

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

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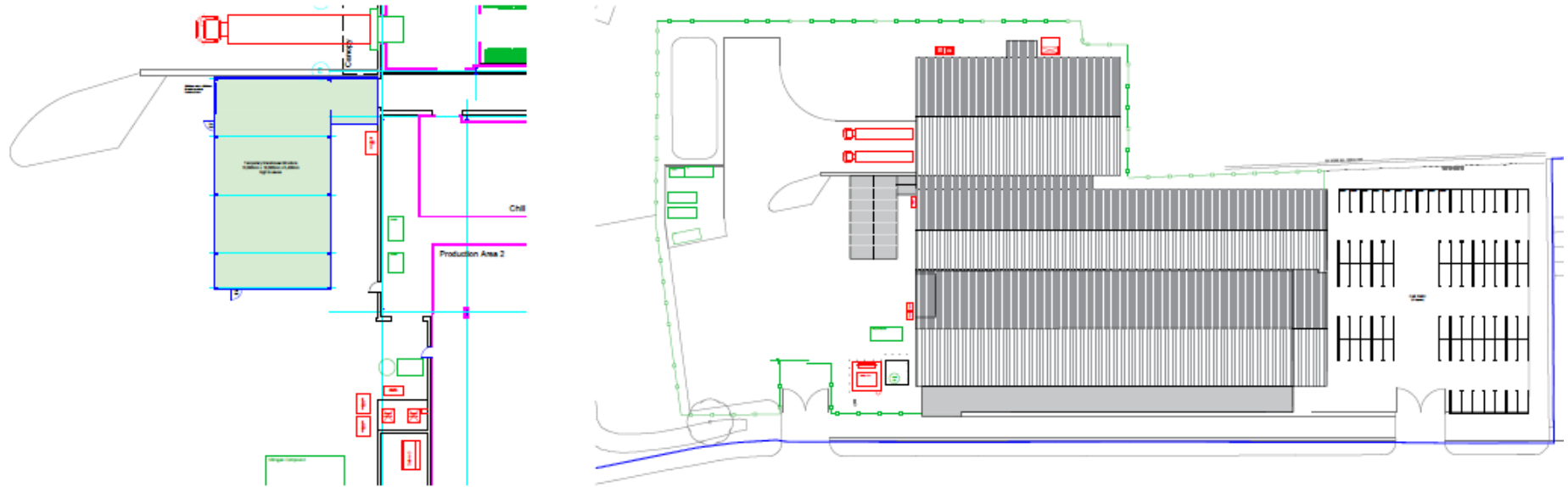
NYMNP

02/11/2018



## 1. Introduction

This application, of which this Design and Access statement is part, is for the erection of a temporary warehouse structure 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.

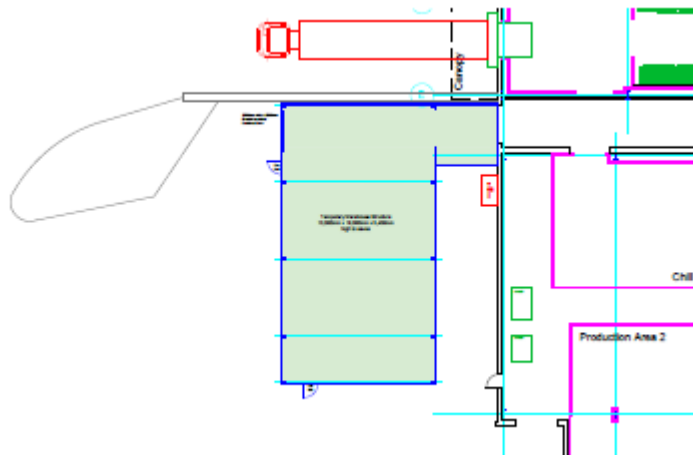
The site is currently partially developed, with an impermeable (roof, service yard, car parking and paths) of 1.1 hectares (27%).

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.

Approval (NYM/2018/0375/FL) was recently obtained for the erection of a new warehouse. The proposed temporary warehouse is required to allow the existing dry goods materials to be stored whilst the site is developed.



Aerial photograph – site existing



Site plan – existing site with proposed temporary dry goods building

#### 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. Temporary dry goods store

To allow the refurbishment of the existing site and new dry goods store as detailed under approval NYM/2018/0375/FL it is necessary to relocate the existing dry goods storage from the existing building. The temporary warehouse structure will negate the need to use off-site storage whilst the works progress.

#### 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.

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 temporary 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.

