural addition to the main building.

5.0 Layout

5.1
The proposal covers an area of approximately 220m² and is located to the North of the site connecting to the existing Distribution Centre building.

6.0 Scale

6.1
The overall footprint of the 4nr Blast Chiller and link corridor are in square form with approx. dimensions of 16m x 15m providing an approx. of footprint 220m². The highest point of the proposed structure will be approx. 4.2m from existing ground level.

7.0 Landscaping

7.1
The existing landscaping of the site will be unaffected by the works.

8.0 Access and Circulation

8.1
Access into the site from West Marsh Road will be unaffected from the proposals.

8.2
Current staff parking on the site will be unaffected by the proposal.