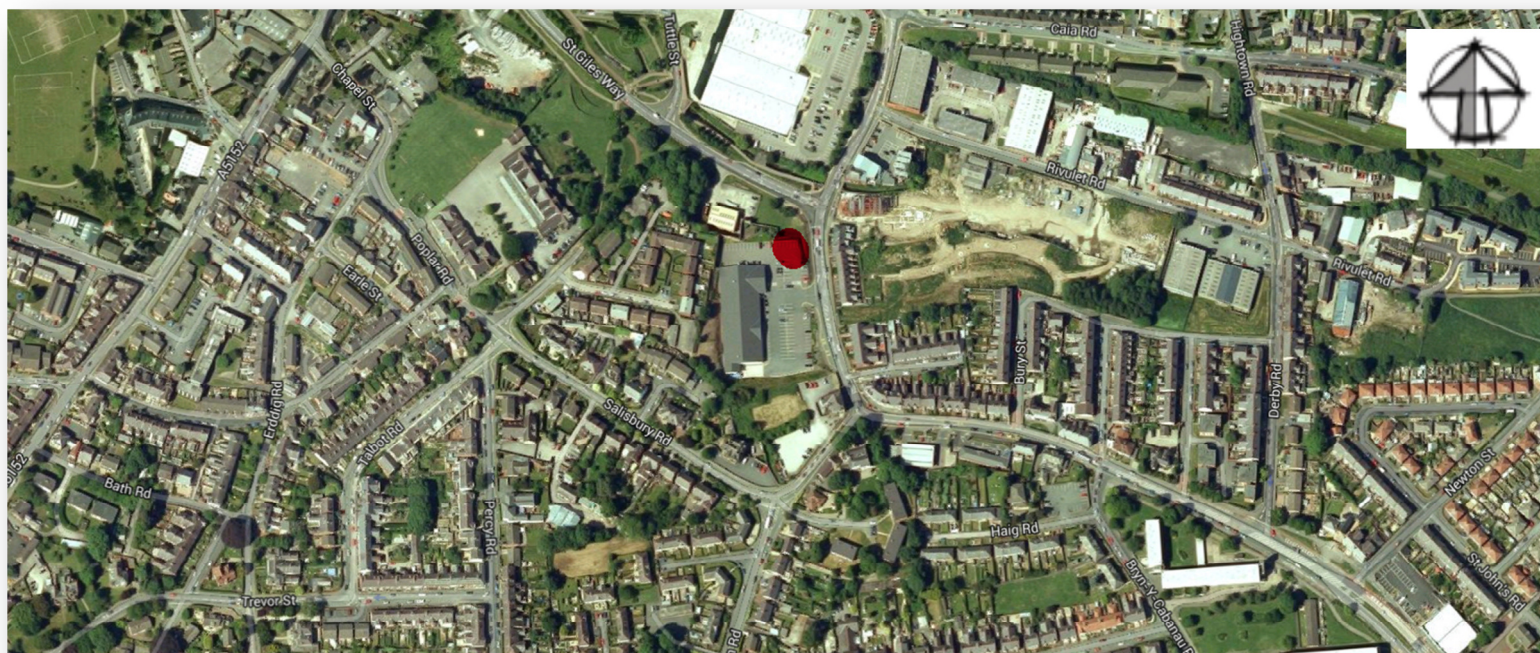




Design & Access Statement



Lidl GmbH, Salop Road, Wrexham, Clwyd LL13 7AP

Proposed Development – Full Planning

JULY 2015



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1.0 INTRODUCTION

1.1 Purpose of Document

This Design & Access Statement has been prepared on behalf of Lidl UK to support a planning application for the redevelopment of the existing Store on Salop Road (A525), Wrexham, LL13 7AP. The proposed development will comprise of a Danish bakery extension to the side of the store, external updates and internal layout updates.

The purpose of this Design and Access Statement is to explain the approach to 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 CABI 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
- Planning application report
- *National Policy and Best Practice Advice and Guidance*, outline the importance of these guidelines and form the context for our design proposals
- Local Council Policy, including supplementary guidance
- The local policy context for our designs is set by the Wrexham Unitary Development Plan by Wrexham County Borough Council (WCBC).

1.2 Lidl UK

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 its 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.



