



ONE DESIGN

ARCHITECTURAL SERVICES

DESIGN AND ACCESS STATEMENT

BODHYFRYD, WREXHAM,
JUNE 2018



PROPOSED DEVELOPMENT - BODHYFRYD, WREXHAM

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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 Government's Planning Practice Guidance, which says that "Good quality design is an integral part of sustainable development" and that "Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations".

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 guidelines and form the context for our design proposals
- Local Council Policy, including supplementary guidance



PRINCIPAL CLIENT



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This Design & Access Statement has been prepared on behalf of Lidl UK to support a planning application for the redevelopment site of the Wrexham Police Station on Brodhyfryd. The proposed development of the site will involve the demolition of the police station to allow the construction of a new Lidl food store with associated vehicle parking and service roads, landscaping and Lidl branding signage along with a standalone Drive Thru unit with landscaping and customer car park.

Lidl regards the application site as ideally suited to meet its requirement for a new discount store to better serve the local community.

The proposed site will have a new wide vehicular access located off Brodhyfryd and pedestrian access will be off Brodhyfryd and Chester Street. Level thresholds into the building are in accordance with Part M of the Building Regulations. The site is located within close proximity to a number of bus stops and pedestrian footways providing an ideal location for customers and employees to travel to the site by these sustainable modes.

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

This current proposal will provide a new discount store to the local residents. This should also be welcomed as representing a further improvement in the towns retail offer – to the benefit of consumers.





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 700 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 with the savings being passed on to the customer.



SITE SIZE AND TOPOGRAPHY

The application site extends to approx 2.71 acres/ 1.09.

The principle frontage will be visible from both Bodhyfryd and Powell Road.

