

DESIGN & ACCESS STATEMENT

Issue No 1

June 2019

PROPOSED PLANT EQUIPMENT TO EXISTING SUPERMARKET

AT
MORRISONS
Spalding Pinchbeck



CONTENTS

Introduction

The Design Process

- The Site and its Setting
- Social and Economic Considerations
- Environmental Quality
- Planning Policy

Design

- Design Objectives and Principles
- Use
- Layout
- Scale
- Appearance

Access

- Pedestrian Access
- Cycle
- Public Transport
- Car
- Servicing

Conclusion

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 installation of new refrigeration units and supporting condensers situated on the roof and to the rear of the existing store. The works are to include a new platform at roof level and a new level concrete plinth at ground level on which the equipment is to be installed.

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

13493-90_60 New Plant Area - Location Plan
13493-90_61 New Plant Area – Ex Plans and Elevations
13493-90_62 New Plant Area – Pr 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_60 New Plant Area - 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.

Environmental Quality

Noise levels and energy efficiency have been taken into consideration for this proposal. The proposed plant equipment is to be situated on the roof and to the rear of the existing / south side of the store adjacent to the service yard. Beyond the Southern boundary are a number of industrial units as the store is located within a large industrial area.

Therefore 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 upgraded refrigeration plant equipment, which is designed to enhance the customer experience by increasing the range on offer.

Layout

The preferred layout has been dictated by the position of the service yard, the delivery vehicle manoeuvring area and the proximity to the internal plant equipment which the proposed new equipment will serve. As the proposed new areas of plant are located away from both the customer areas and the service yard the proposals will not adversely affect the existing access/egress of the delivery vehicles or to other vehicle users of the site.



Photo of the existing roof area.



Photo of the rear of the existing store.

Scale

The proposal is small in scale and the surrounding industrial units will be unaffected by the addition of the new plant equipment.

Appearance

As the new plant equipment is proposed to be located away from customer areas and the store itself is not situated adjacent to any residential units, the proposal does not impose any views to customers / neighbouring properties or take away from the aesthetics of the shopfront façade.

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

Access

There will be no change to employee or customer access to and from the site.
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 for the installation of new refrigeration units and supporting condensers situated on the roof and to the rear of the existing store.

The proposed new areas of plant are to be located on the roof and to the rear of the store and back onto a number of light industrial units. There are no immediate adjacent residential areas as the site lies within an industrial area.

Therefore in summary, the addition of the new plant equipment will not impact adversely on the use or the visual appearance of the site or the surrounding areas.