1.3 Design Team

Principal Client



Lidl UK GmbH
Blackheath Lane,
Manor Park,
Runcorn,
WA7 1SE

Principal Designer



One Design Architectural Services Ltd
Bay House, 93 Browgate,
Baildon, Shipley,
Bradford, West Yorkshire
BD17 9BY

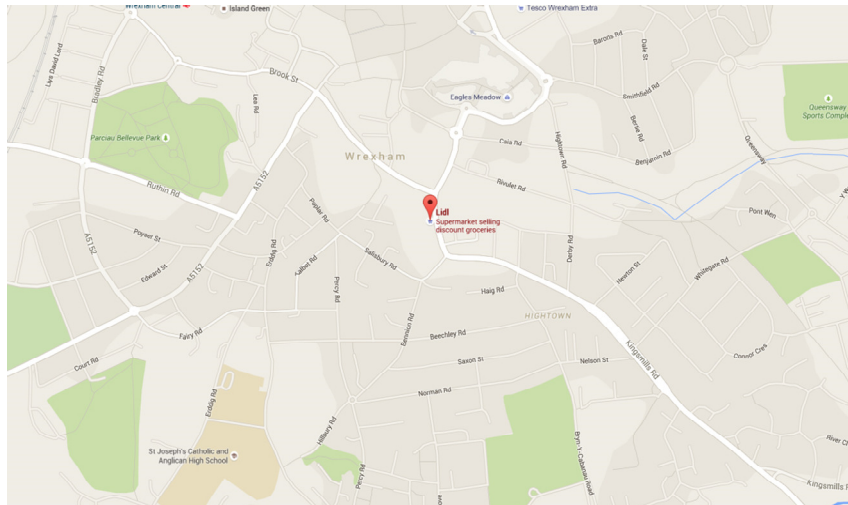
Highways Consultant



SCP
Riverside Studio
32 The Calls
Leeds
LS2 7EW



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2.0 SITE CONTEXT

2.1 Existing Site & Location

Current use of site/Existing buildings

The site relating to this application is located on Salop Road with St Giles Way and Salisbury Road to North and South respectively.

The site is currently trading as an existing retail store with vehicle parking and associated works.

Site size and topography

The site extends to 0.81 Hectares.

It is almost an irregular pentagon in shape and benefits from existing vehicular and pedestrian access directly onto Salop Road linking to St. Giles Way highway. The site is located about 0.25 miles from the town centre.

The landscape features are limited to the perimeter of the site, which are in the form of small trees and low hedging and shrubs.

Existing Buildings

The site is currently a retail store with car parking and servicing areas.

Access

The existing highways access to the site is to remain from Salop Road (A525).

Existing public transport in the form of a local bus service operate on all the main adjacent highways. Existing bus stops on Salop Road make this an accessible and sustainable location in terms of public and private transport.

Boundaries of the site are defined and comprise of:

- North boundary – mainly stone retaining walls with various small trees and shrubs with key clamp galvanised safety rails.
- East boundary - Predominately landscaping, partly with key clamp galvanised safety rails.
- Southern boundary – mainly grass embankment with retaining wall with a mixture of stones walls and timber fencing.
- Western boundary – Predominately large retaining wall with landscaping and fencing.



2.2 Surrounding

The application site is located in an area containing a variety of uses. The site is located adjacent to predominantly residential areas with some small commercial/industrial use to the North of the site (Matalan, SBS) and to the South (Ladbroke, Murco PFS). To the West of the site, it is bordering a residential area similar to the East, which is separated by Salop Road (A525).

The site is essentially flat.

The site is currently business use however, it has the benefit of employment allocation in the WCBC.

The site is located in a position where similar economic activity occurs along Salop Road and has close links with the local and wider transport networks, (the railway station is 0.6 miles distance) which reinforce its sustainable credentials.

Adjacent land uses include, to the:

- North - Predominately retail shops
- East - Predominately housing
- South - Predominately housing
- West - Predominately housing



View looking North along Salop Road.



