

# PROPOSED EXTENSION AND ALTERATIONS WHITBY SEAFOODS LTD, WHITBY BUSINESS PARK DESIGN AND ACCESS STATEMENT

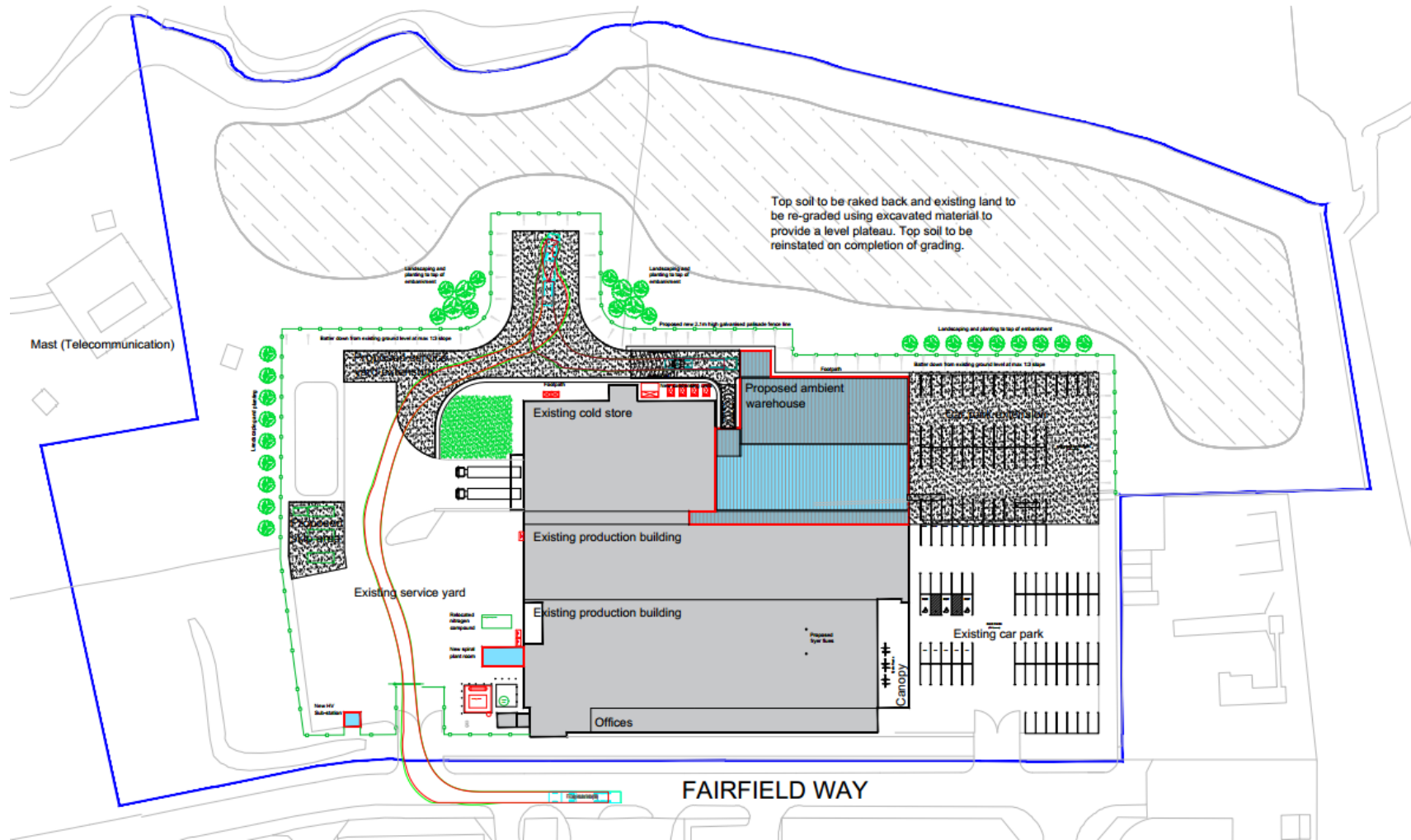
1. Introduction
2. Company Profile
3. Site Context
4. Proposals
5. Vehicular Access & Accessibility
6. Flood Risk & Ecology
7. Sustainability
8. Landscape design
9. Lighting
10. Signage
11. Scheme drawings



NYMNP  
06/06/2018

1. Introduction

This application, of which this Design and Access statement is part, is for the extensions and alterations of an existing factory at Whitby Business Park, Whitby.



