



ONE DESIGN

ARCHITECTURAL SERVICES

DESIGN AND ACCESS STATEMENT

SHAWBRIDGE STREET, CLITHEROE

MAY 2017





PROPOSED DEVELOPMENT - SHAWBRIDGE STREET, CLITHEROE

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PROPOSED DEVELOPMENT - SHAWBRIDGE STREET, CLITHEROE

INTRODUCTION AND PURPOSE OF DOCUMENT

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PRINCIPAL CLIENT



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PRINCIPAL DESIGNER



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The purpose of this Design and Access Statement is to explain the approach of the design that has been adopted in the application submitted.

This document provides information regarding the proposed scheme and has been written for the local planning authority, elected members, statutory and non-statutory consultees, along with local residents.

This Design and Access Statement aims to provide information relating to and including an analysis of the application site and the surrounding area, along with planning policies relating to this site. It also provides information regarding all the professional consultants that have influenced this application and identifies all the constraints and opportunities relating to the development of the site, along with key development principles.

This statement responds to the requirements of the Town and Country Planning, General Development Procedure order 2006:
“Good design ensures attractive, usable, durable, and adaptable places and is key to achieving a sustainable development”.

The statement has been formatted to conform to the guidance notes of the CABE Design and Access Statement Document and will be addressing the following items:

- 1) Design Context
- 2) Site Context
- 3) Design Proposals
- 4) Access Proposals
- 5) Sustainability

This Design and Access Statement should be read in conjunction with:

- The submitted Full Planning Application drawings
- National Policy and Best Practice Advice and Guidance, outlining the importance of these guide lines and form the context for our design proposals
- Local Council Policy, including supplementary guidance

This Design & Access Statement has been prepared on behalf of Lidl UK to support a planning application for the extension of an existing Lidl store to the South-East of Clitheroe. The proposed development will retain the primary vehicle access off Shawbridge Street along with the existing pedestrian access on Peel Street.

The supporting information submitted within the application site sets out the rationale of the proposal to expand an existing store which is too small to meet customer expectations and is constrained in terms of size and inefficient in regards to layout and warehouse operation.

Given Lidl's commitment to invest in Clitheroe the proposed development will, if consented, be constructed at the earliest opportunity and will therefore increase the local communities retail offering.

Whilst there is a range and choice of convenience stores in Clitheroe, both in terms of size and retail offer, this current proposal to invest in Clitheroe and provide a newly improved discount store should be welcomed as representing a further improvement in the town's retail offer – to the benefit of consumers.



PROPOSED DEVELOPMENT - SHAWBRIDGE STREET, CLITHEROE

ABOUT LIDL UK

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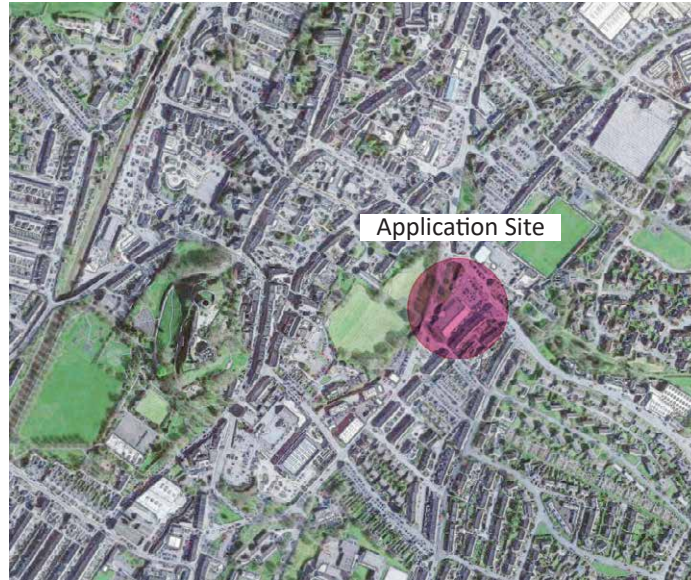
Lidl is a European convenience food retailer operating over 10,000 neighbourhood food stores in 26 European countries. The first store opened in Germany in 1973. In 1994 Lidl entered the UK market with an ambitious expansion strategy. Over 20 years later Lidl has successfully opened over 600 stores throughout the UK. Lidl's continued expansion programme is as a direct result of the enthusiasm from the UK consumer to improve the accessibility of discount food retailers and in particular Lidl stores.

