

NYM / 2010 / 02/13/10/PA F L

23 MAR 2010

Extensions & Alterations,
Whitby Seafoods Ltd, Whitby

Design & Access Statement

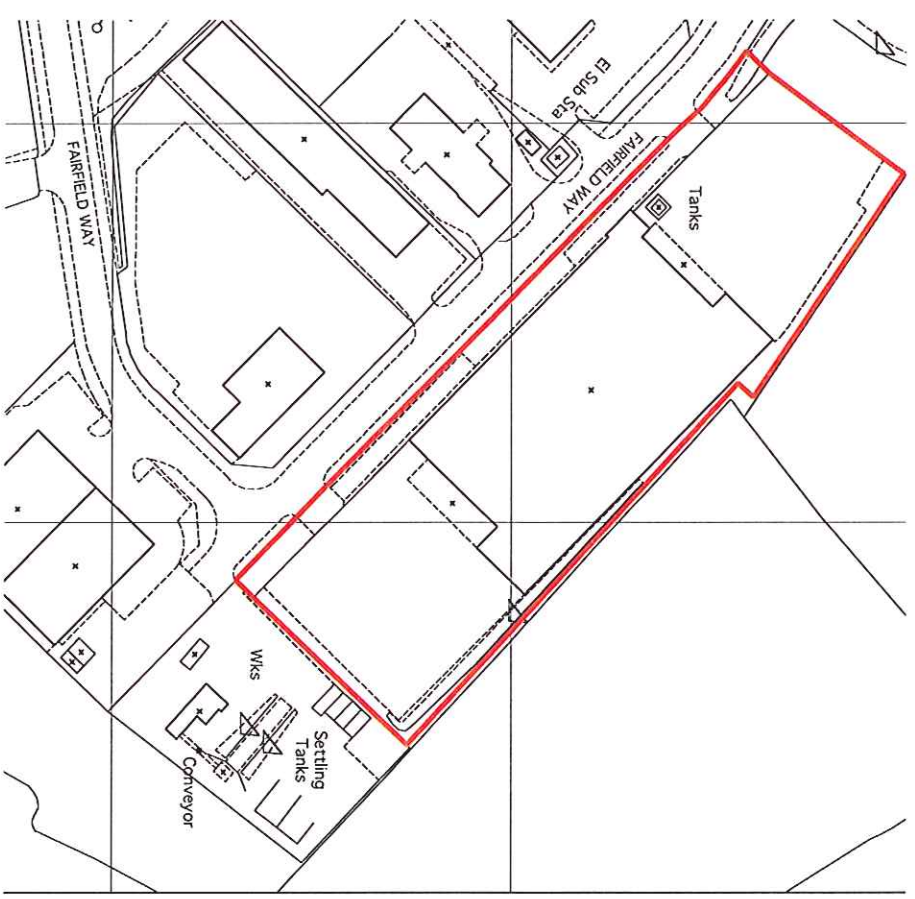
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1.0 This application, of which this Design & Access statement is part, is for the extensions, partial refurbishment and alterations of an existing factory at Whitby Business Park, Whitby.

Client
Whitby Seafoods Ltd

Architect
Bramhall Blenkham
The Maltings
Malton
North Yorkshire
YO17 7DP



Site Location NTS

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Company Profile

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2.0 Company Profile

2.1 Whitby Seafoods factory 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 park's eastern boundary with the open countryside towards the coast. The NYMNP boundary with Scarborough B.C. passes through the Business Park to the west of the site.

2.2 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 £15 million. The company is based at its factory on Fairfield Way, and has been established at this site in excess of 15 years.

2.2 It currently employs 110 full-time staff, working in shift patterns Monday to Saturday, at its factory, and indirectly a large number of others within the town through whom it sources some of its key ingredients. The company is currently enjoying an amount of success through growth of its brands despite difficult trading conditions, and although production space is not at a premium, the back-up facilities of offices, test kitchen and staff welfare facilities are currently inadequate. There is also little scope for internal re-planning of these facilities without reducing the amount of available production space.