## 2. Company Profile

Whitby Seafoods is situated on Fairfield Way on the Whitby Business Park, to the south east of the town. The building is the largest on the business park and is situated on the parks eastern boundary with the open countryside towards the coast. The NYMNPA boundary with Scarborough BC passes through the business park to the west of the site.

Whitby Seafoods Ltd is a well-established family-run company within the town and is its largest employer, currently with an annual turnover of around £55 million. The company is based at its factory on Fairfield Way and has been established at this site more than 20 years. It currently employs 130 full-time staff, working shift patterns Monday to Sunday. Current plans, of which this planning application forms a significant part, are the sustainable growth of the business from £55 million to £100 million annual turnover. This growth is estimated to initially provide an additional 10 jobs to the local community with a further estimated 5-10 jobs per year as the business grows to meet its target turnover.

## 3. Site context

The site is situated on Fairfield Way on the Whitby Business park, to the south of the town.

The business park was established and developed in the 1970's – 80's, with the Whitby Seafoods factory being constructed during this period.

The building is approached through the business Park along Fairfield Way and is located at the furthest point east on the park.

The building is the largest on the business park and is situated on the parks eastern boundary with the coastal hinterland. The NYMNPA boundary with Scarborough BC passes through the business park to the west of the site.

The site is approximately 4.07 hectares, the existing building having a floor area of some 0.51 hectares.

The site is served from two locations at each end along Fairfield Way to the south west

The south east boundary is shared with a cement works, whereas to the north east and north west are agricultural fields, although those to the north east are earmarked for the expansion of the business park.

The site is currently partially developed, with an impermeable (roof, service yard, car parking and paths) of 1.1 hectares (27%).

The developed area of the site is to all intents and purposes, a level plateau being created in order to construct the building and its extensions. The original building has been extended on several occasions, most recently in 2011 (approval NYM/2011/0149/FL). The company has undertaken landscaping along Fairfield Way and within the existing car park in order to improve the local visual environment.



Aerial photograph – site existing



#### 4. Proposals

##### Overall proposals

It is the company's intention is the sustainable growth of the business from £55 million to £100 million annual turnover. To achieve this several key developments are proposed across the site.

##### i. Ambient warehouse extension

The ambient warehouse extension is the main proposed development and will provide much needed on site storage space which will enable the business to operate more efficiently as well as freeing valuable space within the existing building to allow production to expand to meet the target turnover. The proposed ambient warehouse extension has been designed to match the existing cold store in eaves height. Due to the increased clear span of the proposed extension the ridge height will be approximately 300mm higher than the existing. In contrast to the existing cold store extension the colour scheme for the new extension will follow guidelines set out in Scarborough Borough Councils 'Whitby Business Park Design Brief', published in November 2016.

##### ii. New spiral plant room

To service the proposed new production lines within the building an additional refrigeration plant room is required. The plant room has been designed to match the existing production building in height. Again, the proposed colour scheme has been selected to comply with 'Whitby Business Park Design Brief'. A roof mounted gantry is to be provided to carry a new roof mounted evaporative condenser for the refrigeration plant. The installation will not be dissimilar to the existing adjacent condenser installation.

##### iii. New switch room and HV sub-station (Permitted development)

To service the new production lines a major site power upgrade is planned. To facilitate this a new brick effect GRP sub-station building is to be provided to house the Northern Powergrid RMU. It as previously been advised that the sub-station would constitute permitted development under Class B, Part 15 (power related development) – ref NYM\2017\ENQ\13716, dated 01/12/17.