View looking South along Salop Road

3.0 DESIGN PROPOSALS

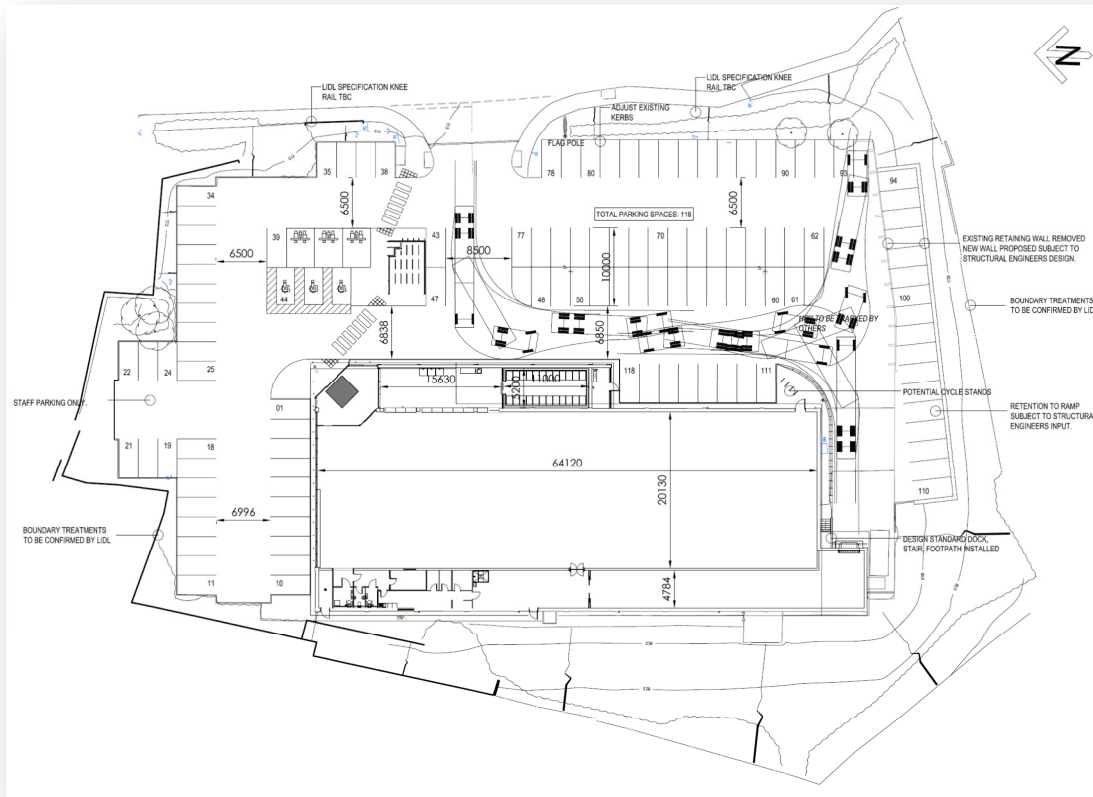
3.1 Objectives and Principles

The proposed development comprises of the extension of the existing Lidl retail store with associated works including customer car parking and service yard to allow for the delivery of goods to the store.

Proposed elevations have been carefully designed along the main aspects, providing activity and identity to the public frontages which achieve the following:

1. Respond to the geometry and topography of the site ensuring adequate physical distances with neighbouring buildings.
2. Respect the urban edge and remain in keeping with other developments in the area.
3. Provide easy and safe vehicular and pedestrian access to the existing highway.
4. Ensure the new building sits within the site naturally and blends in with the context.
5. Maintain adequate clearances and safe distances to existing site boundaries.
6. Secured by design.

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



SCP will provide detailed information for the proposed levels throughout the site.



3.2 Proposed Layout

The site is strategically located for employment and economic development in the Wrexham County Borough Council (WCBC) with good accessibility to the strategic road network and public transport. The proposed extensions provide an important commercial facility in support of economic growth in this area. The proposed development will create employment and uplift the appearance of the area all in accordance with The Wrexham County Borough Council (WCBC).

The site is prominently located on a significant plot, adjacent to Salop Road and St. Giles Way, which provides an opportunity for commercial uses and benefits from a visible presence.

The site is surrounded by a mix of uses including, residential, commercial and a shopping park. It is proposed to extend and modernise the existing retail unit with modern features and materials. The proposed extension will be to the side of the store facing Salop Road, this will provide a new bakery and lobby entrance.

Internal welfare facilities are included in the proposed modernisation as per the developers current design standards.

3.3 Appearance

The visual appearance has been considered as part of the proposal. The use of a simple but considered material palette has made the building coherent. Each elevation treatment responds to its specific context, whilst also addressing the development as a whole by:-

- 1) Using a consistent palette of materials
- 2) Using a well-chosen selection of architectural components
- 3) Using an appropriate architectural form
- 4) Referencing the scale of the building within the elevation treatments
- 5) Use of carefully selected variation of materials, colours and treatments