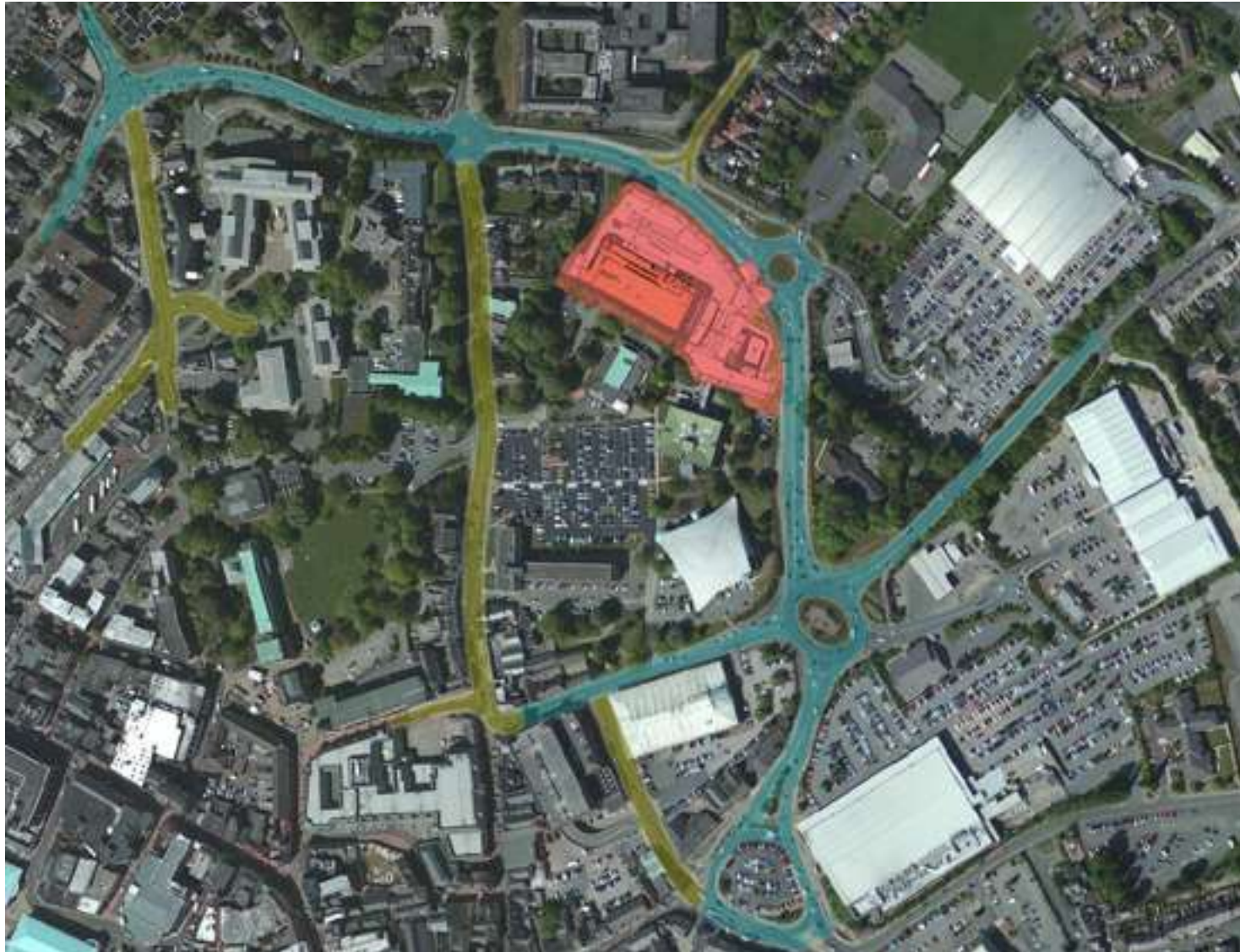
Application Site

CURRENT USE OF SITE

The site relating to this application is the Former Wrexham Police Station approx 0.5 miles from the town centre.



Application Site



ACCESS

The existing highways access into the site is taken from Bodhyfryd. New pedestrian access will be off Chester Street and Bodhyfryd. Existing public transport in the form of a local bus service operates on all the adjacent highways with the main Bus Station being 8 minutes walk away.

Existing bus stops are located on Bodhyfryd and Market Street 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 East boundary – Landscape with grass verge between application site and Bodhyfryd.
- South East boundary – Landscape with grass verge between application site and the Law Courts.
- Southern West boundary – Landscape with grass verge and new public access.
- North Western boundary – Landscape with grass verge, new public access from Chester Street.

Blue - Main access routes

Yellow - Minor access routes

PROPOSED DEVELOPMENT - BODHYFRYD, WREXHAM SURROUNDING AREA



Wrexham Football Club
0.9 miles
18 mins on foot

Bangor Uni
Wrexham Campus
1.3 miles
6 mins by car

School of Creative Arts
0.6 miles
12 mins on foot

Wrexham Maelor Hospital
1.1 miles
3 mins by car

Wrexham Central Train Station
0.6 miles
9 mins on foot

Proposed Site

Wrexham Bus Station
0.4 miles
8 mins on foot

Wrexham Library
0.2 miles
5 mins on foot

Freedom Leisure
0.2 miles
4 mins on foot

Queensway Sports Complex
0.9 miles
18 mins on foot



View of proposed site from Asda entrance road



View of proposed site from Bodhyfryd Roundabout



View showing existing entrance off Bodhyfryd



View of proposed site towards Powell Road



View of proposed site from Park Avenue



View of proposed pedestrian access off Bodhyfryd

SURROUNDING

The application site is located in an area containing predominantly Retail and Leisure.

Establishing a new Lidl food store at the application site will allow the local community to benefit from a new Lidl store. The proposed store will deliver a material qualitative improvement in the overall range and choice of convenience facilities available locally.

The granting of planning permission for the proposed Lidl retail store will increase the retail offering and increase the local economy. The proposed Lidl food store and drive thru 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.