2.3 The company is committed to sustainable sourcing of its' supplies of seafood and fish, with all being caught by UK registered boats and skippers. The company is most well known for its scampi (langoustine) products, and it is currently investing in research in conjunction with the SeaFish Industry Authority to better understand langoustine behaviour to help maintain sustainable stocks for the future. In addition the company has obtained the Marine Stewardship Council "Chain of Custody" and works with the MSC and Marine Conservation Society to ensure fishing stocks in the future.

2.4 The company is keen to promote, and indeed actively works towards, its business ethic of "Local, Healthy and Sustainable".

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3.0 Site Context

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

3.2 The Business Park was established and developed in the 1970's - 80's, with the Whitby Seafoods factory being constructed during this period.

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

3.4 The building is the largest on the Business Park and is situated on the park's eastern boundary with the coastal hinterland. The NYMNP boundary with Scarborough B.C. passes through the Business Park to the west of the site.

3.5 The site is approximately 1.05 hectares, the existing building having a floor area of some 0.39 hectares.

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

3.7 The south-eastern 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 (Policy E8). The site is enclosed by concrete post and wire mesh fencing.

3.8 The vast majority of the site is currently impermeable, with roof, service yard, car park and paths totalling some 0.92 hectares (87.3%).

3.9 The site is to all intents and purposes level, a plateau being created in order to construct the building and its extension. The building was extended in 1982 under approval 40330119.

3.10 There have been subsequent planning approvals for alterations, construction of an electricity sub-station etc and construction of a refrigeration unit under approvals 4033119B (1994), 40330119D (2001) and NYM/2007/0006/FL respectively.

3.11 The company has carried out some landscaping works along Fairfield Way and within the car park in order to improve the local visual environment, although the tree planting within the car park has had variable results.

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Aerial Photograph - Site Existing