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

Landscaping is not included within this application

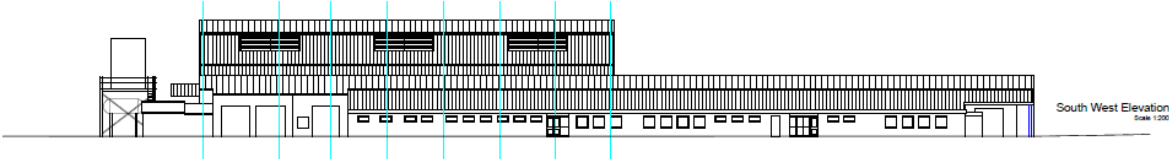
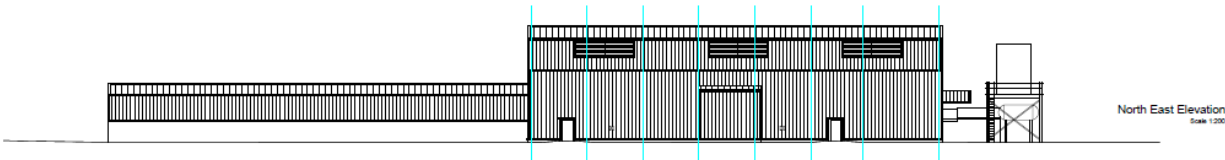
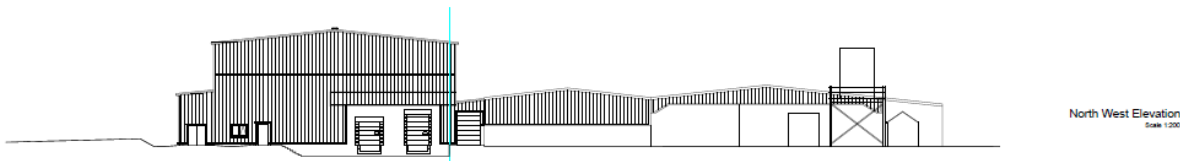
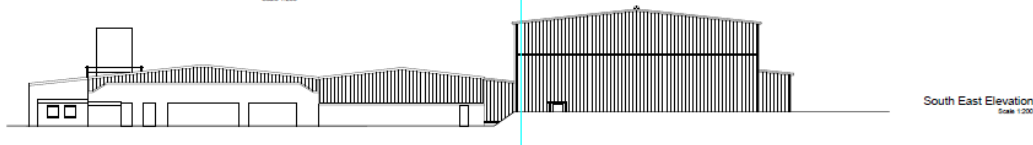
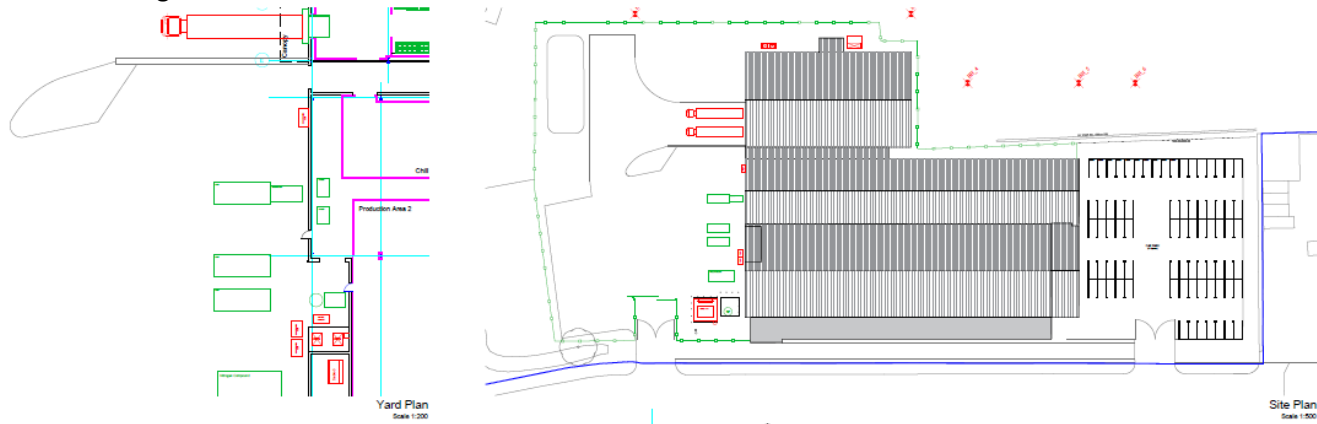
9. Lighting