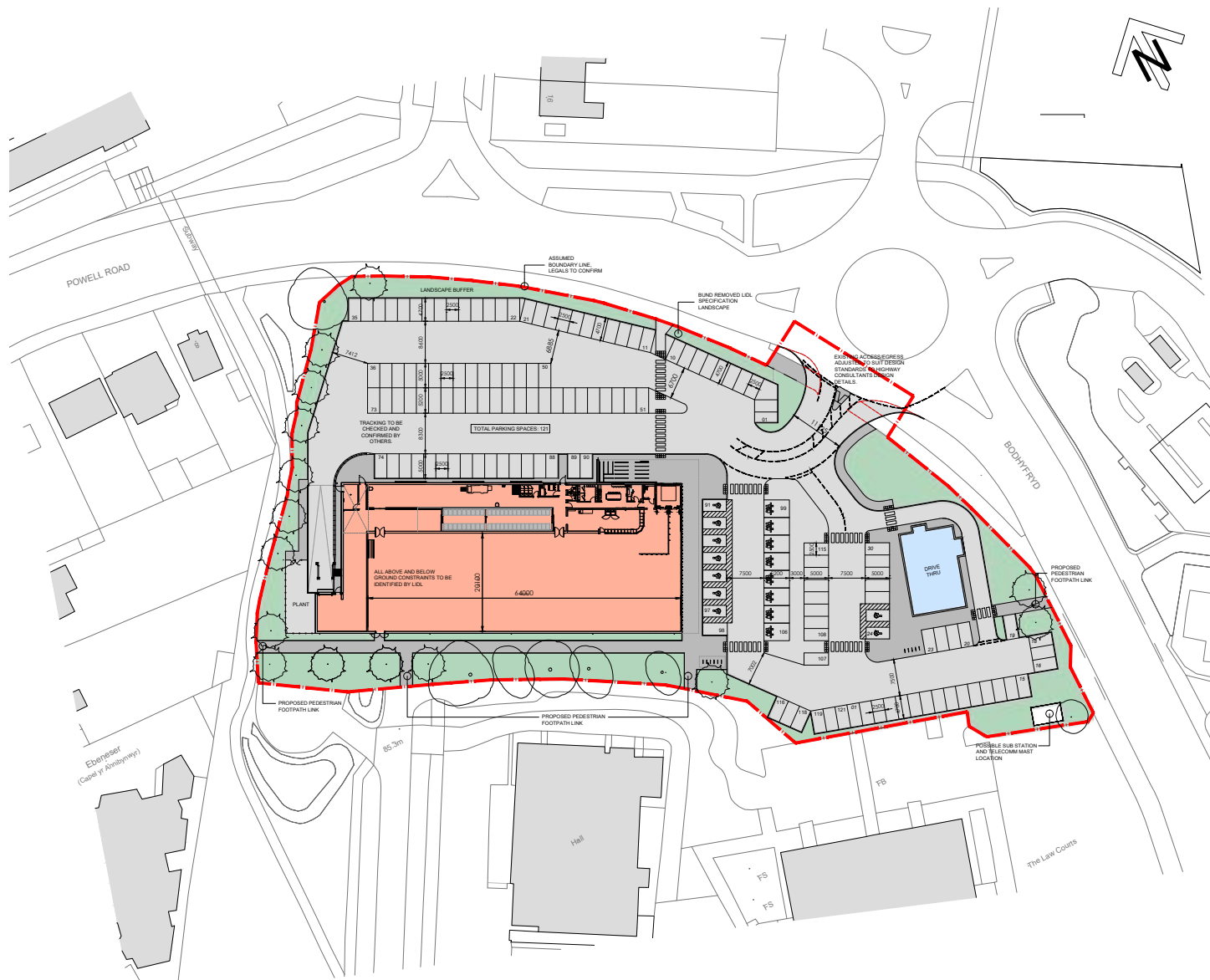
Adjacent land uses include, to the:
North East - Alexander C.P School and Retail

South East - Retail and Leisure

South West - Retail and Leisure

North West - Retail and Leisure





OBJECTIVE AND PRINCIPLE

The proposed development comprises of the construction of a new Lidl retail store and drive thru with associated works including customer car parking and service yard to allow for the delivery of goods to the store.

