



Design, Access and Sustainability Statement

On Behalf of:
Lidl UK GmbH LTD

In Respect of:
Wakefield Road, Mapplewell



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Executive Summary

This Design and Access Statement has been prepared on behalf of Lidl UK GmbH LTD to support a planning application for the construction of a new food store (use class A1) with associated access, parking and landscaping at land at Wakefield Road, Mapplewell, Barnsley. The proposal will develop the site in line with the new Lidl business model that will provide a store with a gross ground floor area of 2,125 sqm. The proposal will include 139 car parking spaces including 9 disabled bays and 8 parent and child spaces.

This scheme has taken into account the following design and access considerations:

- To deliver a well designed scheme which will regenerate an underutilised brownfield site
- To ensure that there are suitable access arrangements for pedestrians, cyclists, public transport users and motorists which integrate with existing roads, paths and the surrounding development.
- To ensure that the site features soft landscaping and trees to improve the visual aesthetics of the site and to complement the existing landscape.

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared on behalf of Lidl UK GmbH LTD to support a planning application for the construction of a new food store (use class A1) with associated access, parking and landscaping at land at Wakefield Road, Mapplewell, Barnsley. The proposal will develop the site in line with the new Lidl business model that will provide a store with a gross ground floor area of 2,125 sqm. The proposal will include 139 car parking spaces including 9 disabled bays and 8 parent and child spaces.
- 1.2 This Design and Access Statement outlines the key defining principles which have informed the design process, including a thorough appreciation and analysis of the site’s physical, social, economic and policy context, as well as its constraints and development opportunities. Overall the document seeks to demonstrate an appreciation of this existing context and best practice design principles in order to deliver a high quality retail development. This Design and Access Statement seeks to ensure sustainable development with high quality accessibility and permeability, along with the improvement of the site’s visual quality.
- 1.3 The statement has been produced in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004 and the advice set out in the National Planning Practice Guidance (NPPG). The document has also been prepared taking account of the CABE guidance indicated below.

This Design & Access Statement has been written in accordance with guidance from the Commission of Architecture and the Built Environment (CABE). It explains how design statements can help ensure that high-quality places are successfully created. This guide encourages everyone to think about how inclusive, practical and attractive a place will be once it is built.



1.4 This Statement is structured as follows:

Section 2: Site Context and Analysis

Provides a summary of the contextual analysis of the site and the opportunities the site has for retail development

Section 3: Design Vision

Provides a discussion of the design vision for the proposed development.

Section 4: Access

Provides a summary of the principles of the proposed development for securing good access by pedestrians, cyclists and vehicles.

Section 5: Sustainability

Provides a summary of the sustainable construction methods which will be used.

Section 6: Conclusion

Provides a brief conclusion on the previous chapters.

2.0 Site Context and Analysis

2.1 This section provides a brief summary of the analysis of the site's characteristics and context and the opportunities they present to the design of retail development. Context relates to physical, social and economic characteristics of an area, together with the planning policy context of a site. The chapter demonstrates that the application proposals have been informed by a clear understanding of the context of the site and the opportunities and constraints they present.

The Site

- 2.2 The site measures 0.9 hectares in size and is located to the east of the A61/Wakefield Road, just north of the junction of the A61/Wakefield Road and B6131/Bar Lane. The site is located within the Darton Community Area adjacent to the Barnsley Urban Area, separated by a disused railway that runs along the eastern boundary of the site.
- 2.3 The site sits approximately 1.6km east of the centre of the village of Mapplewell, circa 4.5km north of Barnsley Town centre; 13km south of Wakefield; 36km south of Leeds; and 38km north of Sheffield.

Surrounding Area

2.4 The site is situated in a predominately residential area, with the dwellings of the New Lodge housing estate extending to the west and Athersley North extending to the east. Residential properties sit opposite the site on Wakefield Road, however these are accessed from Bar Lane. North of the site is a small group of residential properties, known as Tipsey Court. Immediately south of the site is a nursery, Tandoori restaurant and commercial garages. Further to the north of the site are open fields. To the north west is a parcel of land with outline consent for a housing development.

Pedestrian Links

2.5 Walking is recognised as the most important mode of travel at a local level and offers the greatest potential to replace short car trips, particularly under two kilometres.