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Site Boundary

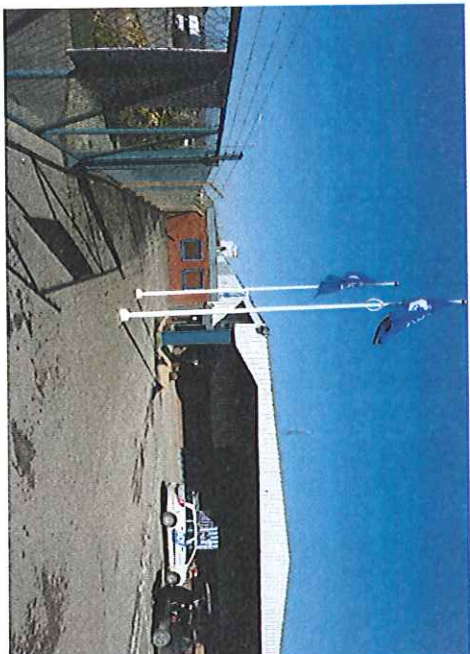


Canteen Extension

Entrance Extension

Aerial Photograph - Site Existing with Proposed Extensions

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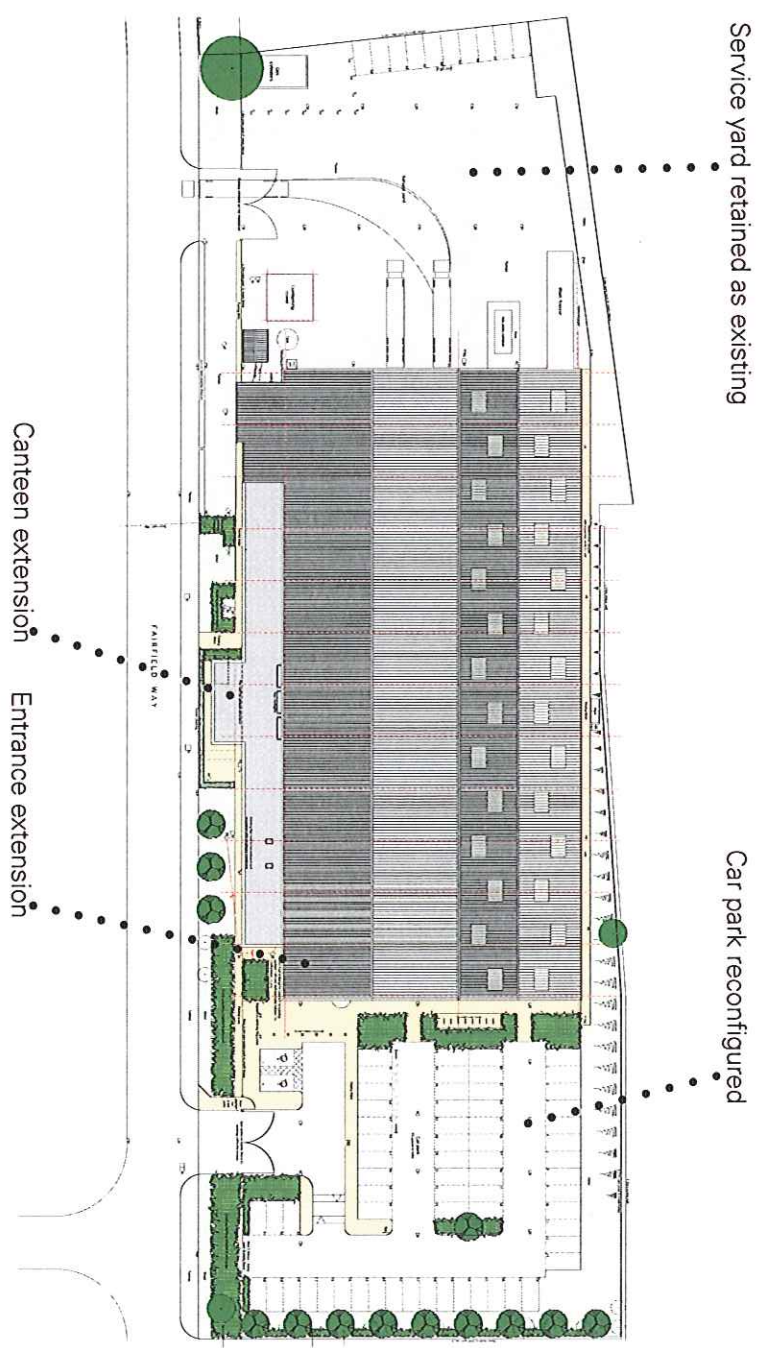
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- 1 Main entrance to building viewed from car park gates
- 2 Approach to site viewed from Fairfield Way
- 3 Smoking shelter (location of canteen extension)
- 4 Looking north-west along Fairfield Way
- 5 Main entrance to building viewed from Fairfield Way



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Roof Plan - Proposed Site Layout - N.T.S.

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4.0 Proposals

4.1 Overall Proposals

4.1.1 It is the company's intention to steadily improve staff and visitor facilities through a progressive series of additions, and or interventions in the building. The proposed extensions are somewhat modest in comparison to the overall scale of the building, however they will have a significant impact on how the building is used and will greatly benefit the staff and company alike. Reference is made to the NYM Local Plan and Inset Map No. 42, as the Whitby Business Park Development Plan is yet to be published.

4.1.2 It is envisaged that the proposals will not have a detrimental visual impact on the landscape of the National Park, indeed the proposals for the entrance and car park will have a positive visual impact and will therefore respond to Policy E8.

4.1.3 The current site has a high proportion of impermeable surfaces with surface water drainage connected to the public sewer. The proposals incorporate a reduction in the impermeable area by some 154 square metres, and although this is only a small reduction in the context of the overall site, it is a step in the right direction, and in line with one of the companies core principles of sustainability.

4.2 Entrance Extension

4.2.1 The entrance extension will be accommodated entirely beneath the extent of the existing roof structure, although this portion of roof will be re-clad. At present the site and building lack a sense of arrival, and the proposal is to utilise the existing steel structural frame and re-clad to provide a new face on arrival at the building to reflect the company's growing business importance, whilst at the same time allowing an increase and improvement in staff facilities by relocation of the test kitchen. It is envisaged that the kitchen will no longer simply be a functional space but will also provide new marketing opportunities for the company by providing a stylish environment in which to demonstrate the company's products to potential and existing customers. It is intended that this will play a part in not only securing the company's position but in continuing its growth in future years, thus maintaining employment within the town.