Lidl has added much needed diversity to the UK food retail market. Lidl provides a materially different retail offering to the main food retailers. Lidl achieves this by offering a limited range of goods that are primarily 'own label' brands which are considered equal if not superior to comparable brands. Lidl has simple distinctive operating procedures throughout all aspects of the business. From the construction of stores to the selling of goods it is essential that efficiency and productivity targets are met to ensure the viability of the business.

Trading from a simple internal layout and with very familiar merchandising formats in every store, Lidl guarantees continuity for customers nationwide. They can generally expect to find the same products in the same places in each and every store. The 'no frills' policy means that products are often displayed in their original packaging, transferring direct from suppliers to Distribution Centres and into stores.

This minimalist approach increases productivity with the savings being passed on to the customer.





SITE SIZE AND TOPOGRAPHY

The application site extends to approx 1.1 acres/ 0.4 hectares.

The principle frontage is to Shawbridge Street, however the application site is visible from the majority of adjacent highways such as Peel Street and Queensway.

CURRENT USE OF SITE

The site relating to this application is located off Shawbridge Street approx 0.5 miles from Clitheroe Market Place.

The site currently has a Lidl food store with customer parking. The existing building will be extended into a parcel of land to the rear of the existing store which is currently used as vehicle parking for the surrounding area.





ACCESS

The existing highways access into the site is taken from Shawbridge Street. The existing primary vehicle access will be retained and improved to allow a more feasible ingress and egress.

A secondary access for pedestrians is existing from Peel Street. Existing public transport in the form of a local bus service operates on all the adjacent highways.

Existing bus stops are located right outside Shawbridge Street and Pendle Road which makes this an accessible and sustainable location in terms of public and private transport.

Boundaries of the site are defined and comprise of:

- North boundary – Landscape with grass verge between application site and Shawbridge Street.
- East boundary – Landscape with grass verge between application site and Peel Street
- Southern boundary – Existing hoop fence and landscape to divide the application site and residential area
- Western boundary – Grass verge

- Yellow - Primary route to site
- Purple - Secondary route to site
- Red - Application site
- - Flow of traffic
- - Site access
- - Pedestrian access



PROPOSED DEVELOPMENT - SHAWBRIDGE STREET, CLITHEROE SURROUNDING AREA

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Clitheroe Train Station
0.4 miles
9mins by foot