2.6 There are a large number of residential properties within the surrounding area which are located within walking distance of the proposed food store. There are existing pedestrian footways along the edge of Wakefield Road and Bar Lane which would provide pedestrian access to the store.

Public Transport

2.7 The site is well served by bus stops allowing access to a number of frequent bus services (1, 485, 488 and X10) in the direction of Barnsley Town Centre, Leeds City Centre and Staincross. The nearest bus stops to the site are located on Bar Lane/B1631 approximately 350m away. In addition, there are residential properties located to the north south east and west, which are all within walking distance of the site. It is key for the development to utilise these existing public transport assets in order to deliver an accessible and sustainable design.



Site Red Line - Aerial View

Vehicular Links

2.8 The site is situated to the east of Wakefield Road, a major trunk road which links Barnsley to the south and Wakefield to the north. Access to the surrounding residential areas can be taken via Wakefield Road and Bar Lane.

Social and Economic Context

2.9 Given the site’s location there is a development opportunity to deliver a retail scheme on the site which delivers a regenerative impact on the Darton Community area. By utilising some of the physical opportunities of the site such as pedestrian links and the site’s prominent location there is an opportunity to deliver a retail scheme which allows shoppers to walk freely between a new store and the surrounding residential areas.

2.10 There is also the opportunity for the scheme to bring new jobs to the area. The proposals will create up to 40 full time and part time job opportunities for local people. Additional jobs will be created in associated industries and during the development period.

Public Involvement

2.11 A public consultation event was held on Thursday 30th November at Mapplewell and Staincross Village Hall. A letter drop to surrounding businesses and residents to advertise the event was also undertaken, informing over 494 local properties of the event. Of those who attended, all had a positive response to the proposals with the only concerns raised being in relation to other development in the area.

Planning Policy Context

2.12 The development of the site must have regard to the relevant design polices contained with the Barnsley Core Strategy, most notably polices CSP25, CSP26 and CSP29. These polices ensure that new development delivers high quality design standards which relate to the existing context, protect amenity of surrounding occupiers, consider access and parking as well as landscaping and boundary details.

New Lidl Store
Land off Wakefield Road, Mapplewell

1 Welcome

We are seeking your views on proposals by Lidl UK GmbH for a new Lidl store on Wakefield Road, Mapplewell.

We hope that this consultation event is helpful in providing information on the plans and how you can have your say.

About Lidl UK GmbH

Since establishing itself in the UK in 1994, Lidl has experienced continuous growth in Great Britain and today has over 20,000 employees, 670 stores and 11 distribution centres in England, Scotland and Wales. As part of the Schwarz retail group, Lidl is one of Europe's leading organisations in the food retail industry, with a presence in 28 countries across the world. The supermarket, which has more than 225,000 employees globally, currently operates approximately 10,000 stores and more than 150 distribution centres in 28 countries globally. The family supermarket takes pride in providing its customers with the highest quality products at the lowest possible prices throughout Great Britain, from kitchenware to the latest fashions. Social responsibility and sustainability are at the core of the company's daily operations, with the company placing a strong emphasis on its responsibility for people, society and the environment. Lidl UK is passionate about working with British producers and sources two thirds of its products from the UK, working with suppliers across the British Isles wherever possible.

New Lidl Store
Land off Wakefield Road, Mapplewell

4 A New Lidl Store

The project team is currently preparing a full planning application, which will be submitted to Barnsley Metropolitan Borough Council shortly.

The new store would provide a more spacious and attractive shopping centre for residents of Mapplewell in a conveniently accessible location. It will enable Lidl to sell their full range of products and provide staff amenity space and training facilities.

The proposed store will be developed in line with Lidl's latest format and be of a contemporary and high quality design.

The proposals include:

- A Modern new Lidl Store of 1325 sqm sales area
- 139 Car Parking Spaces, including 9 disabled spaces and 8 parent and child spaces
- New and improved vehicular access from Wakefield Road
- Areas of Hard and Soft Landscaping including areas of open space to soften the appearance of the new store
- Store will boast state of the art facilities including an in-store bakery, longer style fits with dual parking facilities and customer toilets

New Lidl Store
Land off Wakefield Road, Mapplewell

2 The Existing Site

The application site sits close to the local facilities of Mapplewell and Staincross. Limited by their reliance on the nail making industry in the 17th century and transference to mining villages in the 19th century Staincross and Mapplewell have effectively merged in recent years.

