



Wardentree Lane PINCHBECK, SPALDING

Design & Access Statement
Home Shopping

October 2017 | **Rev -**

0.0 | TABLE OF CONTENTS

PART 1 | INTRODUCTION.....page 3

PART 2 | LOCATION & ANALYSIS.....page 5

Location & context
Site analysis
Site photographs

PART 3 | THE PROPOSAL.....page 9

Site layout
Architectural design
Appearance

PART 4 | CONCLUSION.....page 13

Conclusion
Concluding statement

SITE ADDRESS

Wardentree Lane | Pinchbeck, Spalding | PE11 3UG



WM Morrison Supermarkets PLC
Hilmore House, Gain Lane, Bradford | BD3 7DL
www.morrisons-corporate.com



Whittam Cox Architects
Carrwood Road, Chesterfield | S41 9QB
T. +44 (0)1246 260 261
www.whittamcox.com

1

Introduction

1.0 | INTRODUCTION

Whittam Cox Architects have been commissioned by WM Morrison Supermarkets PLC to design the required facilities to enable a local home shopping service to be provided from the existing foodstore.

BRIEF

Our brief on this scheme is to produce architectural proposals for the extension of the existing WM Morrison Supermarkets PLC store to provide the additional floor area required for the storage and loading of produce prior to being delivered within the local area.

The proposals also incorporate the associated servicing, plant and parking in order to allow for the efficient and safe operation of the service.



Morrisons home delivery service

2

Location
& Analysis

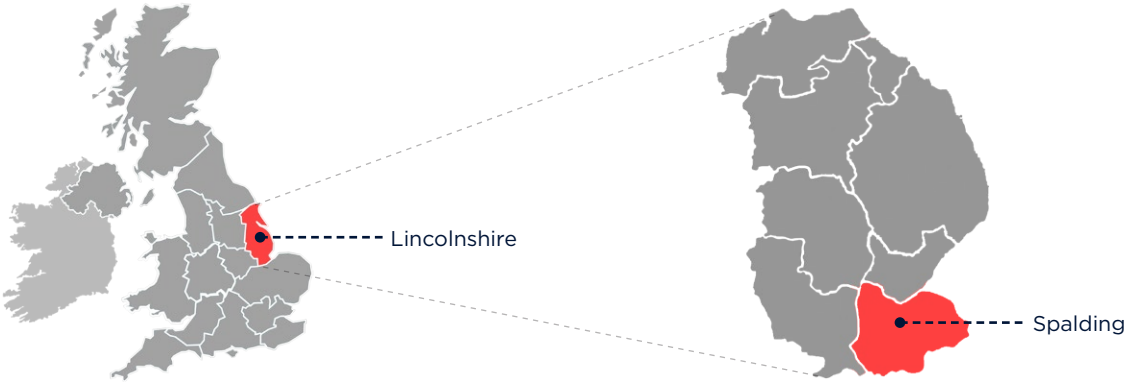
2.0 | LOCATION & CONTEXT

LOCATION

The site is located in the East Midlands of England in the county of Lincolnshire. The site is located approximately 2 miles from Spalding town centre and within 1 mile of the village of Pinchbeck.

CONTEXT

The neighbouring area of the site is predominantly industrial and distribution units before becoming predominantly agricultural and residential.



Site boundary

Indicative ownership boundary

KEY





Morrisons site

ACCESS

WM Morrisons car park is accessed via Benner Road with pedestrian links provided via Benner Road and Wardentree Lane. There is bus stop located on Wardentree Lane further providing accessibility to the site from neighbouring areas including Pinchbeck and Spalding.

EXISTING SITE

The site is located within the existing WM Morrisons servicing area to the rear of the store, which is accessed via the rear of the customer car park, as is primarily comprised of a maintained tarmac surface.



Key

2.2 | SITE PHOTOGRAPHS

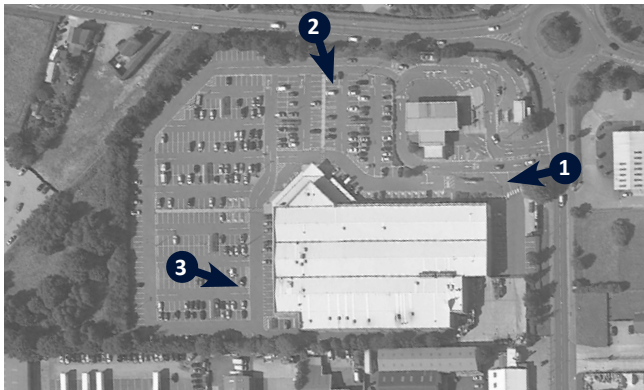
A selection of photographs from the site.



