

PROPOSED PLANS – SITE CONTEXT



EXISTING SURROUNDINGS DESCRIPTION

The site is located to the west of Grimsby docks, on the northern outskirts of Grimsby. The plot of land is bound by the North Sea to the north, railway line to the south. The site is within a mixed use area with industrial units to the west and residential to the south beyond the railway line.

EXISTING SITE DESCRIPTION

The total site area measures approximately 27.20 Acres (11.01 Hectares). The site is relatively flat with spot heights ranging from around 5m to 6.5m excluding the plateauing mound in the north west corner of the site.

Site aerial image: Red keyline shows the application boundary



Southern site entrance



Northern view of the site



Western view of the site



Northern site entrance

DEVELOPMENT PROPOSALS



Site aerial view with computer generated image of the proposal

PROPOSED SCHEME

The proposed scheme comprises of the main building used for the processing of aquatic species through their life cycle and the on site energy centre to deal with on site energy needs. The main building will also contain ancillary offices and logistics areas.

The site will be accessed off Salvesen Road via a new shared access point, the site is proposed to be manoeuvred via a one way system with segregated access points for HGVs and one for cars. which have been

suitably separated. Designated parking areas will be provided for the unit within close proximity to the office area.

The frontage to the neighbouring residential area is to be softened and enhanced by sensitive use of landscaping and building orientation. Approach to the building will be via a landscaped lined infrastructure road with well defined approaches to aid with way-finding.

BUILDING ELEVATIONS AND LIGHTING

The visuals indicate the architectural treatment of the building. The building has a maximum parapet ridge of 8m with a ridge height of 10.50m

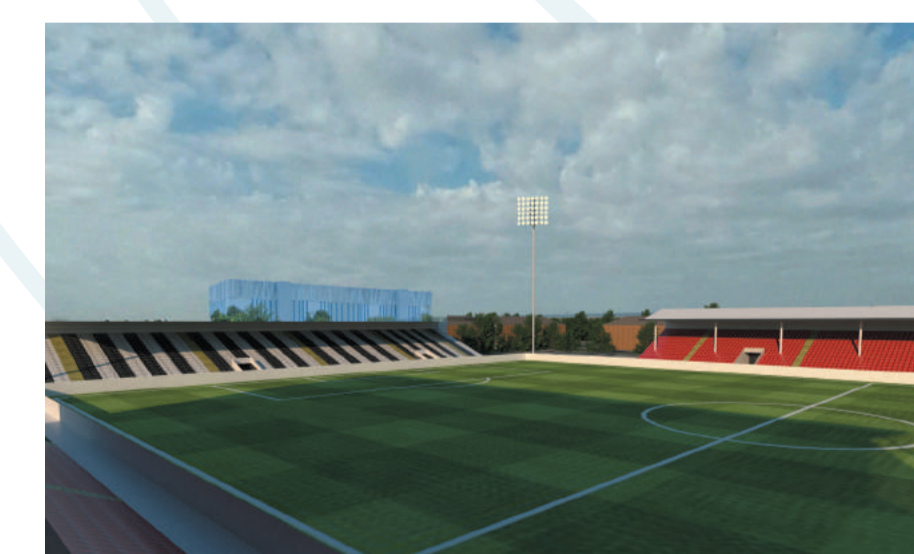
The position of the ancillary offices on the south west corner presents a positive appearance when approaching site.

Darker cladding at lower levels help ground the building within its setting and provides a contemporary building aesthetic, with lighter cladding materials at higher levels assisting in reducing the scale of the building when viewed from distance.

Due to low overall height compared to the length of the facade this is broken by the use of cladding colours and the steps to the facade along the sensitive southern facade.

Exterior lighting design will utilise good quality, attractive 'dark sky' fittings, directed downwards and with no spillage above the horizontal to avoid light pollution.

Lighting impacts on all receptors will be minimised by careful design. If needed, baffles and shields can be attached to lighting units to further reduce lighting effects.



All design proposals contained within this report have been designed to meet the required design and sustainability policies of North East Lincolnshire Council.

The proposals represent a high quality development and a substantial investment,

which will help to promote and support employment growth with 100 new jobs, and stimulate continued economic investment to the area and investment for the local community.