4.2.2 The internal environment of the extension is intended to be bright and airy through utilising large expanses of glazing, in contrast to the majority of the spaces as they stand.

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4.3 Canteen Extension

4.3.1 The canteen extension will provide much needed additional space and allow some internal re-planning to draw borrowed light into existing internal office spaces and relocate the test kitchen within the new entrance extension.

4.4 Alteration & Refurbishments

4.4.1 In conjunction with the proposed extensions a number of key internal works will be undertaken to improve the staff facilities

4.5 Car Park Alterations

4.5.1 The two access points from the highway (Fairfield Way) for deliveries and staff and visitor parking will remain as existing. Pedestrian access to the main entrance will be improved by a new pass gate and the provision of dedicated footpaths.

4.5.2 The overall number of car parking spaces is reduced slightly although this will have little or no impact due to shift patterns distributing the employee numbers on the site at any one time throughout the day.

4.5.3 A tree buffer zone to the south-east boundary with the cement works is proposed and along with additional low level planting the external environment of the site will be improved.

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5.0 Access & Accessibility

5.1 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, and initial contact has been made with North Yorkshire LABC regarding the proposals. A dedicated wheelchair accessible w.c. will be provided.

5.2 The existing car park is to be re-configured to provide designated disabled parking spaces and a safer environment for pedestrians, whilst maintaining, but relocating, existing covered cycle parking.

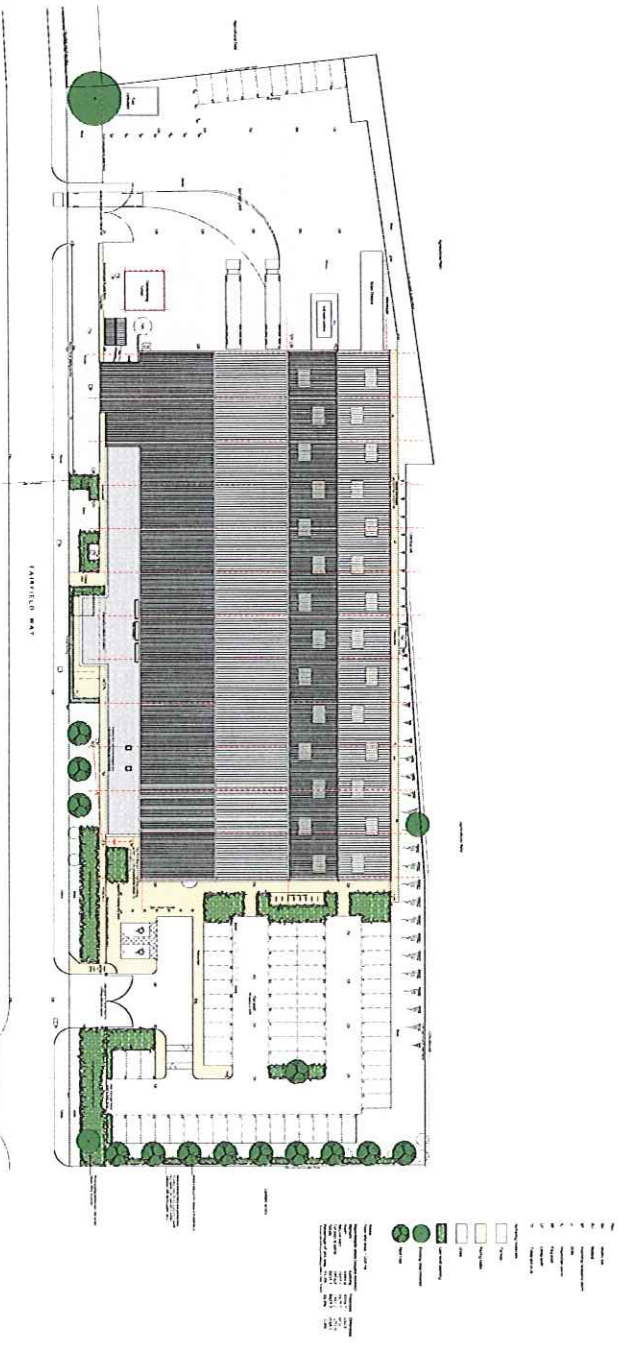
6.0 Flood Risk & Ecology

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

6.2 An ecological survey of the existing building has not been carried out due to the nature of the building and its' hours of operation.