##### iv. Proposed fryer flues

The new production line will include additional frying capacity for the site. The frying line will have 2nr stainless steel mechanical extract flues. The site is currently committed to installing odour abatement utilising wet scrubbing in accordance with current Best Available Techniques to its existing frying line. The proposals for this system are to be extended to include the new frying line.

v. Proposed car park extension

The existing car park is to be re-surfaced and demarked. Additional car parking (1470m<sup>2</sup>) is to be provided to the rear of the existing car park. The proposed car park extension will be constructed utilising permeable paving.

vi. Proposed turning head and access roadway

Access to the new ambient warehouse extension is to be via the existing goods yard to the north west of the site. A new reinforced concrete access roadway and HGV turning head (1240m<sup>2</sup>) will be constructed from the rear of the existing yard to the new ambient warehouse loading dock.

vii. Skip area

A new reinforced concrete skip area (145m<sup>2</sup>) is to be constructed off the existing service yard.

5. Access & accessibility

The extensions have been designed to meet the requirements of Part M of the building regulations (Access to and Use of Buildings) as a minimum standard.

The existing car park is to be re-configured to provide three designated accessible parking spaces and a safer environment for pedestrians, whilst maintaining the existing covered cycle parking.

The site staff entrance is to be relocated from Fairfield Way to a point adjacent to the existing staff car park.

Future plans include the launch a car-share scheme

6. Flood Risk & Ecology

From information available on the Environment Agency website, it has been determined that a flood assessment for the site has not been carried out.

An ecological survey of the existing building has not been carried out



## 7. Sustainability

The main warehouse building has been designed with minimal power requirements.

The building shell is to be insulated and will be unheated. The main energy source will be store lighting which will be low energy LED high bay lighting with intelligent control / proximity sensors (total load for the lighting will be <5W/m<sup>2</sup>). Roof lights will provide daylight to the store and provide natural heat via solar gain.

Once the new warehouse is fully functional the existing dry goods store is to be converted into a cold store. The cold box currently exists, and the conversion will be the addition of the required refrigeration plant. To reduce energy the new refrigeration systems will incorporate air-source heat pump technology in place of electric defrost heaters.

The site currently benefits from 10nr electric vehicle charging points and the company actively promote the use of electric and hybrid vehicles. The business's company car fleet currently has a number of electric / hybrid vehicles.

Although not included within these proposals, Whitby Seafoods are committed to the future installation of solar PV generation to offset their current electrical demand. The new warehouse structure has been designed to accept the future installation.

## 8. Landscape Design

Additional areas of landscaping to the North West and North East elevations of the site have been incorporated into the proposals. The landscaping will take the form of boundary treatments and/or areas of soft landscaping. The areas identified for landscaping have been selected to enhance the views from the North and North East and in particular to partially mask the existing cold store structure and new car parking.