1 | View from Wardentree Lane



2 | Site access via Benner Road



Photograph locations



3 | View looking towards proposal area

3

The Proposal

3.0 | SITE LAYOUT

SITE LAYOUT

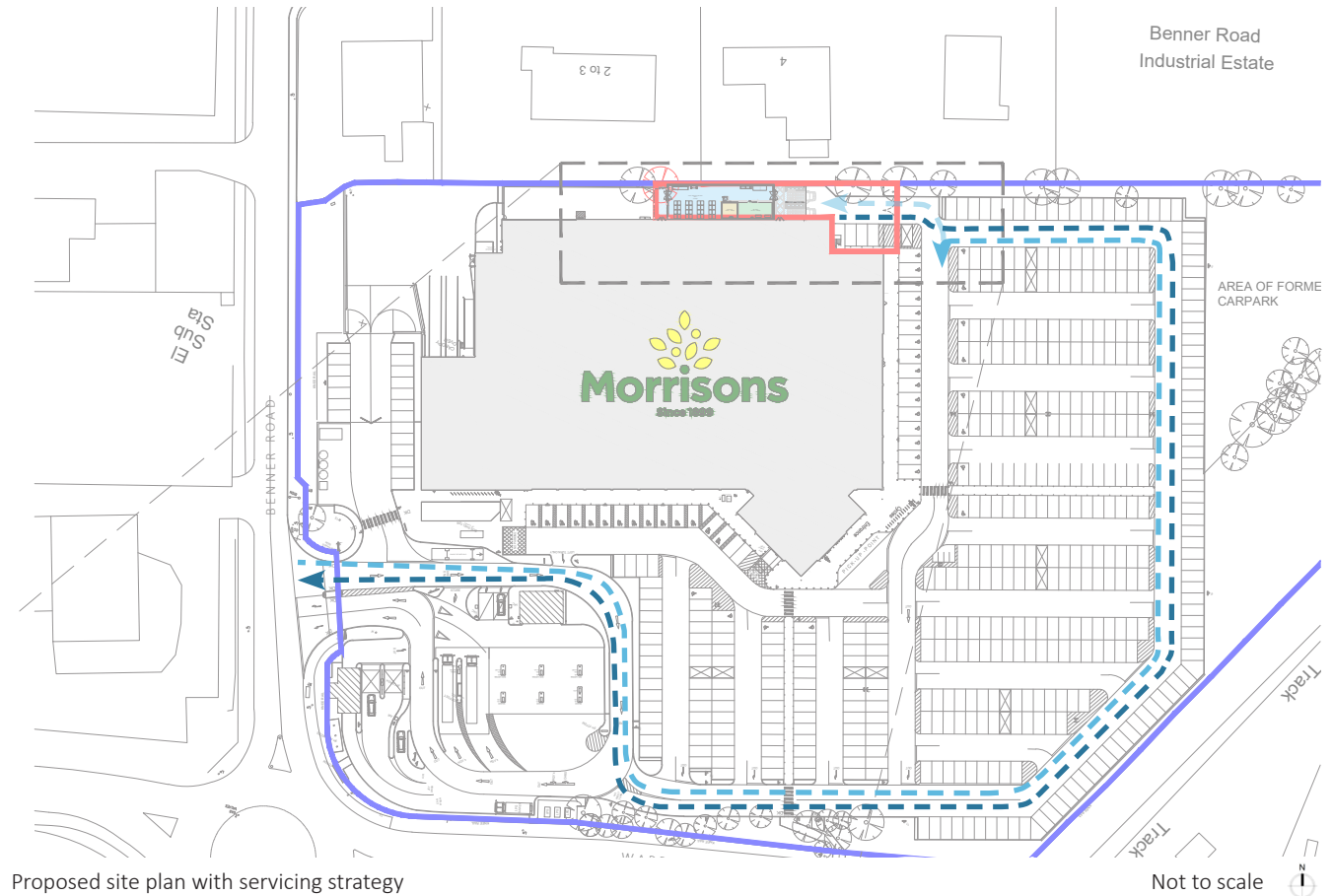
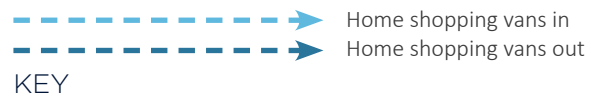
The site layout has been driven by a want to increase the WM Morrisons offering within the local area by utilising the existing store to provide a home shopping service.