The proposed store will be situated to the South West corner of the site.

Also proposed is a stand alone drive thru outlet including a customer car park positioned to the East side of the site.

The proposed elevations will be finished in a White & Silver cladding panel system, with its modern fresh and sharp edge clean look.

The proposals for the site layout and store incorporate the corporate branding of Lidl.



PROPOSED LAYOUT

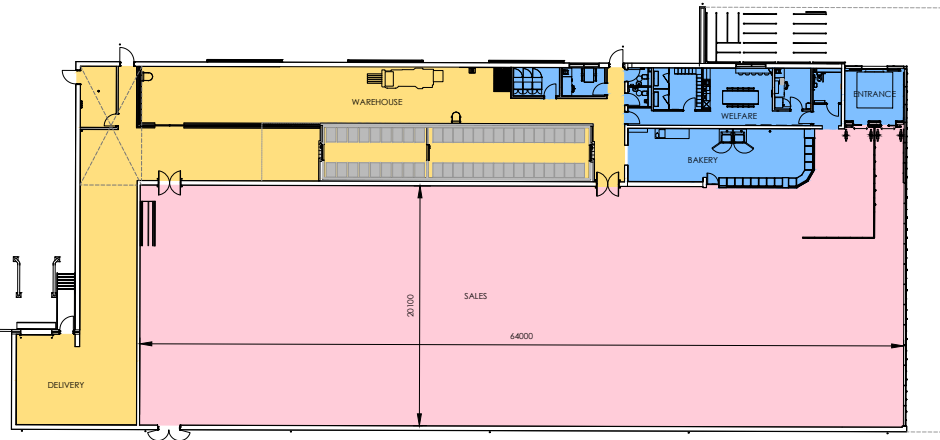
The proposed store has been positioned to the South West area of the site and the proposed Drive Thru positioned on the South East side. The North and East areas of the site are to be customer parking with direct access to the car park and store entrance vehicle access directly from Bodhyfryd. Pedestrian access will be from both Bodhyfryd and Chester Street. Cycle storage will be provided. 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 a total of 121 car parking spaces provided of which 7 spaces are for disabled users and 8 spaces for parent and child. These spaces have been positioned close to the store main entrance to provide easy access for these users. The Drive Thru has 30 spaces allocated including 2 disabled spaces.

Goods deliveries will be made via the delivery dock which is situated to the rear of the warehouse space. The store will have a dedicated delivery bay, which will be accessed from a HGV grade vehicle ramp in front of the delivery pod doors.

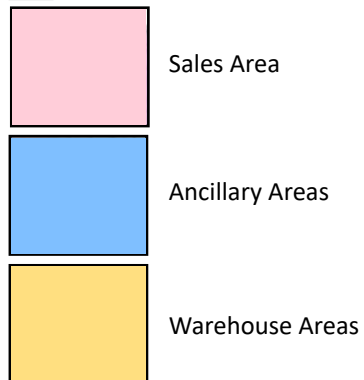
A vehicle tracking exercise has been carried out which confirms a delivery vehicle can access the delivery area during trading hours without having any adverse effect to the car parking arrangements. While designing the proposed development the following key factors were taken into consideration:

- 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

KEY:





Example images of a proposed Lidl Store

APPEARANCE

The visual appearance has been considered as part of the proposal. The use of a simple but considered material palette make the building coherent.