Clitheroe Town Centre
0.3 miles
6-7 mins by foot



The Grand
0.3 miles
6-7 mins by foot

Clitheroe Castle Maze
0.5 miles
10-12 mins by foot



Clitheroe Football Club
0.1 miles
2 mins by foot



Clitheroe Castle Museum
0.4 miles
8-9 mins by foot



St Michael and St John's Primary School
0.4 miles
6-7 mins by foot



St Michael and St John's RC Church
0.3 miles
6 mins by foot



PROPOSED DEVELOPMENT - SHAWBRIDGE STREET, CLITHEROE

ENVIRONMENTAL ANALYSIS AND STRATEGIES



View showing the primary access to site



View showing the current use of site



View showing of site from Taylor Street



View of site from Shawbridge Street



View of site from Peel Street



View showing the rear of site from Waterloo Road

SURROUNDING

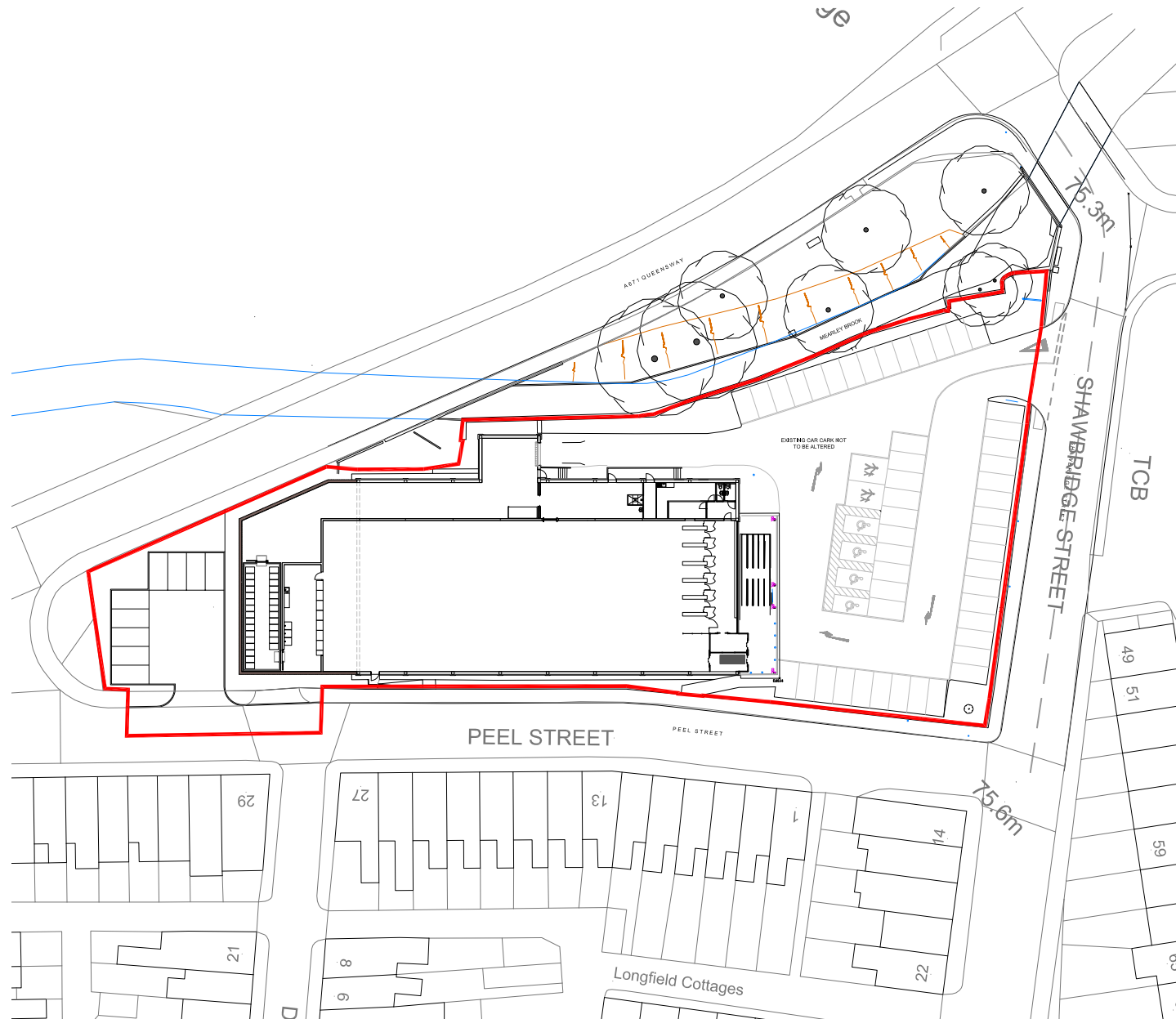
The application site is located in an area containing a variety of uses, however the adjacent land use is primarily residential. Establishing an improved Lidl food store at the application site will improve retail offering. The extended store will deliver a material qualitative improvement in the overall range and choice of convenience facilities available.

The granting of planning permission for the extension to the Lidl retail store will increase the retail offering as well as increase the local economy. The extended Lidl food store would also create new employment opportunities within the local area for people of all ages and backgrounds. These potential employment opportunities would also provide training and career development. This would in turn create an upward spiral of economic benefits within the local area.

Adjacent land uses include, to the:

- North - Commercial and residential use
- East - Predominately residential and recreational use
- South - Mainly residential use
- West - Residential with some Local and commercial stores





OBJECTIVE AND PRINCIPLE

The proposed development comprises of the construction of an extension to the existing Lidl retail store with associated works including staff car parking. An existing external wall will be demolished to allow expansion within the Lidl food store to match the existing elevations.



