

Design Statement

For

Proposed Replacement Building & Additional Tanks

At

Bevisol Ltd, Orchard Business Park, Bromyard Road, Ledbury, Herefordshire HR8 1LG

8th August 2020

The Site

The site lies approximately 1.5km north west of Ledbury town centre.

The Proposal

It is proposed to replace an area of existing building which is out of date and not fit for purpose with a new clear span building, sized and designed for current production operations. It is also proposed to install a new tank cluster within the original building footprint to allow for current and future production.

Use

Bevisol is an independent producer and supplier of alcoholic beverages specializing in the cider industry.

Area

The site area is 1.45ha and the existing building floorspace area amounts to 5351 m².

It is proposed to demolish 1912 m² of existing building floorspace and replace it with 1219 m² of new building allowing room for a new cluster of tanks and improved access and turning for onsite vehicles.

Layout

The new building will be oblong in shape and sit on the existing building footprint.

Scale

The scale of the new building will be in keeping with the surrounding buildings.

Design

The building will be a clear span steel portal frame design with steel composite cladding to walls and roof. It will not be heated but a solar pv array will be installed on the southern aspect of the roof to offset the company's grid supply.

Landscaping & Planting

There are no plans for landscaping or planting within this application.

Access & Parking

The site access will remain unaltered. On-site heavy vehicles are controlled by banksmen. This proposal will free up additional space for the maneuvering of lorries. It is estimated that 5 extra HGV movements per day will be created by this proposal. The application also makes improvements to the existing car parking arrangements creating 14 more spaces for future expansion. The covered cycle store will also be repositioned and a motorcycle parking area will be created.

Currently, of the 40 employees 60% drive to work, 30% carshare and 10% walk or cycle to work.

Drainage

Storm and foul drainage systems will remain unchanged. The existing drainage system works well. Discharge of foul (spillage) is treated and monitored on a regular basis by Severn Trent Water.

No part of the site is in flood zones 2 or 3 and the development will not increase the risk of flooding elsewhere.

Justification from the Applicant

"This is an exceptional opportunity to secure export business (predominantly to the USA) by expanding the production capabilities of the site in Ledbury by 70% in the first phase.

Split into 2 phases within the business, the 1st phase will see a £5m investment covering the erection of a building sufficient in size for both phases, then the installation of tanks and new equipment to service the increased demand in sales.

Renewable energy will be considered wherever possible, starting with the installation of a solar energy system utilizing the considerable space on the main roof of the build.

Wherever possible local trades will be used to cover groundwork/building/mechanical/electrical/software requirements, and once production commences in Q2 of 2021 the 70% increase to the business will provide up to 20 jobs.”

Ref. 2029.06