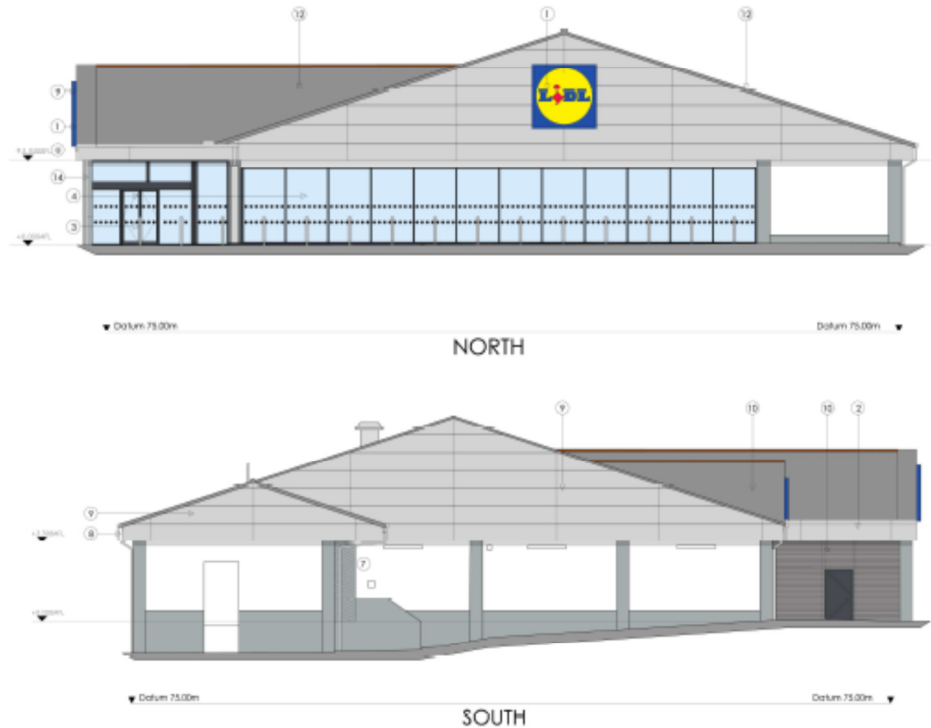


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While final confirmation of the exact material specification requires approval by the Local Authority, it is intended that the pallet of materials will consist of the following:-

- Roof Cladding – standing seam in silver - RAL 9006
- Rainwater Goods – aluminium down pipes silver - RAL 9006
- External walls – rendered,
 - Grey piers - RAL 7038
 - Grey lower plinths - RAL 7038
 - White Inner panels - RAL 9010
- Doors – steel, colour Graphite Grey - RAL 7024
- Windows – colour Graphite Grey - RAL 7024
- High level eaves cladding, Fascia, and soffits colour silver. - RAL 9006





3.4 Landscape and Boundary Proposals

The established perimeter landscaping will be adjusted to suit Lidl design standards. Please refer to site finishes plan for further details.

3.5 Scale

The proposal is for front extension to a commercial building with high ceiling, internally to accommodate a typical commercial use similar to the existing. The scale of the development is designed to remain similar to the existing height and to complement the neighbouring properties, which are of similar proportion.

The proposed development was determined by key factors such as:

- a) Market demand
- b) Surrounding properties
- c) Site constraints
- d) Vehicular and pedestrian circulation within the site
- e) Design guidance



4.0 ACCESS PROPOSALS

4.1 Vehicular Access Provision

The existing vehicle access is to remain with the speed calming measures to remain as existing. Adequate parking has been provided in accordance with the Design Guide standards and allow for standard parking spaces, disabled and, mother and child spaces. The site is served by public transport along Salop Road (A525) and is accessible by foot and car. Spaces provided for the car park are generously sized for better customer access:

Standard spaces	- 5.0 x 2.5m
Parent and Child	- 5.0 x 3.6m
Disabled	- 2.4 + 0.6m x 4.8 + 1.2m hatching zone

4.2 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 to accommodate the extension, elsewhere is to remain as existing.

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

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



5.0 SUSTAINABILITY

Lidl's 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.
- Grey water recycling.
- 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 values where possible.
- High efficiency condensing boiler.
- Building management system controlling lighting by Lux sensors.
- Environmental waste removal and management policies.

6.0 REFERENCES

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

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



7.0 LIST OF DRAWINGS

15020 AD 100 – SITE LOCATION PLAN
15020 AD 102 – EXISTING SITE PLAN
15020 AD 102 – EXISTING BUILDING PLAN
15020 AD 103 – EXISTING ROOF PLAN
15020 AD 104 – EXISTING ELEVATIONS
15020 AD 110 – PROPOSED SITE PLAN
15020 AD 111 – PROPOSED BUILDING PLAN
15020 AD 112 – PROPOSED ROOF PLAN
15020 AD 113 – PROPOSED ELEVATIONS
15020 AD 114 – PROPOSED BOUNDARY TREATMENTS
15020 AD 115 – PROPOSED SITE FINISHES