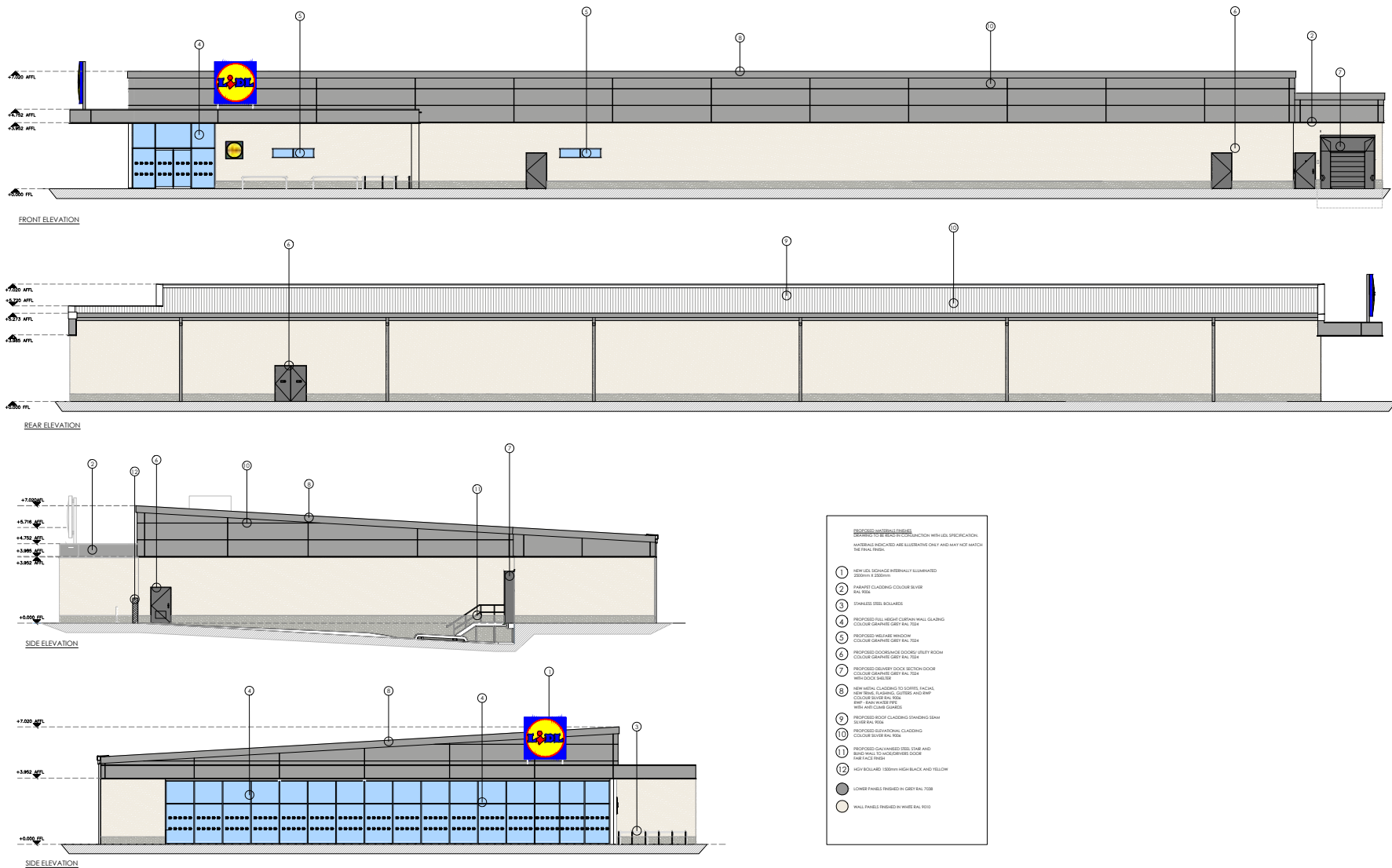
The new shop front will make use of 3.9m glazing which will not only provide more natural light within the store but horizontal animation from the highways helping soften the visual appearance of the store. The shop front will wrap around a fraction of the side elevation to provide the customer entrance lobby. With the glazing running 3.9m high and wrapping around the corner of the store the lobby will have an open and welcoming feel to provide the shoppers with the Lidl experience.