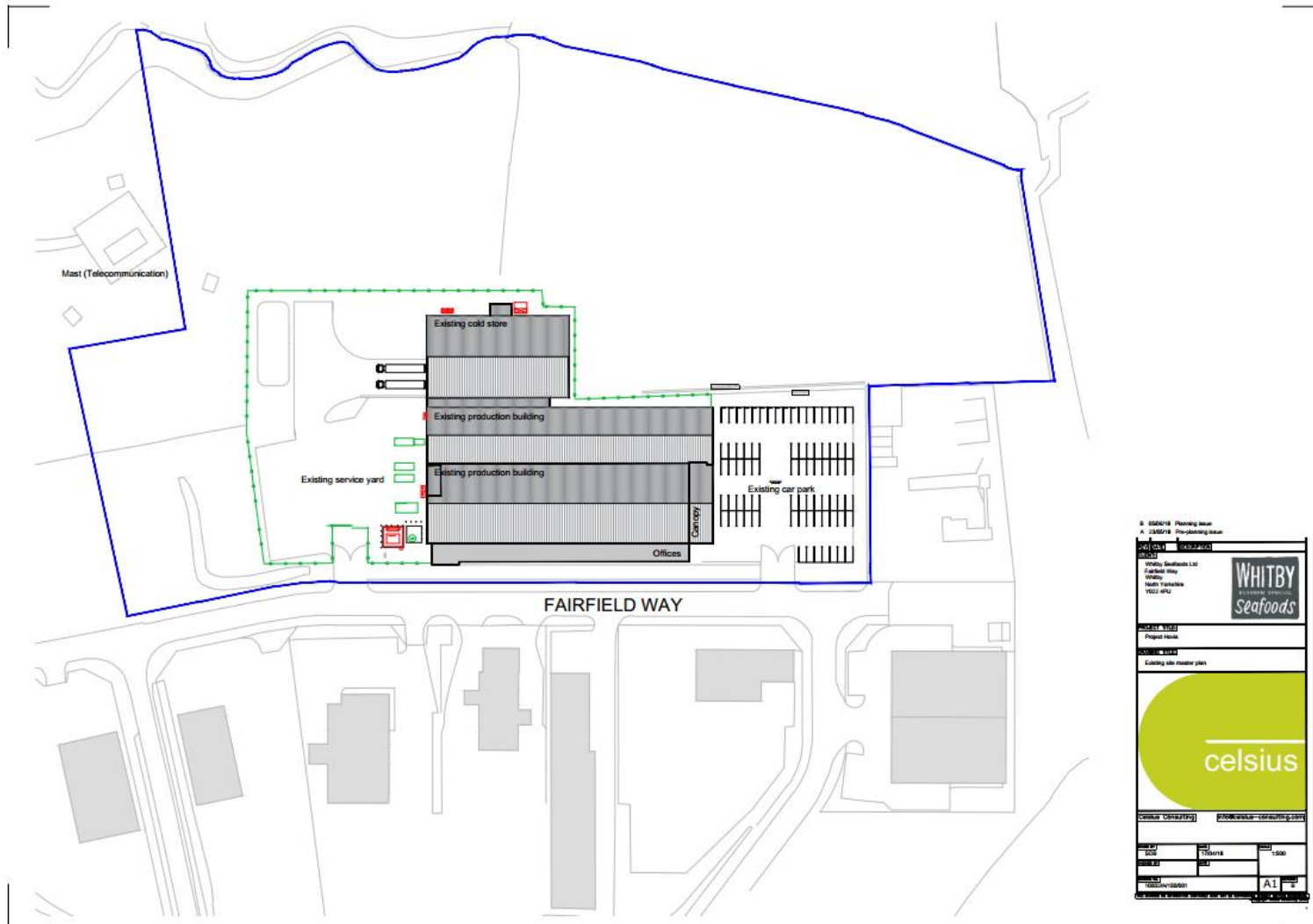
## 9. Lighting

External lighting will be limited to LED bulk-head emergency light fittings to fire escape routes.



