



**Proposed amenities & canteen building extension to existing  
ready meal production facility production facility**

**for Bakkavor**

**at:**

**BAKKAVOR BOSTON AMENITIES  
LABURNUM FARM CHAPEL ROAD  
OLD LEAKE  
BOSTON  
PE22 9PN**

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**Design & Access Statement for Planning Application**

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This Design & Access Statement is to accompany a Planning Application for the development of a new amenities & canteen building extension to the existing building canteen area of the ready meal production facility for Bakkavor that includes external works & the temporary relocation of the current amenity facilities building.

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## **1 Introduction**

The applicant: Bakkavor

The site of Laburnum Farm Chapel Road site was acquired by Bakkavor in 2007. As part of a UK estates facilities review Bakkavor is proposing to invest in creating a new toilet facility. BV Meals Boston is an M&S dedicated food manufacturing location which predominantly supplies Italian ready meals.

A survey of the facilities was carried out across the Bakkavor estate to determine the sites that are in most need of attention. Boston has been identified as one of the sites that is most in need of upgrade. It is therefore proposed that a new toilet block is constructed.

BV Meals Boston is strategically important to the BV Group, supplying 90% of the Italian range into M&S.

## **2 The site**

The development site is located within the existing Laburnum Farm Chapel Road site, which is located approximately in the central belt of Lincolnshire, 4 miles from the east coast, approximately 9 miles from Boston and 15 miles from Skegness.

Site Co-ordinates: Centred approximately at Grid Reference E-539950, N-351647  
Area: Bakkavor Boston – approx. 6 hectares/development site – 3605.5m<sup>2</sup>

The site location plan illustrates the overall site outlined in blue; it also shows the proposed extension site outlined in red.

This demonstrates that the scale of the extension is not significant with regards to the overall scale of the industrial buildings on the whole site.

The development site is located by the existing ready meals facility (to the Northeast elevation). The site is vehicle-accessible from Chapel Road via the existing internal estate road leading to the main car park for staff.

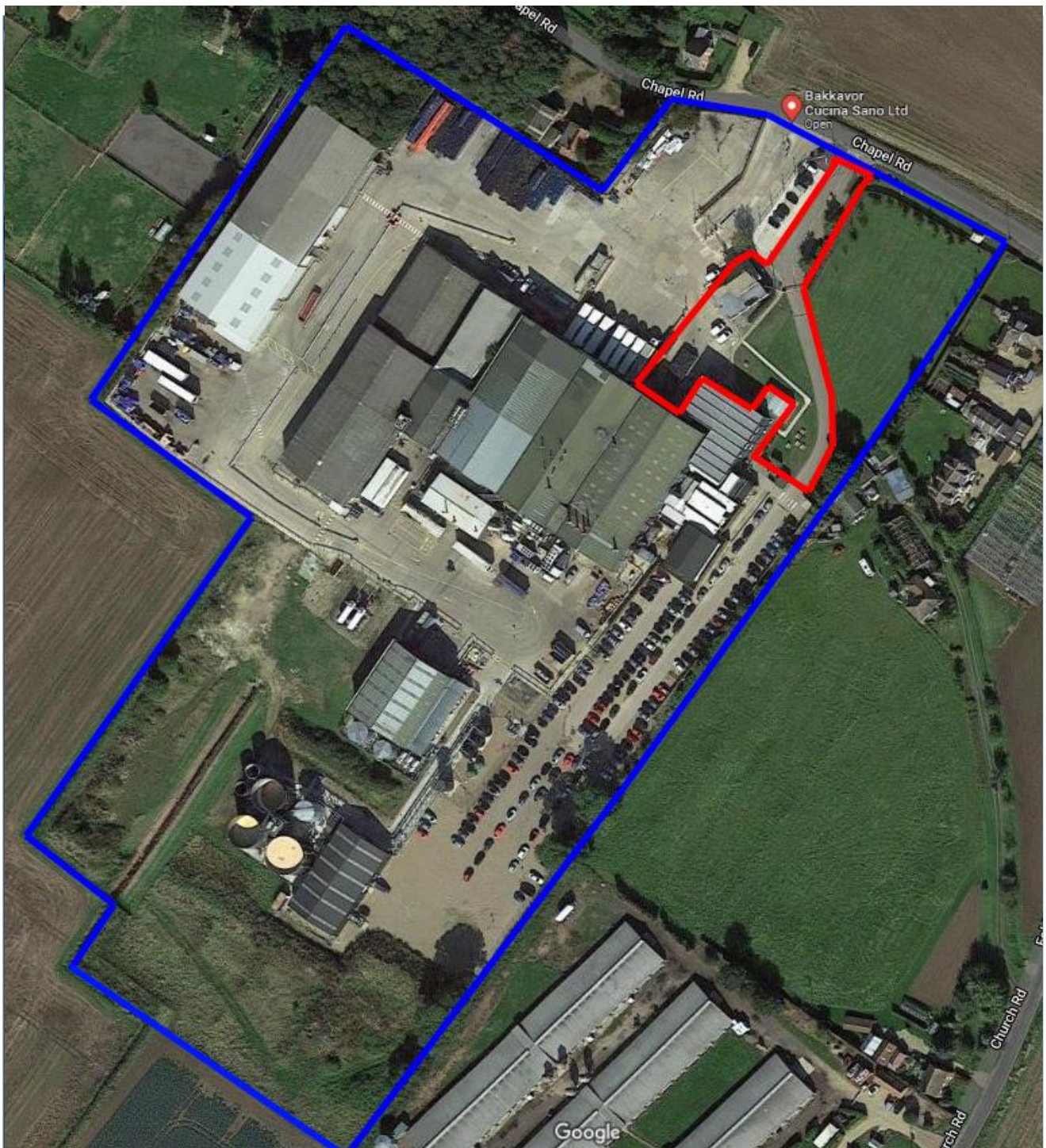
The site is surrounded on all sides predominantly by agricultural land & some residential dwellings.

