

**PROPOSED COLD STORE EXTENSION
WHITBY SEAFOODS LTD, WHITBY BUSINESS PARK
DESIGN AND ACCESS STATEMENT**

1.0 USE AND DESCRIPTION

- 1.1 The site is situated to the south east of Whitby at Whitby Business Park and to the north east of the A170 Whitby to Scarborough Road. The application site is to the rear (north) of Whitby Seafoods existing premises. The application site is shown on the drawings.
- 1.2 The site has been within the applicants' ownership for some time and is on part of the land identified in 2003 for the expansion of the Whitby Business Park in the North York Moors Local Plan.
- 1.3 It is proposed to construct a purpose built dedicated building for a cold store to be built adjacent to the existing Whitby Seafoods factory and is to be used by the company to store frozen raw materials and finished goods at minus 22 degrees centigrade. The cold store is needed to facilitate the continuing growth and success of the business. The need and purpose of the cold store is explained in more detail in the accompanying Planning and Economic Statement.
- 1.4 The proposal represents an additional phase of ongoing business and premises improvements and investment by Whitby Seafoods to ensure modern business premises which are fit for purpose to secure and retain its core and expanding business and which provide significant employment opportunities in the area.
- 1.5 This Design and Access Statement has been prepared and follows the format set out in the relevant guidance and advice contained within CLG publication "Guidance on information requirements and validation" (March 2010).

2.0 AMOUNT

- 2.1 The amount of gross external floor space (footprint) created by the extension is 1260 square metres and this will provide 1225 square metres of internal accommodation for the internal freezer space.

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2.2 An external service area is to be provided as shown on the drawings to enable delivery vehicles loading and unloading space directly into the cold store.

2.3 The site comprises some 0.27 hectares of land as identified on the submitted plans within a total land ownership/site area of 4 hectares.

3.0 LAYOUT

3.1 The layout of the site has evolved from the need to provide expanded on site cold storage facilities suitable for the immediate and ongoing business needs of the company.

3.2 The design and layout of the proposed development has been formulated having regard to;

- The location of the site and its relationship and context to the existing industrial and commercial area
- The location of the site in the wider context of the expansion area of Whitby Business Park and the ongoing development of the Area Action Plan proposals and the Coast and Coastal Hinterlands Landscape Character Assessment
- The commercial activity and use (cold store) which need to be accommodated
- Site constraints including existing access points and the operational requirements of Whitby Seafoods including level floors between buildings

3.3 The existing access road which serves the existing site has been used to inform the layout and the existing access will form the access to the cold store.

3.4 The detailed layout is shown on the application drawings.

3.5 Other options for expansion and relocation of the existing internal cold store have been considered. Extending to the sides of the existing premises is not viable due to the limited space available and the costs of further internal rearrangements and disruption to production. A longer, lower extension is also not viable due primarily to viability and energy efficiency reasons due to the internal use of the building as a cold store (freezer). Internal expansion of the existing cold store is also not viable again, primarily to lack of space, viability and energy efficiency reasons and also the costs and disruption in moving production areas.

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4.0 SCALE

- 4.1 The size of new building is shown on the application drawings and is wholly related to the viability and use of the cold store facility required. The land take of the adjacent land is limited to that of the proposals itself which are for an immediate business need of the company.
- 4.2 The maximum and minimum heights, widths and length of the extension are shown below:
- Height: 12.1m max (to ridge) 10.75 min (to eaves)
Width: 31.8 m max 28.5m min
Length: 44m
- 4.3 The proposed extension is of a scale relative to its proposed use and the requirements of the internal storage and racking within the cold store.
- 4.4 The cold store needs to be higher than the existing building in order to minimise heat loss. Higher buildings have less surface area through which heat can be lost. Modern cold stores are often built to a height of 14 metres.
- 4.5 Due to the particular internal function of the extension it is constructed of materials which assist in meeting the internal insulation required for the cold store and to assist in minimising energy requirements of the building and the cold store running costs. The use of grey cladding to match the existing building also reduces thermal heating. The use of contrasting trims adds visual interest to the building whilst presenting an external statement through use of the companies colours. The type of materials chosen also cope well with changes in light levels, weather conditions and vegetation over time which assist in prolonging the life of the building and minimise maintenance.

5.0 LANDSCAPING

- 5.1 Due to the ongoing preparation of the Area Action Plan (AAP) for the larger site at Whitby Business Park, no landscaping scheme is put forward at this stage of the planning proposals. Boundary planting to the boundaries of the applicants' ownership can be implemented in the future and in a manner that does not prejudice future proposals as part of the AAP and any future projects.

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5.2 Fencing to the application site is required for security purposes and this is proposed to be of chain link fencing which matches the current Whitby Seafoods site and again this is in recognition of the potential for future proposals in the wider site area.

6.0 APPEARANCE

6.1 The appearance of the cold store is fundamentally linked to the operational requirements of a cold store facility and the internal requirements of the operation and effectiveness of this as stated above. The site identified is the only area in which such a facility can be constructed and which links to the internal production areas of the existing building.

6.2 The external elevations of the building reflect the need to thermally insulate the internal use, providing openings only for external doors and loading bays.

6.3 Details of the building materials to be used are shown on the application drawings. These have been chosen to give a high quality appearance and visual interest to the site and to meet the specific internal requirements of the cold store.

6.4 The design and materials used are of high quality and are in keeping with the existing design and materials and are compatible with the surrounding uses and environment.

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7.0 ACCESS

7.1 The site will be accessed off the existing access road which serves the existing premises.

7.2 The extra storage space created by the development will lead to less vehicle movements overall per unit of production than at present and reduce energy costs by reducing the number of journeys to and from a public cold store in Seaham, County Durham and provide a more sustainable development.

7.3 The site is accessible by public transport links on the main A170 and access to the site by means other than the car is possible due to the proximity of the site to nearby residential areas of Whitby. Many existing staff walk and cycle to the site and cycle parking is available within the existing site. Further development of cycling and public

transport to the site is a subject of ongoing action through the Whitby Business Park Management Association.

- 7.3 The existing parking areas will be adequate to provide for the needs of the existing work force and the small increase in new staff due to the shift system in operation and the numbers of parking spaces currently on site.
- 7.4 The building will comply with Part M of the Building Regulations (Access to and Use of Buildings).

S Swift MRTPI on behalf of Whitby Seafoods Ltd

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