## 10. Signage

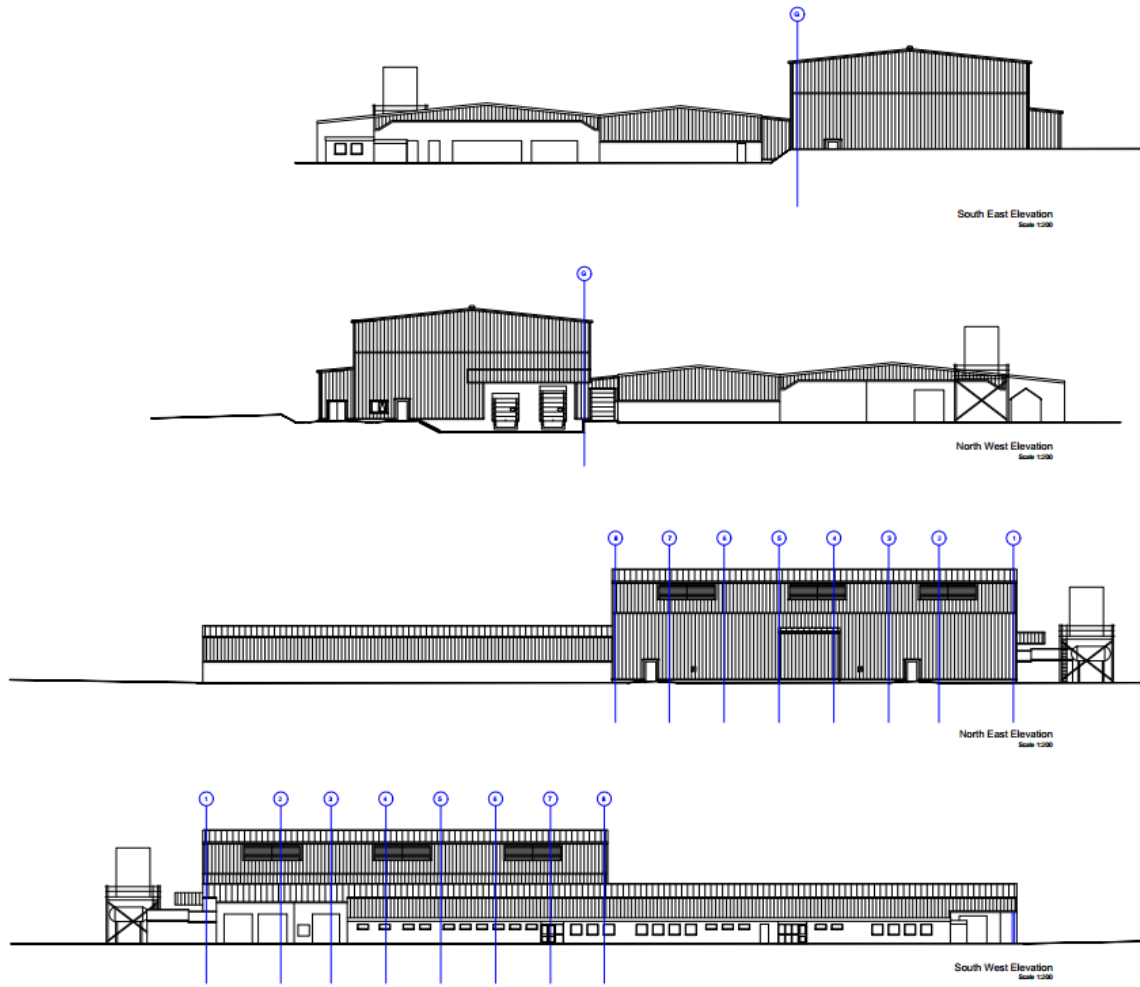
No additional signage is included within this application





Existing site plan

B 0560/18 Planning issue	
A 2355/18 Pre-planning issue	
Client	Whitby Seafoods
Project Name	Whitby Seafoods Ltd Fairfield Way Whitby North Yorkshire YO21 4PU
Client's site master plan	
	