The image below shows BV Meals Boston outlined in blue with the area of the site to be redeveloped edged in red.

The current toilet facilities are housed in a series of portable units that are connect to the side of the existing office/canteen block (also a portable structure). The toilets currently have facilities for 10 females, and 5 males.

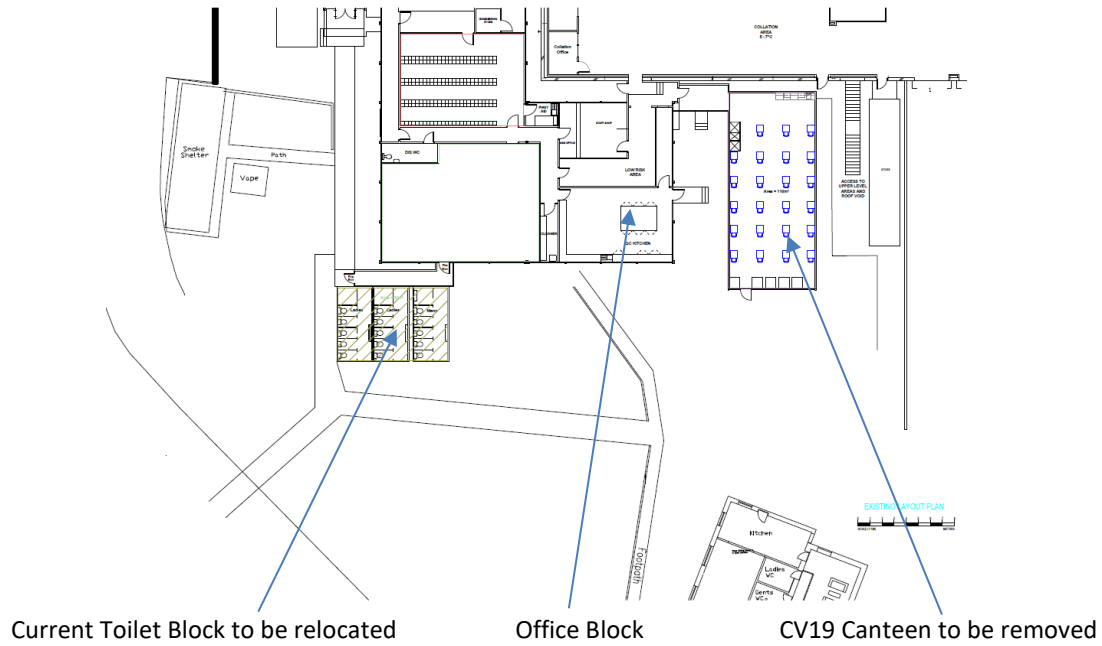
There is currently a maximum of 220 people on shift.