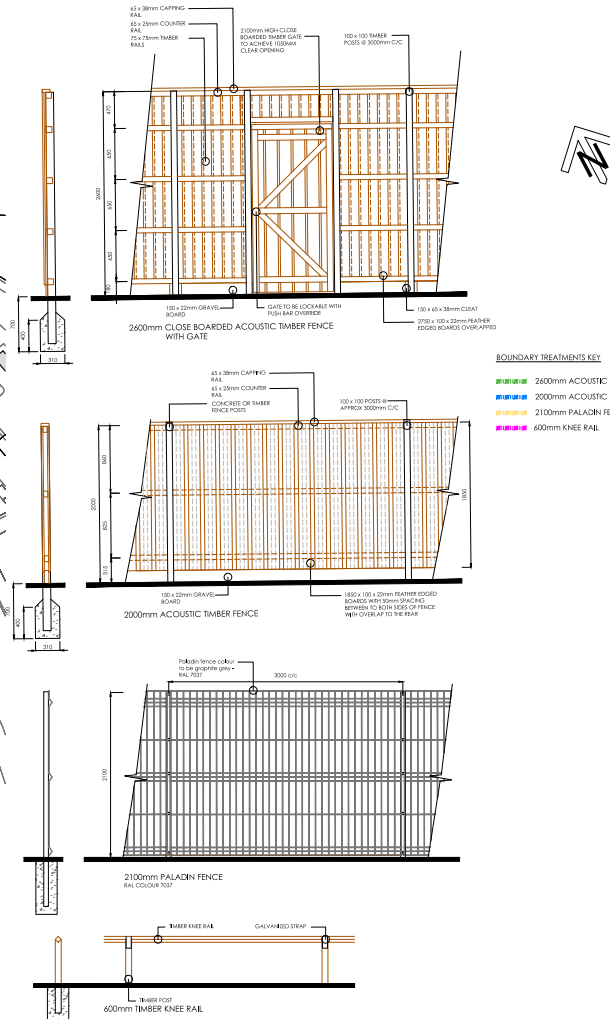
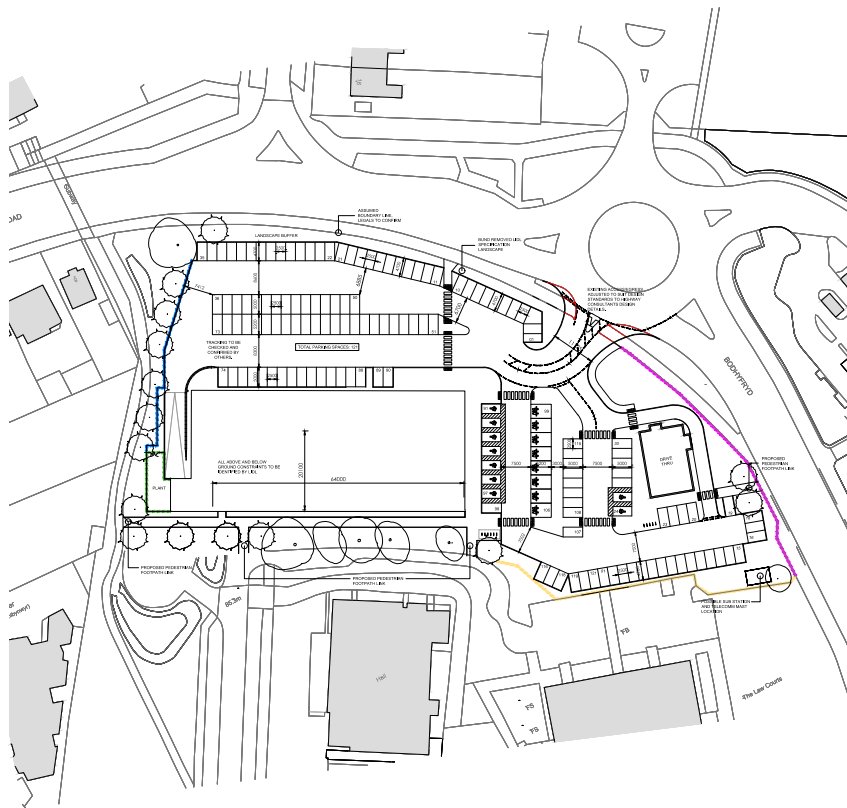
To the main elevations façade treatment will consist of a mixture of White & Silver 9006 Alucobond cladding panel system, with its modern fresh and sharp edge clean look this will give the proposed store a contemporary feel that also sits naturally within the locality and within the existing surrounding building stock.

