

DESIGN & ACCESS STATEMENT

Issue No 1

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PROPOSED GARDEN CENTRE ENCLOSURE

AT
MORRISONS
Spalding Pinchbeck



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Introduction

This Design and Access Statement has been provided in respect of the Morrisons Unit at 6 Benner Road, Pinchbeck, Spalding PE11 3UU for the formation of a new garden centre, to be a curved PPC aluminium framed structure, to be located within an existing supermarket car park. The proposed structure would be similar in appearance to the existing trolley storage in various locations throughout the car park. There will also be a new pedestrian crossing including associated signage, dropped kerbs and tactile paving to provide access to the Garden Centre.

The above statement should be read in conjunction with the following drawings prepared by Darnton B3.

13493-90_50 Garden Centre - Location Plan

13493-90_51 Garden Centre - Site plans, GA plans and Elevations

This Statement is in accordance with guidance on the content of Design and Access Statements as set out within Circular 01/2006 and has had regard to the guidance document 'Design and Access Statement' 2006, produced by CABE.

This Statement is structured as follows:

Section 2: The Design Process summarises the background to the proposed design and access arrangements of the proposal. This is set within an assessment of the site, its setting, social, economic and policy considerations.

Section 3: Design summarises the design principles of the scheme in respect of the use, layout, scale and appearance.

Section 4: Access summarises the design in respect of the proposed access arrangements.

A brief conclusion is provided at **Section 5**.

The Design Process

The application site is as illustrated on the drawings 13493-90_50 Garden Centre - Location Plan.



Aerial View of Existing Site - An extract from Google Maps (Source: 2019 Google)

The Site and its Setting

The site lies approximately 2 miles to the North of Spalding town Centre in an industrial area on the edge of the town, 1 mile to the East of Pinchbeck. The site itself is roughly rectangular with a triangular corner in shape and covers approximately 3.4 hectares in area.

The site consists of a supermarket store and a petrol filling station and sits on the Southern side of Wardentree Lane (B1180). The main customer access road for both the main store and PFS is off Brenner Road. Access to the service yard is also gained via the same access road off Brenner Road.

Customers visiting the site will predominantly be travelling by car or by foot, as the site is surrounded by a large number of industrial units and is in close proximity to residential areas, but the site is also accessible by public transport i.e., By bus.

Social and Economic Considerations

In terms of impact, the scale of the proposed use is minimal, as the proposed structure is to replace an existing.

Environmental Quality

In terms of impact to environmental quality of the surrounding area, the proposed changes would be minimal.

Planning Policy

The principles of Planning Policy Statement 1 require “Delivering Sustainable Development” and accordingly set out secure good design and an accessible environment.

Design

Design Principles

A number of objectives have been considered in arriving at the proposed scheme.

Use

The proposed development is to provide the store with a Garden Centre facility, and to enhance the customer experience by increasing the range on offer. The structure is directly opposite the main entrance to the store and as such needs to create a quality environment.

Layout

The preferred layout has been dictated by the orientation of the existing Garden Centre structure and the canopy roof structure at the main entrance, which provides additional cover from adverse weather conditions.

A new pedestrian crossing with associated signage, dropped kerbs and tactile paving is also proposed to give customers safe access to the new Garden Centre. This will provide a DDA compliant means of access to the main store and the new structure. The proposal will not adversely affect the existing access/egress of the delivery vehicles or to other vehicle users of the site.



Photo of the existing car park area opposite the main entrance to the store.

Scale

The surrounding industrial units will be unaffected by addition of the Garden Centre. The size of the garden centre structure is within keeping with what is already on site in that location. The proposed structure is approximately 11.95 x 4.15 x 3.2m high overall.

Appearance

The external finishes are to be all new but in keeping with structures which are currently located on site.

- Roof: Perspex panels secured to a polyester powder-coated aluminium, barrel vaulted frame.
- Doors: Polyester Powder coated aluminium framed sliding doors with Perspex panels with external roller shutter.
- Walls: Polyester Powder Coated aluminium frames with Perspex panel infills.
- External works: Existing tarmac to receive painted hatch markings, a protective bollard. Tactile paving, signage posts and bollards will also be introduced for a new pedestrian crossing giving access to the main store.

Access

There will be no change to Employee or customer access to and from the site. The car park is not affected by the alterations, and a fully level access to the car park complies with all relevant regulations. Existing servicing arrangements will be maintained.

Pedestrian Access

Pedestrian access will not be affected by the proposals.

Cycle

Existing cycle access will not be affected by the proposals.

Public Transport

Public transport will not be affected by the proposals.

Car

The car park layout will not be affected by the proposals.

Servicing

Existing servicing arrangements will not be affected by the proposals

Conclusion

The proposed development is to provide the store with a new Garden Centre facility which can adapt to their changing needs throughout the year providing customers with a greater range.

The proposed PPC aluminium framed structure, to receive curved roof in Perspex sheets, PPC aluminium wall sections with Perspex sheet infills and sliding doors, are similar in appearance to existing structures on the Morrison site. Therefore in summary, the addition of the stand-alone unit will not impact adversely on the use or the visual appearance of the site or the surrounding areas.