The existing site contains the redundant buildings of the former William Freemans Rubber Factory which went into administration and ceased trading in May 2006 resulting in the loss of almost 100 jobs. The factory building, and the site has been vacant and neglected since this time.

The application site is predominantly surrounded by residential housing but also a mixture of developments including a garage, nursery, Indian restaurant, public house, industrial spray painting warehouse and a disused railway.

3 Masterplan

RESIDENTIAL SCHEME LAYOUT IS INDICATIVE ONLY
RESIDENTIAL SCHEME IS SUBJECT TO AN OUTLINE PLANNING APPLICATION

Proposed Masterplan

The residential scheme to the North of the proposed new Lidl store comprises approximately 62 Residential Units. This will be subject to a separate planning application which will be submitted by others.

New Lidl Store
Land off Wakefield Road, Mapplewell

5 Key Benefits

The proposed development would result in the following benefits

Enhancing the existing range of foodstore provision available to local residents in an accessible location

Providing more competition for other existing nearby shops

Providing free short stay parking for Lidl Customers

Creation of up to 40 full time and part time jobs in the store, plus further jobs during the construction period

A high quality, contemporary store design based upon Lidl's latest format and product offer

Have Your Say

This exhibition forms part of our public consultation in advance of submitting a formal planning application. Any comments received will be carefully considered before the proposals are finalised.

Forms are available for you to comment on the proposals. These should be completed at this event and placed in the box provided.

If you have any questions, please speak to a representative from the project team.

Consultation Boards

3.0 Design Vision

3.1 The overarching design vision for the development is to provide a modern, attractive and functional store that offers a pleasant environment for both customers and staff, improves the retail offer within the locality and delivers the highest quality goods at the lowest possible prices.

3.2 The scheme will regenerate a brownfield site and deliver a high quality retail facility.

Design Objectives and Principles

- 3.3 The following design principles have been established, based upon analysis of the site and its context set out within the previous section. The following principles have guided the formulation of the latest scheme:
- Provide a modern new Lidl store of a size and appearance consistent with the latest Lidl store design;
 - Regenerate a brownfield site and create a catalyst for future investment and regeneration of the Darton Community area;
 - Deliver a design which is appropriate to the site’s setting and surroundings;
 - Orientate the development to make best use of the site’s prominent and accessible location;
 - Integrate the new development with existing pedestrian links in order to connect the site to the neighbouring residential areas;
 - Maximise natural surveillance and reduce the potential for crime and anti-social behaviour; and
 - Promote high levels of sustainability and minimise the carbon footprint of the development whilst utilising energy conservation and efficiency methods where viable and feasible.

Use

3.4 The intention is to develop the site to provide a new modern Lidl A1 retail facility.

Amount

3.5 The unit will comprise of a gross internal area of 2,125sqm with 1,325sqm sales area along with 139 car parking spaces.

Layout & Scale

- 3.6 The development layout has been informed by the desire to integrate the new store within the site’s existing context, connect the new store to the neighbouring residential areas as well as the need to reduce the opportunity for crime.
- 3.7 As such, the new Lidl store will be located in the north-eastern portion of the site with surface level car parking located to the front of the store to the south west of the site. This not only maximises the use of the site but also means the store is visible from a multitude of directions ensuring pedestrians and car users can navigate to the store easily.
- 3.8 The site has been designed to make the most efficient use of land and to maximise natural surveillance throughout.
- 3.9 The sales area of the store will be 1,325sqm with the remainder of the ground floor consisting of a stock warehouse, freezer room and cooler rooms. The scale of the sales area will allow Lidl to display their goods in a manner which provides a more spacious and attractive shopping environment for customers.
- 3.10 The building will incorporate a pitched roof design which will slope from the tallest northern elevation to the lowest southern elevation.

Appearance

- 3.11 The new store will be constructed to reflect Lidl's latest design concept and consequently will have a modern appearance. The building will make use of extensive glazed elements to the key western elevation creating an active façade which ensures interest and interaction between the building and its users. Glazed elements will continue onto the southern elevation, denoting the site's primary entrance at the south west corner of the store. This creates a legible building design and will allow users approaching from Wakefield Road to easily locate the store's entrance.
- 3.13 A white wash render will complete the southern and northern façades. The eastern elevation is the location of the delivery bay and again adopts the white render and silver cladding façade design. This architectural language continues on to the eastern/rear elevation with white render broken up by small areas of glazing and an emergency exit door.