The rear of the store will have a similar feel as the car park elevation with the same modern fresh and sharp edge clean look. Trees and landscaped areas will be provided along the new pedestrian access paths of Bodhyfryd & Chester Street softening the proposed store elevation along this road.



PROPOSED DEVELOPMENT - BODHYFRYD, WREXHAM
ELEVATIONS





BOUNDARY PROPOSALS

The established perimeter landscaping and the proposed landscape areas within the scheme will provide a framework for the building. For detailed Landscape proposals refer to Landscape Designers drawings. Also provided within the planning application is boundary treatments.

SITE FINISHES

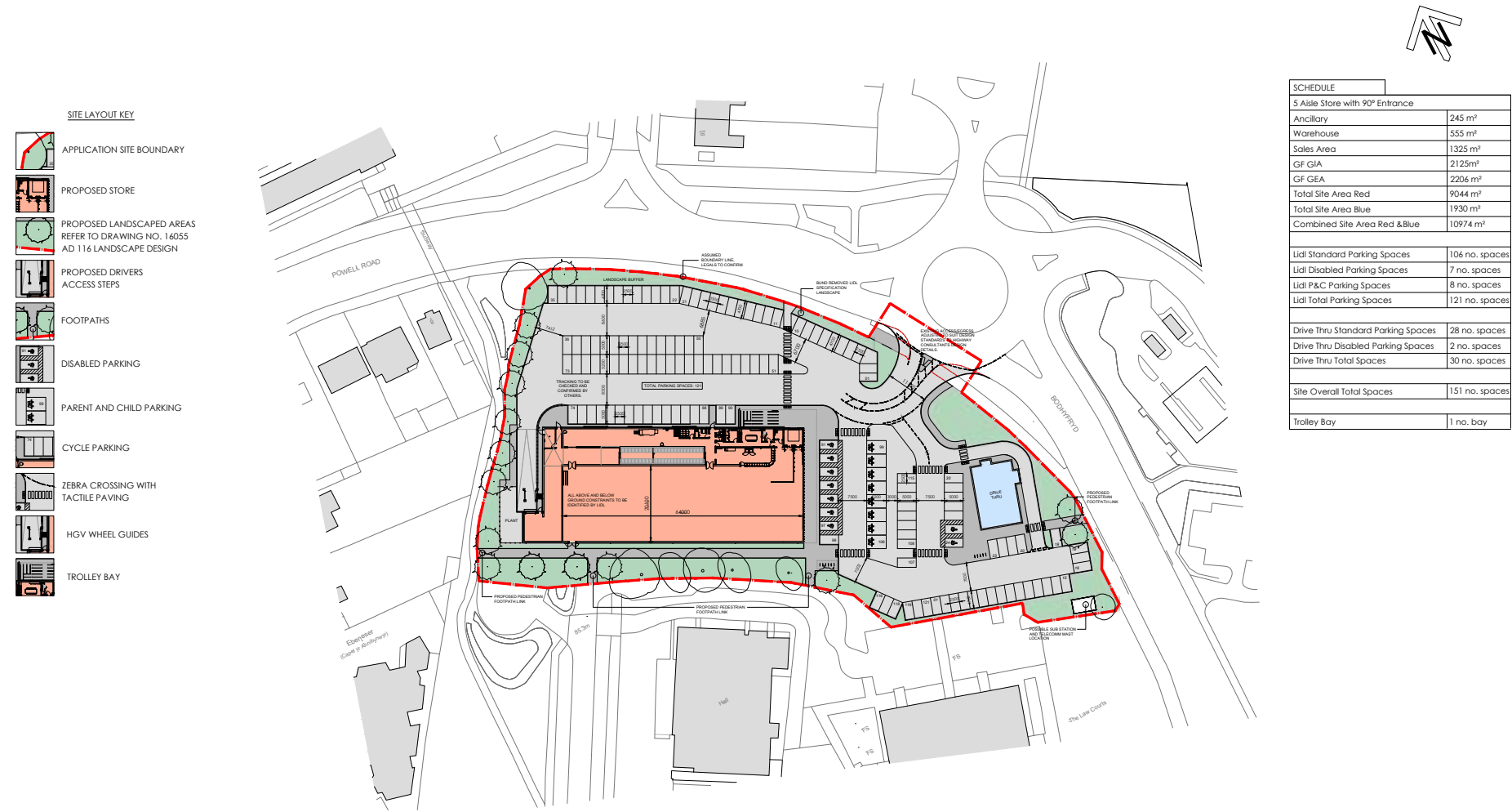
All soft and hard landscape areas of the proposed site are chosen to compliment the new store while providing functionality and distinction between areas.