The proposal utilises an existing area of surplus servicing area and provides additional floor area for the storage and loading of customer shopping prior to being delivered by home shopping vans.

SITE ACCESS

Site access is retained with vehicles and pedestrians arriving via Benner Road. The home shopping loading area will be accessed through the existing car park via a dedicated loading area separated from the customer car park.

The proposal has not reduced the overall number of car parking spaces.

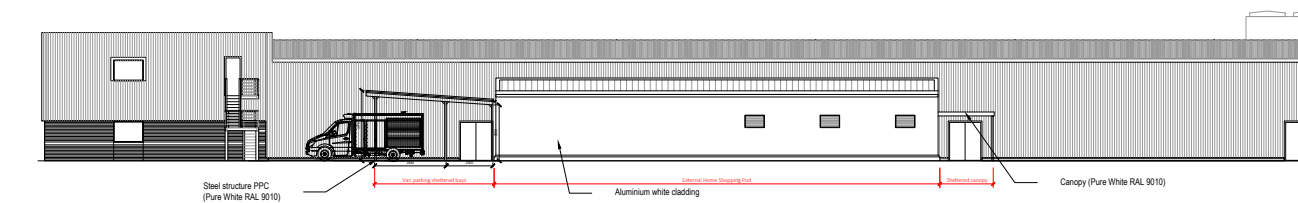
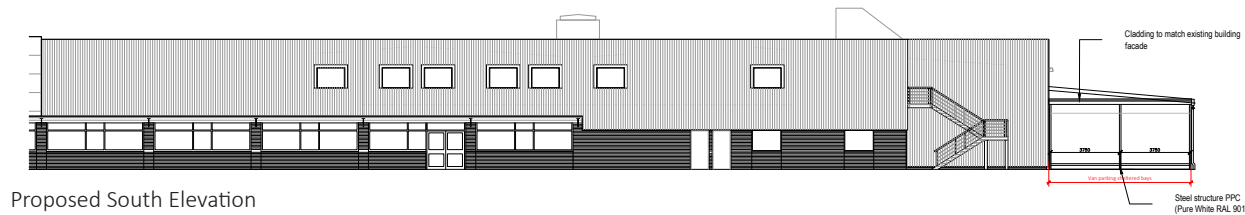


THE DESIGN

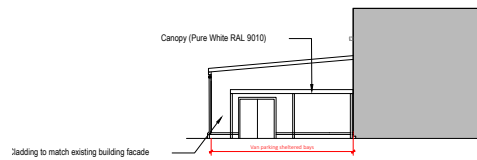
The design provides 169m² additional floor area accessible from the existing store to provide chilled and ambient storage for customers home shopping prior to be loaded onto delivery vans. The design includes a loading area with a canopy which provides sheltered area for loading of vans. The pod is positioned to minimise the visual impact of the extension from public areas.

MATERIALITY

The proposed home shopping pod will be constructed primarily from composite aluminium panels to provide the building shell in colours to complement the existing store. Associated canopies are constructed with a steel frame and are also powdercoated in complementing colours to minimise their impact.



Proposed West Elevation



Proposed North Elevation

Not to scale

| PAGE INTENTIONALLY LEFT BANK |

4

Conclusion

4.0 | CONCLUSION

| PAGE INTENTIONALLY LEFT BANK |



Concept artists impression

The scheme seeks to improve the existing WM Morrisons offering within the local area by offering more shopping choice to customers through a home shopping service. The proposal will be constructed to high standards and with sensitivity to its locality.

We are confident that the proposed site additions will be well received by the local residents and visitors to the Morrisons store.

WM Morrisons hope that the advantages of this proposal as well as the overall benefits to the local community will be supported by South Holland District Council.



WCEC Group Ltd is trading as Whittam Cox Architects

whittamcox.com

© WCEC Group Limited
This document is copyright and shall not be reproduced or used for
any other purpose without the written permission of the authors.