## Site Boundary



## Existing Site Layout

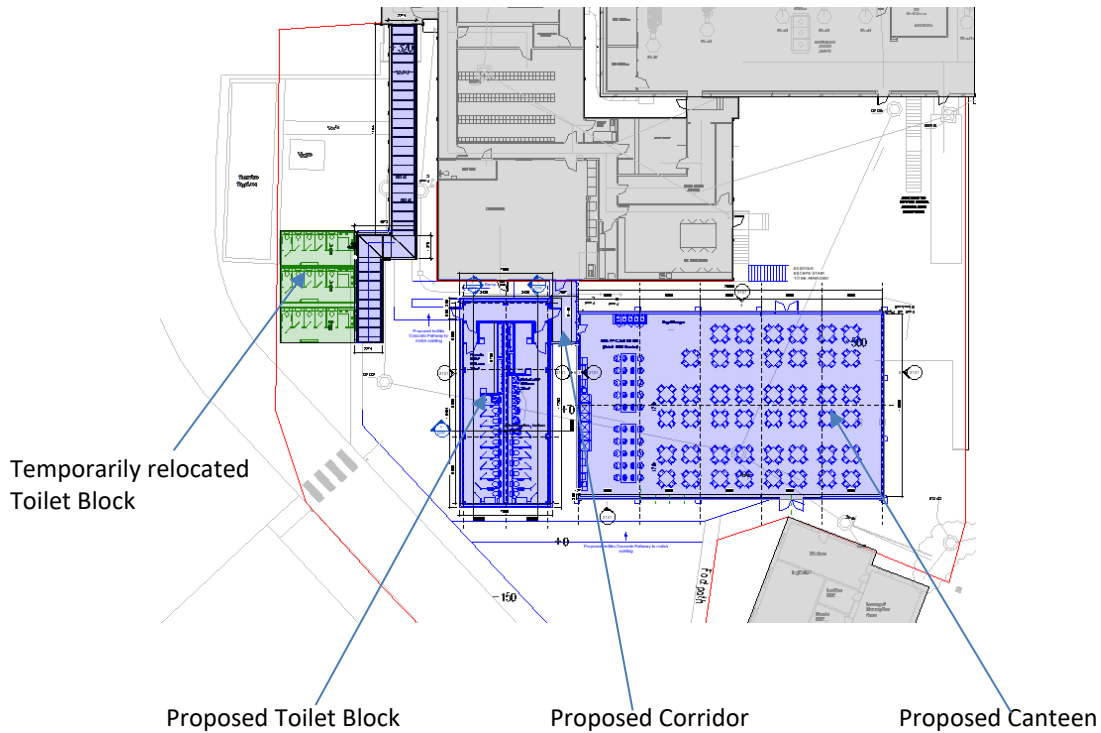
Please see image below of the existing layout:



Existing toilet block area = 54m<sup>2</sup>

## Proposed Site Layout

Please see image below of the proposed layout:



Proposed Corridor – 11m<sup>2</sup>  
Proposed Amenities – 135m<sup>2</sup>  
Proposed Canteen - 392m<sup>2</sup>

### **3 The final scheme**

#### **3a Amount and Use**

The development site area is approximately 3605.5m<sup>2</sup>.

The Planning Application drawings have been measured and the gross internal floor areas are as follows:

Work in Progress Amenities include:

- Existing Amenities – 54m<sup>2</sup>
- Proposed Corridor – 11m<sup>2</sup>
- Proposed Amenities – 135m<sup>2</sup>
- Proposed Canteen - 392m<sup>2</sup>

The established use for the site is a mixture of B1 (a), B1(c) and B2 in accordance with the Planning Policy for the area and the proposed extension increases the B1 (c) use.

#### **3b Layout**

It is proposed to construct a new purpose designed building to house the site's main WC provision, this provision will allow for a total of 150 female colleagues and 200 male colleagues thus catering for a combined factory based 350 colleagues on site at any one time. The building will be a steel framed clad structure that has the provision to be developed in the future as a two-storey building should the temporary offices be replaced with a permanent building. The external appearance of the building will reflect the current site buildings with the internal finishes following the BV Facilities Standards. The new building will be connected to the existing building through the existing WC access doorway and a new link structure.

Existing WC's to be temporary relocated until the Proposed WC's are complete – this will be for a 6 month period.

### **3c Scale**

The proposed building is in principle a single storey structure. The use of a steel frame is typical of this industrial type building which is common place elsewhere around the site. This proposed amenity building has been designed to allow the surface water to fall appropriately in order to utilise the existing drainage locations. The resulting Proposed Amenities building is 4.3m to ridge, this height should be considered typical of the locality and therefore entirely appropriate. The overall dimensions are approx. 17.3m x 7.7m. The Proposed Corridor is 5.2m x 2m with height of 3.7m. The Canteen is 25.3m x 15.4m with a height of 5.9m to the ridge.

The overall scale of the building will fit seamlessly into its similar scale surroundings.

### **3d Landscaping**

The proposed development will occupy & extend the footprint of the Existing Amenity Blocks which will be relocated as a temporary Amenity Block. The area surrounding the proposed building will be predominately laid to grass with additional in-situ paths where required to link spaces. Any areas affected by the works will be returned to grass upon completion.

### **3e Appearance**

The proposal has been designed to appear as a seamless link between the existing building and the extension; therefore, it is intended to match the visual appearance of the existing which generally is as follows – low level insulated composite wall panels, internal steel structure and high-level profiled metal sheeting over cladding. All materials selected to match existing.

### **3f Access and Inclusive Design**

The expansion of the internal production floor space will not have any effect on the existing accessibility provisions for staff and visitors. All new floors will be set to match existing internal floor levels to ensure a seamless continental surface.

## **4 Flood Risk Assessment**

A flood risk assessment is being prepared and will be submitted as soon as possible.

## **5 Conclusion**

Having taken into account the development criteria set out for the site, the setting of the plot and the operational requirements of Bakkavor, the proposals are thought to be appropriate and relevant to the site in terms of physical, social and economic characteristics.