PROPOSED LAYOUT

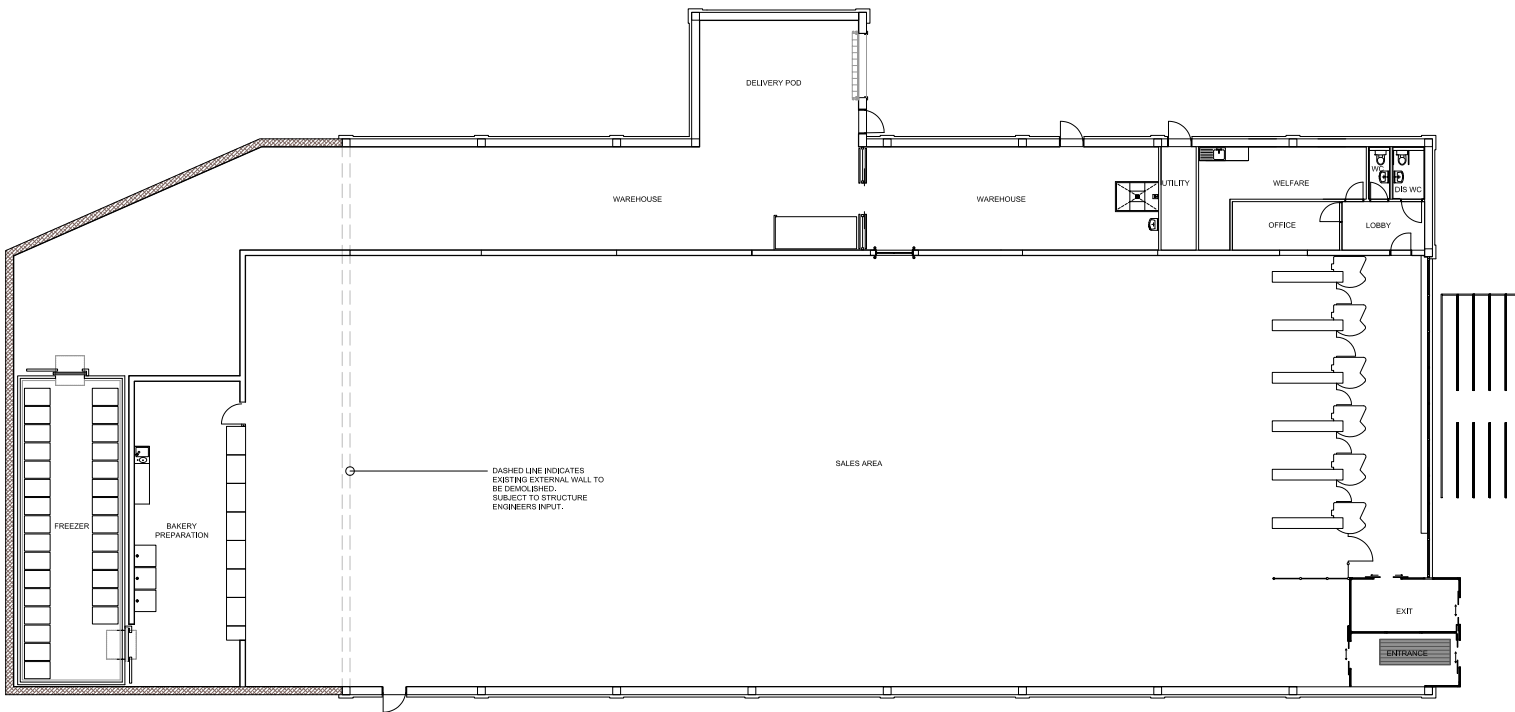
The existing store is positioned to the Southern area of the site. An additional staff parking area will be located at the rear of the store on Peel Street with direct access to the car park and store entrance.

The car parking spaces have been positioned to the principle elevations of the store. The car park area has been laid out in central islands to allow easy manoeuvrability of vehicles and also safe and easy access to and from the proposed store.

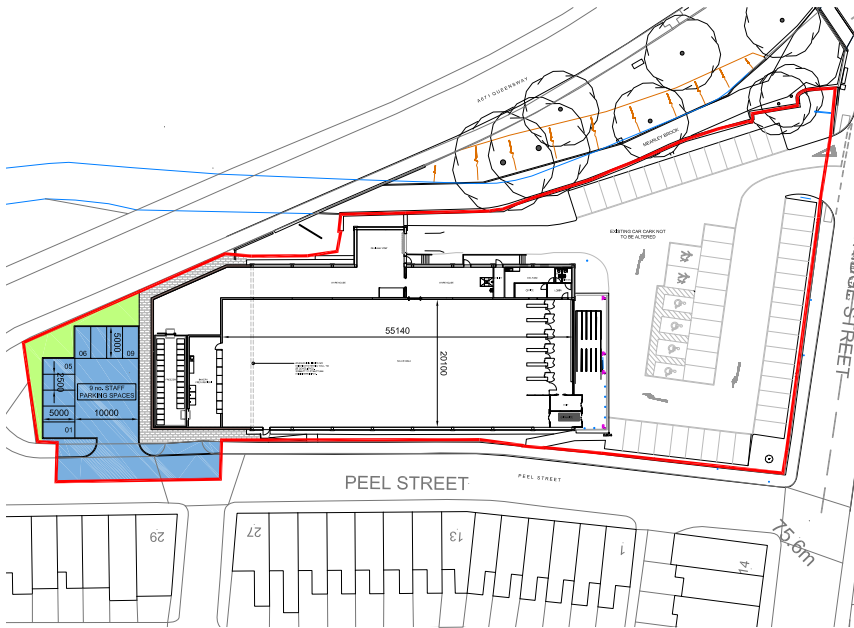
There are an additional total of 9 staff car parking spaces provided for a more feasible access to the store.