Crime Prevention

- 3.14 Preventing crime through good design is a key objective of the NPPF and is set out in Section 7. The site is designed in such a way as to maximise natural surveillance throughout. For example, the positioning and orientation of the car park allows for natural surveillance and for it to be openly viewed from Wakefield Road. In addition to the above, good lighting will further reduce opportunities for crime and anti-social behaviour.



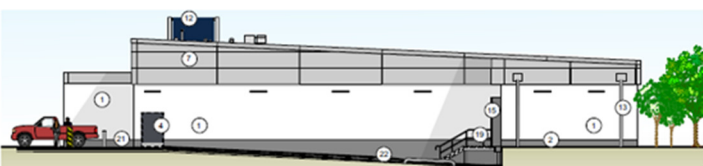
Front Elevation



Rear Elevation

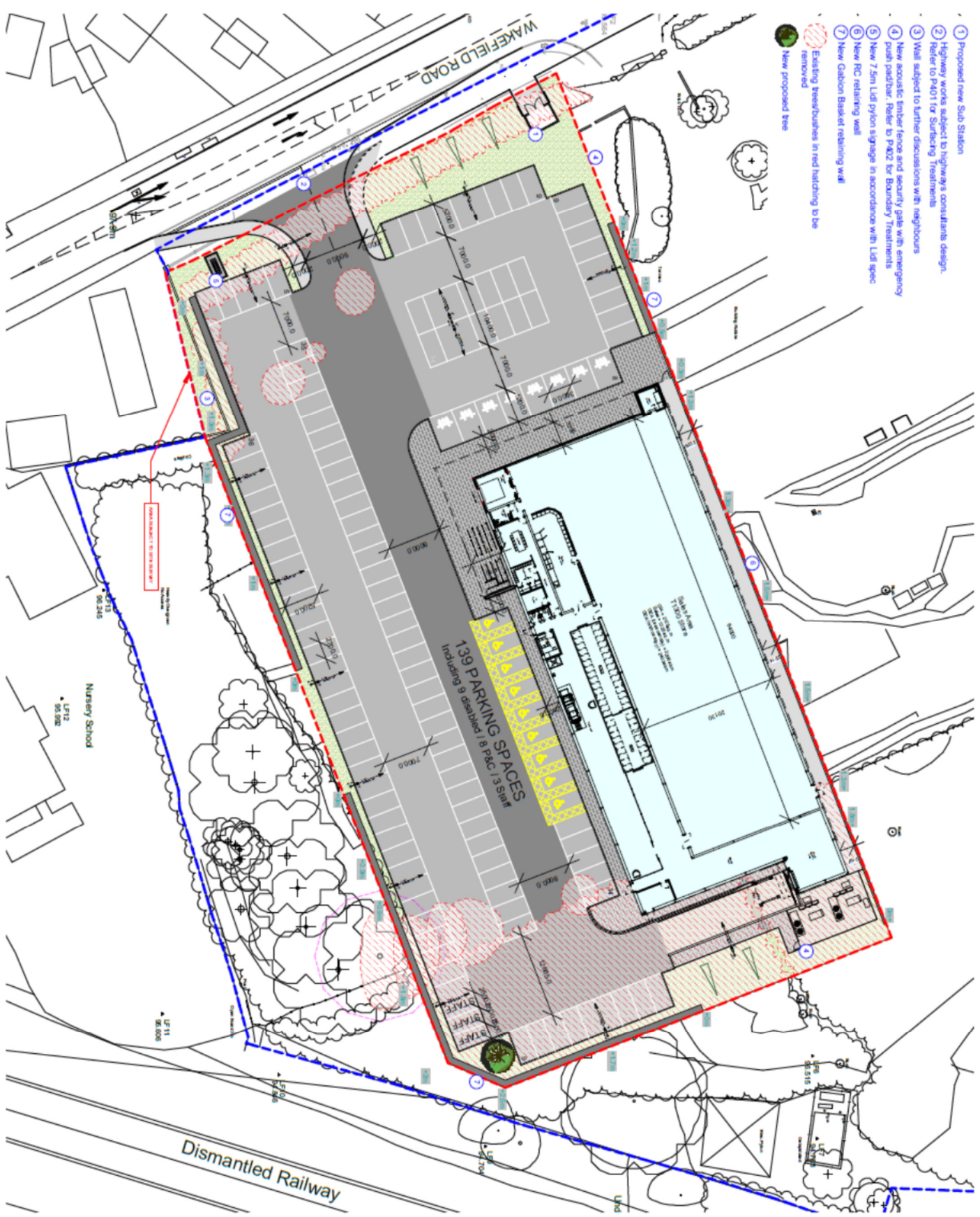


Side Elevation



Side Elevation

Elevations



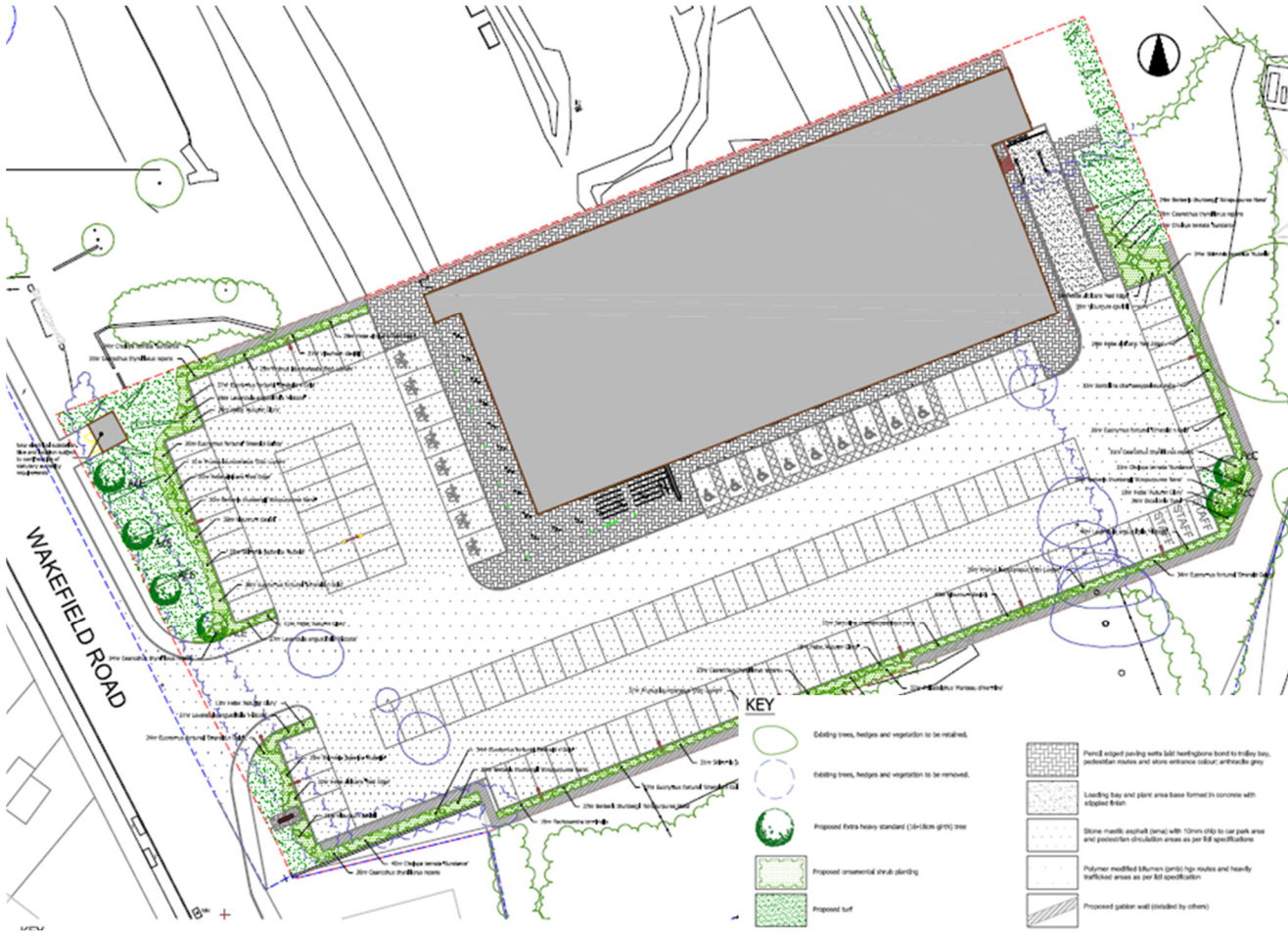
Proposed Site Plan

Landscaping

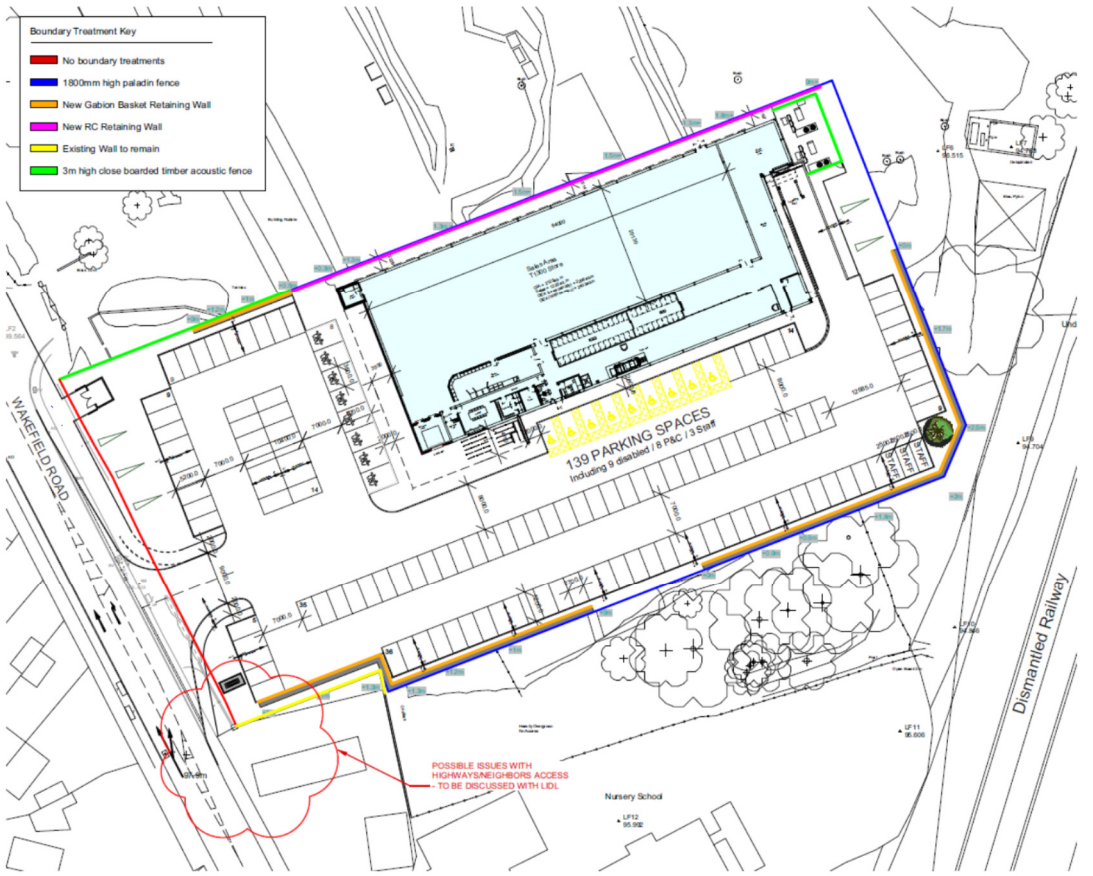
- 3.15 The proposal will incorporate landscaping to enhance the aesthetic quality of the site.
- 3.16 The proposals will require the removal of a small amount of trees and a hedge along the western boundary. Existing trees to the southern boundary of the site will be largely retained.
- 3.17 It is proposed to plant 6 new trees within the site to mitigate against this loss. Four trees will be planted within a landscaping strip along the western boundary to the north of the site access. A further two trees will be planted within the south eastern corner of the site. A mixture of turf and ornamental shrub planting is proposed throughout the proposed green spaces on site and this is clearly shown on the accompanying landscape plan.

