DESIGN AND ACCESS STATEMENT

Upgrading of refrigeration cooling system including construction of ammonia plant room extension and elevated condenser platform

at

Food Production Facility

Fulney Lane

Spalding
Lincolnshire

for

Pork Farms Group (formerly Kerry Foods)

prepared by

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dated

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Site Context

The site is located within the Pork Farms Group (formerly Kerry Foods) Factory Complex on the East side of Spalding. The complex is bounded by the A16 Spalding bypass, A151 Holbeach Road and Fulney Lane North. The complex is accessed via a single secured entry point along Fulney Lane North. The site is flat and is located approximately 100m to the East of the Coronation Channel.

Planning History

The site has been a food production facility since the late 1980's. Since this time the facility has been developed and expanded on numerous occasions in line with the expansion of the commercial process on the site. The most recent planning approval awarded by South Holland District Council was for the construction of a new entrance reception/security lobby (ref H16-0730-09) given in 2009.

Development Proposal

Construction of the ammonia plant room extension and associated external condenser platform and internal alterations to the existing plant room to create a switch gear room is required as part of the modernisation of the factories refrigeration system. The location of the proposed works has been determined by the requirement to link to the existing factory cooling system, whilst ensuring clear access around the site is maintained and no existing access routes into/out of the factory are obstructed.

The ammonia plant room extension is in keeping with the existing factories visual appearance and is an exact material match of the existing smaller plant room (refer to fig. 01 below) which is being connected to, thus minimising the visual impact of the development. The extension is to be finished in olive green vertical profiled cladding on the external walls, olive green trapezoidal profiled metal cladding on the roof and olive green flashings for the eaves, verges and gutter profile, all to match existing. The proposed ammonia plantroom extension is to have a single pitched roof to match the existing plant room. The new roof is lower than the existing so as to reduce the visual impact of the extension.



Fig. 01

The proposed elevated external condenser platform has been positioned to be within close proximity of the plant room extension and is situated so it is enclosed on two sides by the existing building. The need for the elevated condenser platform comes from the requirement for ground floor access and egress from the existing factory in this location (refer to fig. 02 below). At first floor level the condenser platform will be clad around its perimeter with olive green vertical profiled cladding to be in keeping with the existing factory allowing it to be read as part of the existing factory development. Cladding this platform will also serve the function of shielding the condensers from view for people travelling along Fulney Lane North and from the properties to the West of Fulney Lane North.



Fig. 02

The external ground around the extension is to be finished in gravel to match existing with a small concrete plinth with foul drain connection below the external emergency shower.

Layout

The proposed internal layout of the ammonia plantroom is a function of the operational needs of the machinery process and requirement for machine access for maintenance and delivery/replacement. The ammonia plantroom extension and elevated condenser platform have been designed so as not to impede any pedestrian movement into or out of the existing factory. The proposed location and size of floor area of the extension also means vehicle access, both site vehicles and emergency services, is still achievable around this elevation of the existing factory.

Existing staff and visitors parking is unaffected by these proposals.

Secure by Design

The layout of the secure site has been designed around the operational needs of the existing occupier with goods vehicles separated from staff access and car parking to minimise conflict between HGV's and personnel movements for safety reasons and to secure and oversee the movement of incoming materials and finished goods.

External lighting is provided around the site for security and safety. A number of CCTV cameras are located around the site linked back to the security office. The entire site is fenced to control personnel access.

Access Statement

As stated above access and egress from the existing factory is not impeded by the construction of either the ammonia plantroom or condenser platform.

Access is achieved into the plantroom through external pedestrian doors and roller shutter for machine access. The elevated condenser platform is accessed via an external galvanised steel staircase. Access to both the proposed plantroom and the condenser platform is only required by employees for maintenance purposes. The nature of these works precludes access for disabled workers.

Flood Risk Assessment

The site is indicated as being within Flood Zone 3 (area that could be affected by flooding, either from rivers or the sea, if there were no flood defences) on the Environment Agency's Flood Map. Flood defences are present along the banks of the Coronation Channel to the West. The ammonia plantroom has a modest footprint and as such should only have a small effect on the surface water drainage system. The proposal to maintain the surrounding external surface as gravel will result in no impact on the surface water drainage system. The condenser platform is to have an open mesh metal floor and will therefore have no impact on the surface water drainage system.