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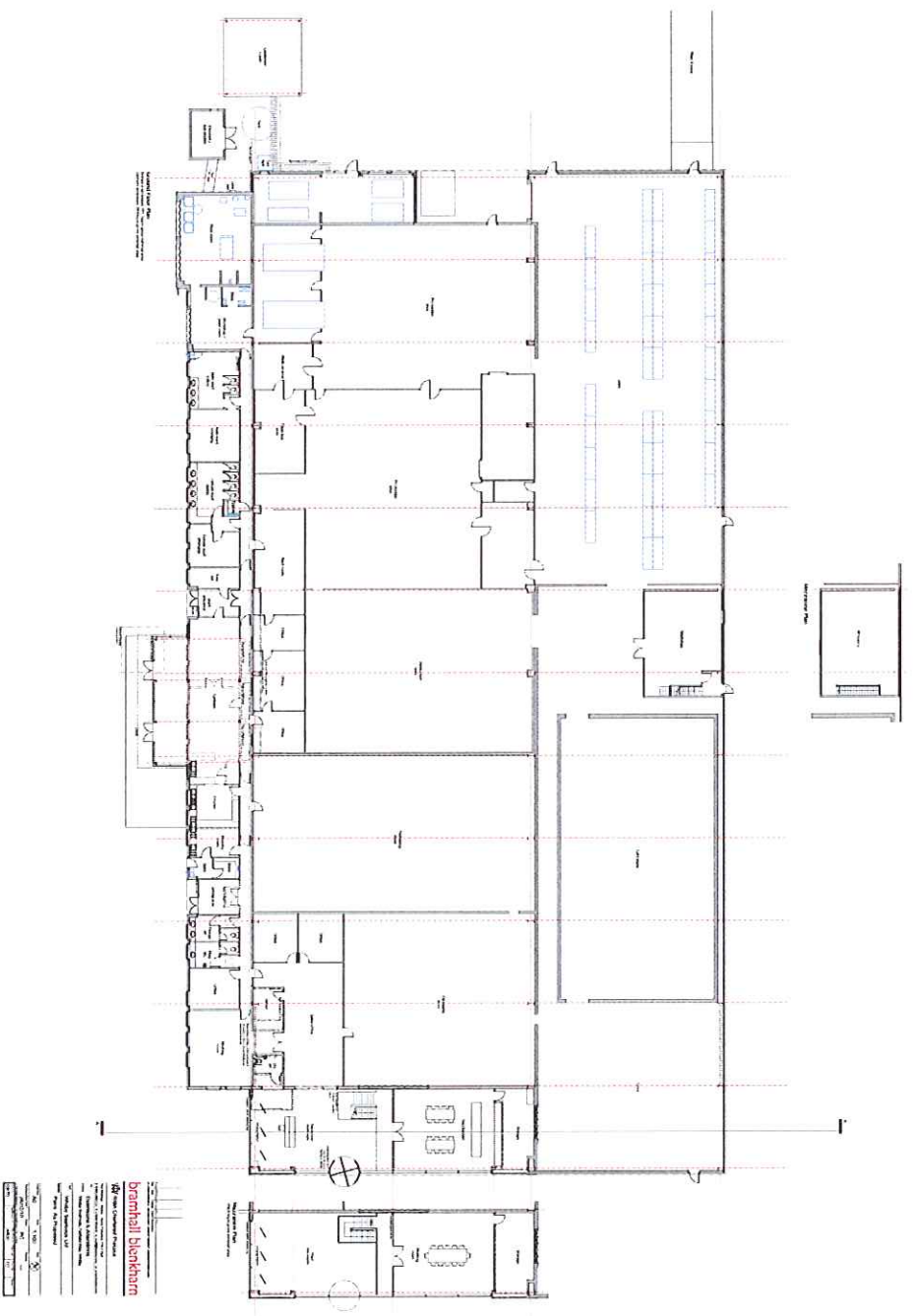


970_AR20_01 Site Plan: As Proposed - N.T.S.