	
Celsius Consulting	01703 626262
Scale	1:500
Sheet	A1



South East Elevation  
Scale 1:500

North West Elevation  
Scale 1:500

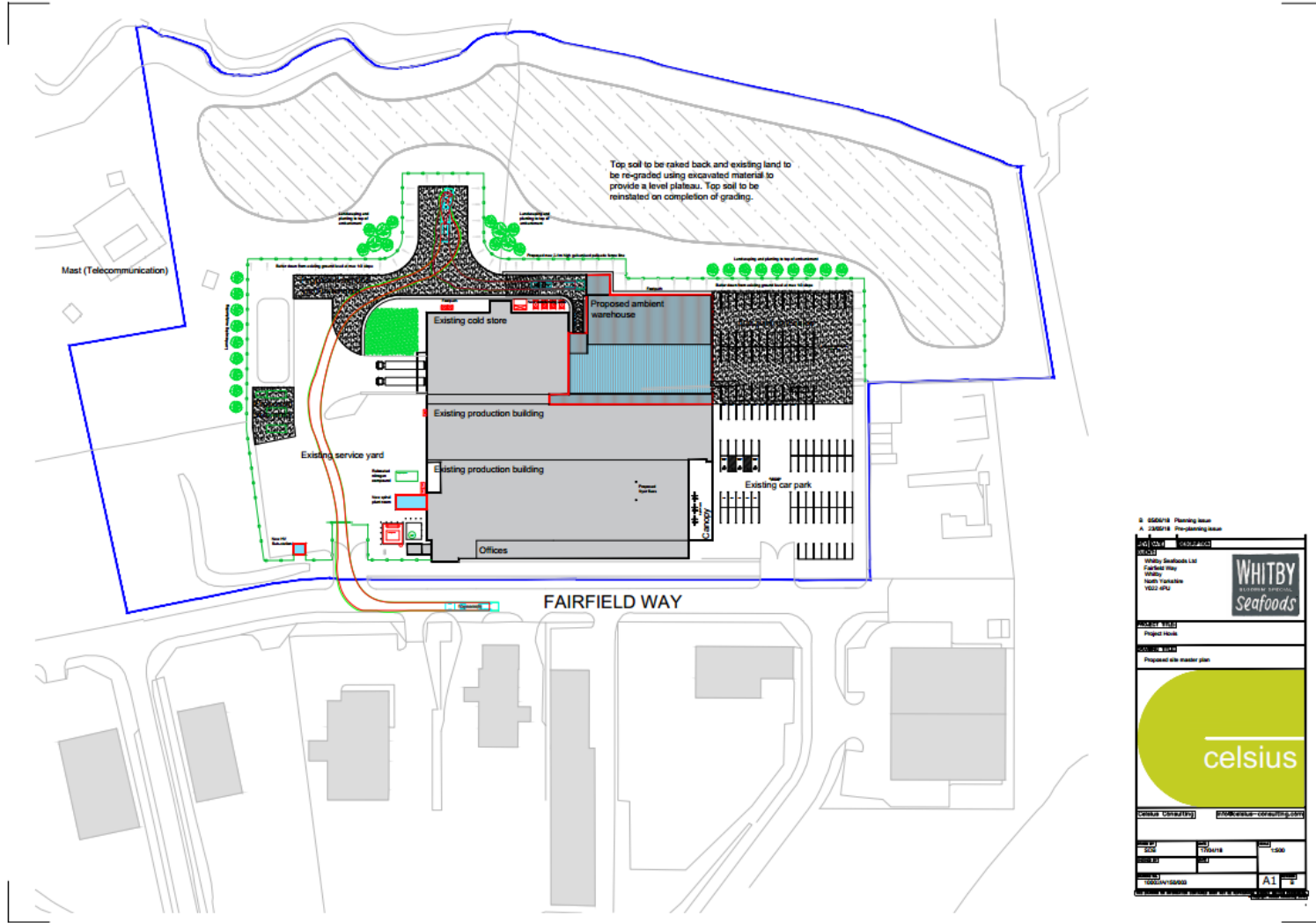
North East Elevation  
Scale 1:500

South West Elevation  
Scale 1:500

B. 05/2018 Planning Issue A. 03/2018 Pre-planning issue	
01/01/2018 01/01/2018	
Whitby Seafoods Ltd Farfield Way North Yorkshire YO21 4PU	
Project Name	
Client Name	
Existing elevations	
Project Location	01000000000000000000
Scale	1:500
Author	01/01/2018
Check/Revision	A1