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

10. Signage

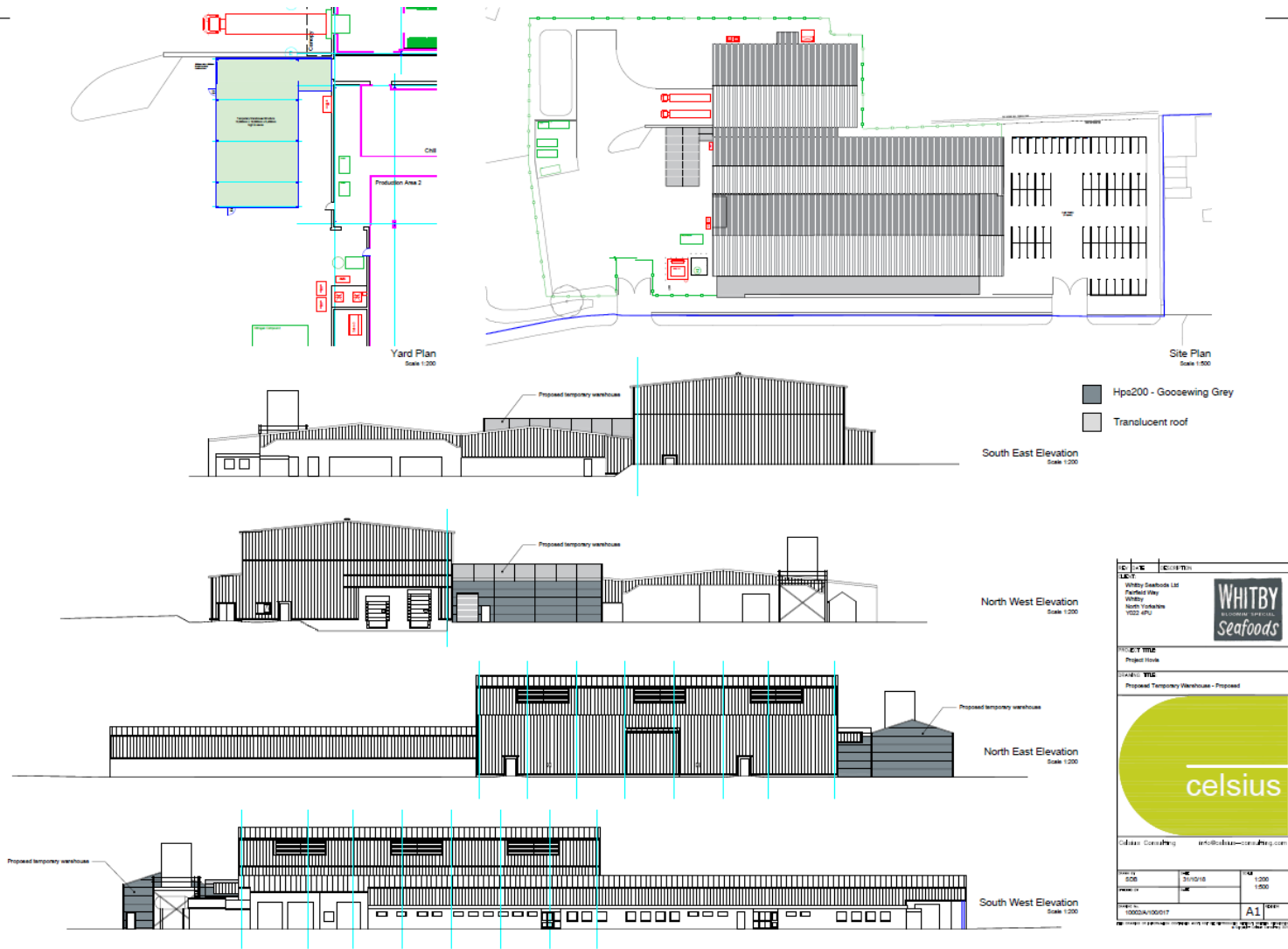
No additional signage is included within this application

# 11. Scheme Drawings



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|---|-------------------------|
|   |                         |
| <b>PROJECT TITLE</b><br>Project Name<br>Proposed Temporary Warehouse - Existing |                         |
|   |                         |
| Celsius Consulting    info@celsius-consulting.com                               |                         |
| DATE<br>20/10/18  | SCALE<br>1:200<br>1:500 |
| DRAWN BY<br>11002441000018  | SHEET NO.<br>A1         |

Existing plan and elevations



Proposed plan and elevations