Boundary Treatments

- 3.18 Along the western part of the northern boundary of the site it is proposed to erect a 2m close boarded timber fence facing onto the car park. The remainder of this boundary to the rear of the store will have a 1.8m high paladin fence. A retaining wall will sit below the fence. This will be constructed from reinforced concrete to the rear of the store but where it will be visible from the car park, gabion baskets are proposed to improve the visual aesthetics.
- 3.19 Along the southern boundary of the site the retaining wall runs almost the full length but with a gap in the centre. A 1.8m high paladin fence runs the full length of this boundary with the exception of the far western part which adjoins the existing residential property. Here the existing wall will remain.
- 3.20 The paladin fence will continue along the eastern boundary with a retaining wall below for the southern part of this boundary.
- 3.21 It is not proposed to include any boundary treatments to the western boundary.



Landscaping Proposals



Boundary Treatment Plan

4.0 Access

Responding to Location and Context

4.1 The site is located in a sustainable and accessible location. It is well-related to surrounding residential areas.

Pedestrian Access

4.2 The site is well related to properties to the north south east and west of the site, allowing pedestrian access from Wakefield Road and the surrounding residential areas.

Public Transport

4.3 The site is well served by bus stops approximately 350m away, which allow access to a number of frequent bus services (1, 485, 488 and X10) in the direction of Barnsley town Centre, Leeds City Centre and Staincross. In addition, there are residential properties located to the north south east and west of the site which are all within walking distance of the site. It is key for the development to utilise these existing public transport assets in order to deliver an accessible and sustainable design.

Vehicular Access and Parking

4.5 The proposal will include 139 car parking spaces. This includes 9 disabled spaces located directly in front of the store and a further 8 spaces for customers arriving with small children, again located directly in front of the store to the west.

Service Access

4.6 The integral layout of the site will be designed to allow easy access for service vehicles to waste storage, delivery and collection areas. The servicing area will be located to the north-eastern side of the retail unit and will also be accessed via the main vehicular entrance from Wakefield Road.

Inclusive access

4.7 As discussed above, 9 spaces will be for disabled parking will be provided at the store. The store will be compliant with inclusive access standards and regulations.

5.0 Sustainability

5.1 Lidl UK GmbH LTD are committed to achieving sustainable development and are working with their design and construction teams to minimise the environmental impact of their developments.

5.2 The key features to be incorporated into the new store are as follows:

- Temperature levels within the store will be controlled by a Building Management System and will vary throughout the store dependent on the use of each area;
- Low energy lighting design using highly efficient LED luminaries, will be used throughout the store;
- All lighting will be connected to the Building Management System. The lighting within the sales area will be timer controlled and set to the opening times of the store. The sales area will use full lighting during trading hours and third lighting before and after trading hours to allow for the stocking of the store;
- The store will be heated using a refrigeration waste heat recovery system. This recovers waste heat from the food chilling equipment and is used to provide heating to the main sales area, warehouses and office areas. It is anticipated that by using this system carbon dioxide emissions will be reduced by 26%;
- BMS and Lux sensors will power the external lighting. This means that lights are only on during dark hours and ensures that they do not remain on later than an hour after the store closes;
- The water consumption will be monitored with sensors on the taps to minimise usage and prevent wastage from them being left on;
- Lidl use ‘4 fan’ chiller condenser units which will be externally mounted. These are designed to omit very little noise and be as environmentally friendly as possible.

- Manually operated ‘dock levelling’ plates will be installed within new Lidl stores to be used in conjunction with sloped loading ramps. The plates will replace hydraulic scissor lifts which were previously used by Lidl and will lower energy consumptions.
- Unnecessary deliveries are avoided at the store by careful stock control and the capacity of each delivery is maximised in terms of delivering the larger amount of produce possible and returning all waste to the distribution depot on the lorry’s return journey.

6.0 Conclusions

- 6.1 This statement has been prepared to demonstrate how the proposals have been developed, having regard to the design parameters set by the characteristics and context of the site
- 6.2 The development is sustainable and will provide new retail provision in the area in order to serve the local community. The scheme will bring inward investment into the area.
- 6.3 The development will provide enhanced and appropriate employment opportunities and will improve the quality of the built environment.
- 6.4 This Design and Access Statement accords with the requirements identified within DCLG’s Guidance on Information Requirements and Validation. The proposals accord fully with the relevant design policies and on this basis, planning permission is justified by virtue of the adoption of an appropriate design approach in the formulation of the development.