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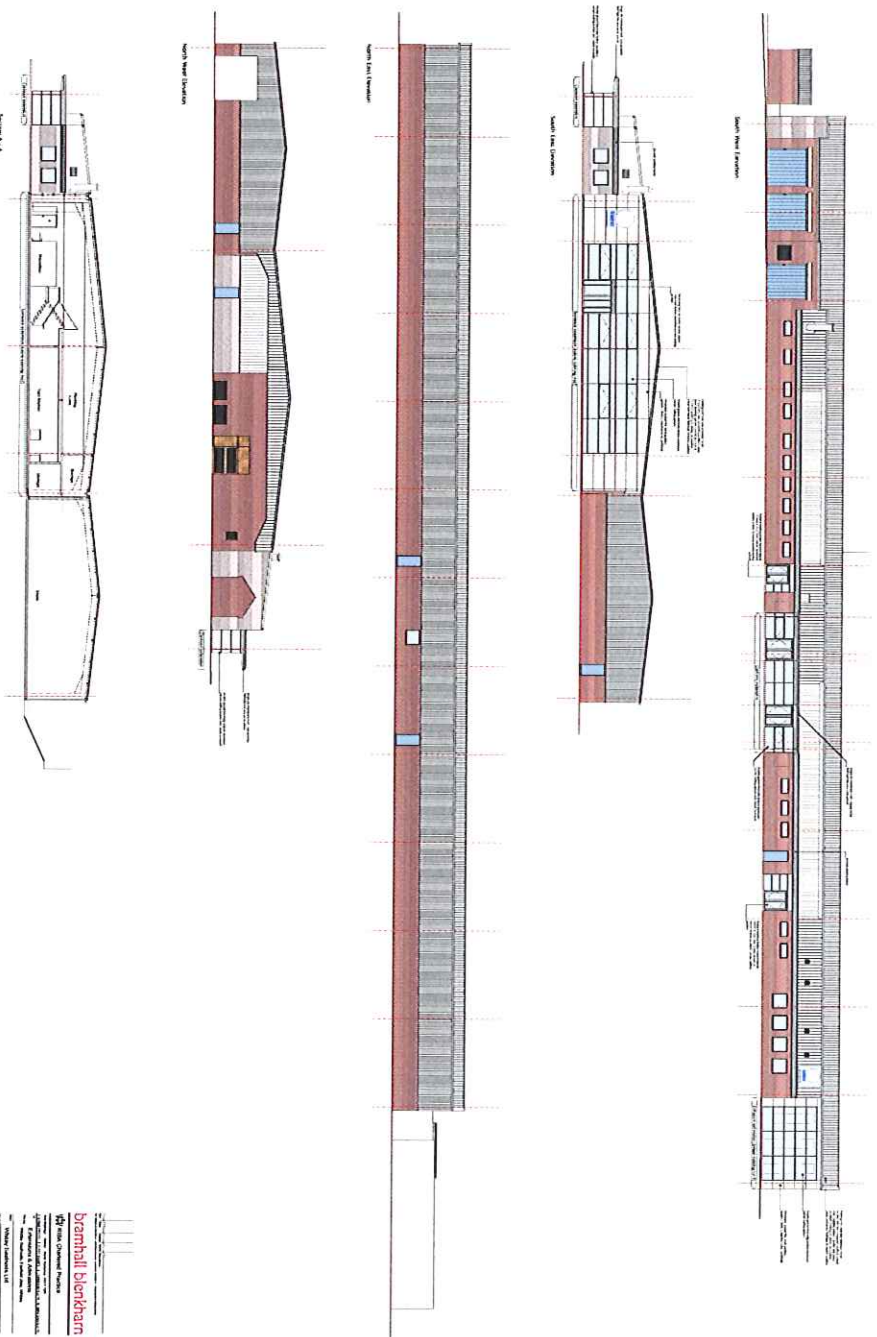


970_AR20_02 Plans: As Proposed - N.T.S.

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970_AR30_01 Elevations & Section: As Proposed - N.T.S.