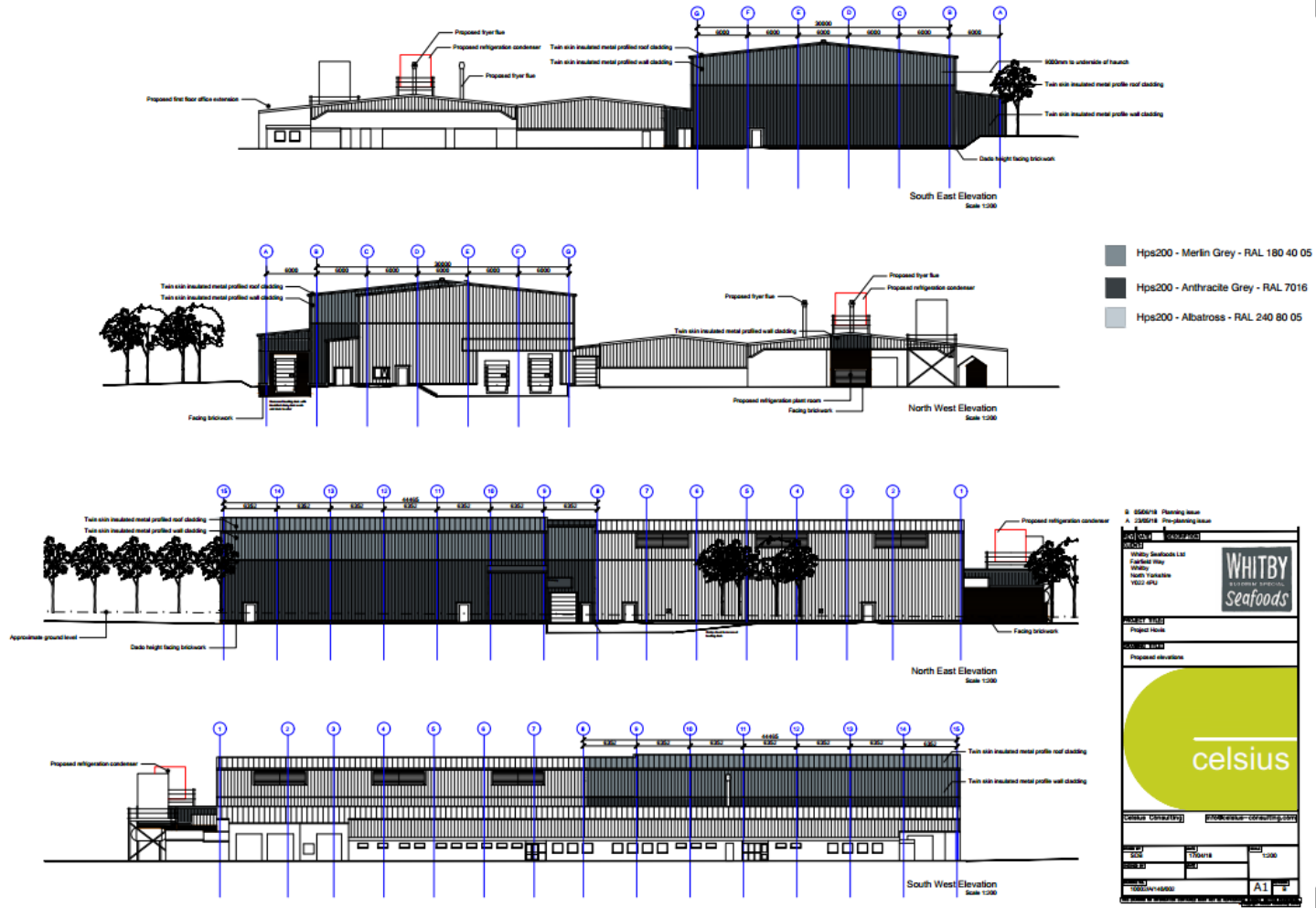
Existing elevations





Proposed site plan

B 0500/18 Planning Issue A 0300/18 Pre-planning Issue 10/01/2018 10/01/2018		
05/01/18 Whitby Seafoods Ltd Calder Way Whitby North Yorkshire YO21 4PU		
<b>PROJECT TITLE</b> Project Name		
<b>PROJECT TYPE</b> Proposed site master plan		
Celsius Consulting		PROXCelsius-consulting.com
DATE 05/01/18	BY TTB/18	SCALE 1:500
DRAWN BY TTB/18	CHECKED BY TTB/18	PROJECT NO. 10003/AV/18/003
		<b>A1</b>



Proposed elevations