While designing the proposed development the following key factors were taken into consideration:

- Market demand
- Surrounding properties
- Site constraints
- Vehicular and pedestrian circulation within the site
- Design guidance
- Neighbouring buildings of similar use and mass.



Proposed Ground floor plan



LEGEND	
DETAILED LANDSCAPE AREAS - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR ALL DETAILS.	
BLOCK PAVING TO MATCH AS EXISTING	
SMA, ACCESS ROADS ACCESSIBLE BY HGV'S & VEHICLE ACCESS - REFER TO LIDL SPECIFICATION DRAWING LD-SP-01	

The proposed rear extension will respond to its specific context, whilst also addressing the development as a whole by:

- 1) Using the existing palette of materials
- 2) Using the existing selection of architectural components
- 3) Using an appropriate architectural form
- 4) Referencing the scale of the building within the elevation treatments
- 5) Using existing variation of materials, colours and treatments

While final confirmation of the exact material specification requires approval by the Local Authority, it is intended that the pallet of materials will consist of the following:

- Roof Cladding – standing seam in silver - RAL 9006
- Rainwater Goods – aluminium down pipes silver - RAL 9006
- Artificial stone to match existing
- Doors – steel, colour Graphite Grey - RAL 7024
- High level eaves cladding, fascia and soffits colour silver - RAL 9006

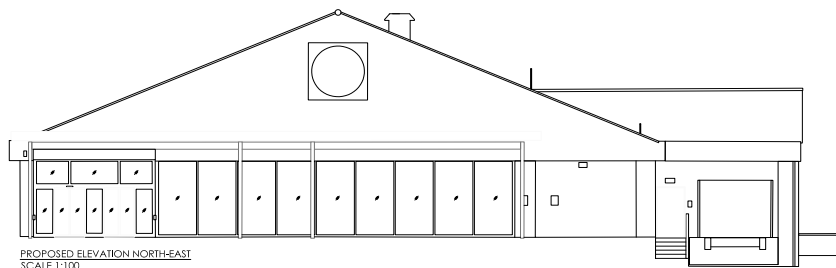
BOUNDARY PROPOSALS

The established perimeter landscaping and the proposed landscape areas within the scheme will provide a framework for the building. Also provided within the planning application is boundary treatments and Lidl site finishes plan.

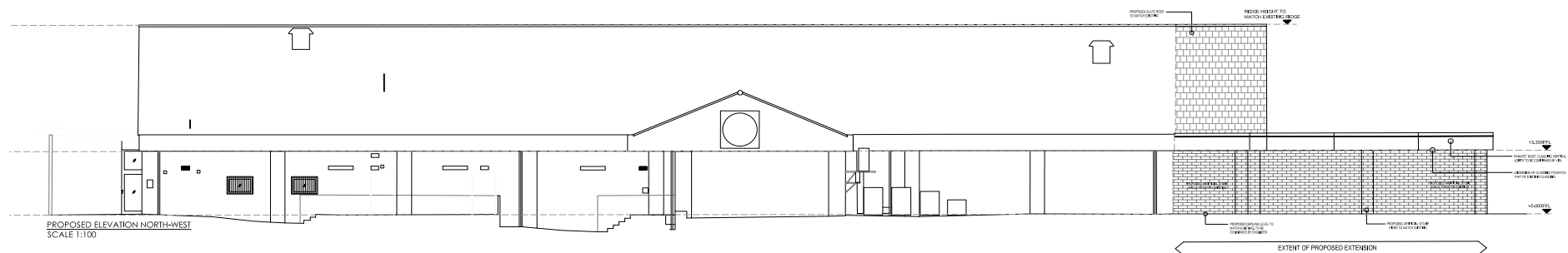
SITE FINISHES

All soft and hard landscape areas of the proposed site are to match the existing to compliment the existing store while providing functionality and distinction between areas.