The main carriageway will be constructed from stone mastic asphalt suitable for all vehicles including heavy goods vehicles. Each parking space will be tarmac finish with white lining to provide distinction between the highway and vehicle parking spaces.

Other areas include paving to the footpaths, Marshalls pencil edge keybloc in charcoal colour and a concrete access ramp to the loading bay. Please refer to the site finishes drawing 16055 AD 115 – Proposed Site Finishes for further details.



PROPOSED DEVELOPMENT - BODHYFRYD, WREXHAM
PROPOSED SITE PLAN





Example images of a proposed Lidl Store

VEHICULAR ACCESS PROVISION

Existing vehicle access is from Bodhyfyd will ensure safe ingress and egress into the site is provided. Adequate parking provision of 121 spaces has been provided for the Lidl store in accordance with the Design Guide standards and allow for standard parking spaces, disabled and parent and child spaces. Vehicle parking spaces provided are generously sized for better customer access:

Standard spaces	- 4.7, 5.0 & 5.2 x 2.5m
Parent and Child	- 5.2 x 3.6m
Disabled	- 2.4 x 4.8m - (2.4 x 6.0m including hatched zone)

The above Lidl specification parking spaces are larger than a standard space. 30 spaces have also been provided for the Drive Thru which match the Lidl sizes.

PEDESTRIAN ACCESS PROVISION

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

The proposed development will achieve no more than a 2% gradient across the site to allow for those with mobility impairments and a 5% gradient at its maximum at the site entrance. A maximum of 6% gradient will be provided for the delivery ramp.

Level access thresholds are to be provided into all the main entrance points. The scheme will be fully DDA compliant, including WCs and disabled parking spaces.





Images of an internal Lidl store

LIDL ENVIRONMENTAL POLICY

The scheme will be designed to comply with the latest government guidance and the new Part L Building Regulations. In addition, various sustainable measures will be considered. These may include but not limited to:

- Sustainable surface water drainage scheme.
- Recycled materials in insulation and floor finishes.
- Use of water-based paints on steelwork.
- High efficiency LED lighting incorporated internally and externally.
- Lighting to have movement detectors.
- Dual flush toilets.
- Sensor taps to reduce water consumption.
- Improved air leakage and enhanced U valves where possible.
- Building management system controlling lighting by Lux sensors.
- Environmental waste removal and management policies.
- Delivery noise reduction through quiet, manually operated bridging plates and dock shelter are used in conjunction with sloped loading ramp to minimise impact of noise during deliveries to the local area.



REFERENCES

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

- National Planning Policy Framework
- Wrexham County Borough Council Core Strategy Development Plan
- Local Development Scheme
- CDM2015 requirements and future maintenance

LIST OF DRAWINGS

- 16055 AD 100 – Site location plan
- 16055 AD 101 – Existing site plan
- 16055 AD 110 – Proposed site plan
- 16055 AD 111 – Proposed building plan
- 16055 AD 112 – Proposed roof plan
- 16055 AD 113 – Proposed elevations
- 16055 AD 114 – Proposed boundary treatments
- 16055 AD 115 – Proposed Site Finishes



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