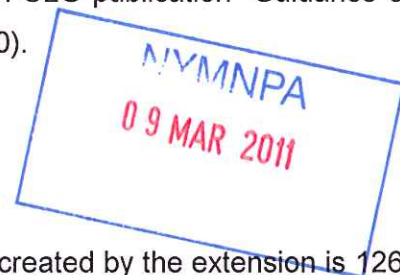


PROPOSED COLD STORE EXTENSION (REVISED SCHEME)**WHITBY SEAFOODS LTD, WHITBY BUSINESS PARK****DESIGN AND ACCESS STATEMENT****1.0 USE AND DESCRIPTION**

- 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 as shown on the drawings.
- 1.2 It is proposed to revise the previously approved cold store extension to reflect design changes required for technical or operational reasons. The original rationale and need for the extension remain as originally submitted and approved under application NYM/2010/0595/FUL.
- 1.3 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.
- 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. The addition of a canopy as part of the revised proposals will allow a more weather proof working environment and for the safety of food products during loading/unloading.

3.0 LAYOUT

- 3.1 The revised layout of the site, principally the re-siting of the plant room on the rear elevation of the extension arises from technical issues arising from the installation of refrigeration equipment and the internal layout of the extension. Fencing is also revised around the plant room and to allow for the proposed balancing pond to deal with drainage and replacement fencing around the existing site.

3.2 The main design and layout concept for the overall proposed development remains as originally formulated, namely:

- 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.

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 remain unchanged and are:

Height: 12.1m max (to ridge) 10.75 min (to eaves)

Width: 31.8 m max 28.5m min

Length: 44m

4.3 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 materials remain as originally approved and are given on the drawings again for approval. The use of contrasting trims adds visual interest to the building whilst presenting an external statement through use of the company's 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 APPEARANCE

- 5.1 The appearance of the cold store remains as previously approved with minor changes to doors and windows, relocation of the plant room along the rear elevation and additional of a small canopy above the loading docks.
- 5.2 As previously, 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.

6.0 ACCESS

- 6.1 The site will remain accessed off the existing access road which serves the existing premises.
- 6.2 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.
- 6.3 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.
- 6.4 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