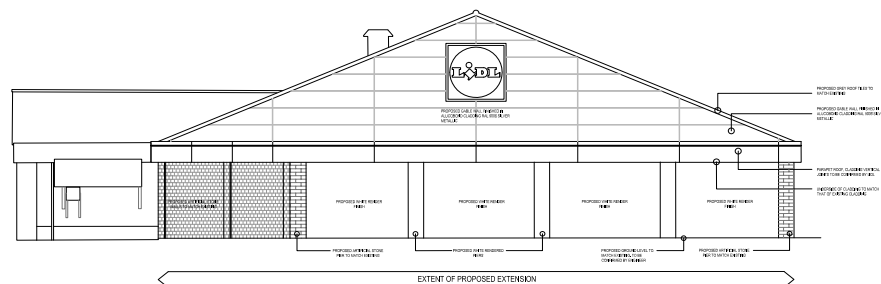
The main carriageway will be constructed from stone mastic asphalt and other areas including paving is to match the existing footpaths. Please refer to the site finishes drawing 16074 AD 115 – Proposed Site Finishes for further details.



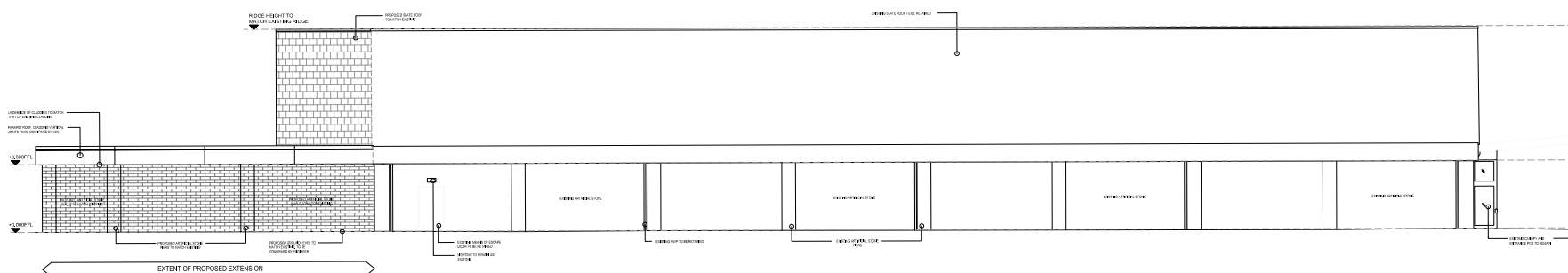
PROPOSED ELEVATION NORTH-EAST
SCALE 1:100



PROPOSED ELEVATION NORTH-WEST
SCALE 1:100



PROPOSED ELEVATION SOUTH-WEST
SCALE 1:100





VEHICULAR ACCESS PROVISION

Vehicle access from Shawbridge Street will ensure safe ingress and egress into the site is provided.

Adequate parking has been provided in accordance with the Design Guide standards and allow for an additional 9 staff car parking spaces. Vehicle parking spaces provided are generously sized for better access:

Standard spaces - 5.0 x 2.5m

The above Lidl specification parking spaces are larger than a standard space.

PEDESTRIAN ACCESS PROVISION

Pedestrian routes are provided through the site and cycle storage areas are identified on the layout.

The proposed development will achieve a 2% gradient across the site to allow for those with mobility impairments no difficulties in accessing the store. A 6% gradient will be provided for the delivery ramp.

Level access thresholds are to be provided into all the main entrance points into the food store unit.

The scheme will be fully DDA compliant, including WCs and disabled parking spaces.

REFERENCES

Supplementary documents that have been used to develop the scheme proposals include:-

- National Planning Policy Framework
- Lancashire Core Strategy Development Plan
- Local Development Scheme
- CDM2015 requirements and future maintenance

LIST OF DRAWINGS

- 16074 AD 100 – Site location plan
- 16074 AD 101 – Existing site plan
- 16074 AD 102 – Demolition plan
- 16074 AD 110 – Proposed site plan
- 16074 AD 111 – Proposed building plan
- 16074 AD 113 – Proposed elevations
- 16074 AD 114 – Proposed boundary treatments
- 16074 AD 115 – Proposed site finishes

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