

Kendall Kingscott



Bristol
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ALDI STORES LIMITED

CROW LANE, HENBURY, BRISTOL

DESIGN AND ACCESS STATEMENT

**Kendall Kingscott Limited
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Lime Kiln Close
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BS34 8SR**

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1. INTRODUCTION

- 1.1 The design & access statement has been prepared to describe the proposed site redevelopment of the former swimming pool site at Crow Lane, Henbury. The proposal is to develop the site to create a new Aldi discount food store with associated customer parking.
- 1.2 The former Henbury swimming pool site has been purchased outright by Aldi Stores Ltd. This application covers the food store development, which occupies approximately two thirds of the total site area under the ownership of Aldi. Refer to the site location plan submitted with the application documents for further details.
- 1.3 Aldi has previously secured planning consent for a new food store on the site being considered for the new application. Consent was granted under decision notice 08/03574/F, dated 7th April 2009 for a store with a net sales area of 1,125 sq metres. Following a review of their trading requirements during the later part of 2009, Aldi decided to reduce the net sales area of its new stores to 990 sq metres. For schemes such as Henbury, this has necessitated a new application to be made reflecting the reduced floor space needs. The main changes to the scheme from that granted consent, are minor in nature, and will be highlighted later in this document.

2. PROPOSED USE OF THE DEVELOPMENT

- 2.1 The scheme involves the removal of all existing site structures associated with the previous swimming pool use, to be replaced with the construction of a new Aldi food store to include car parking for 104 cars.
- 2.2 The proposed food store will have a gross floor area of 1,534 sq metres and a net sales area of 990 sq metres. The previous scheme gross floor area was 1,628 sq metres, so the new scheme is 94 sq metres less in overall floor space.
- 2.3 A new vehicle access will be created linking the site directly with Crow Lane. A new stepped access will be created linking the public footpath along Crow Lane with the main store entrance. A footpath will follow the line of the vehicle access into site, suitable to enable safe wheelchair access to the store entrance.
- 2.4 A significant amount of new soft landscaping will be introduced in the scheme to supplement the existing planting currently located both on and surrounding the site. Where possible, existing trees will be retained, though several specimens will have to be removed to accommodate the proposals. The proposals will include additional tree planting to make up for any loss of existing tree stock.
- 2.5 Illuminated pole and building mounted signage will be shown on the application drawings, although approval of this signage will be subject to a separate planning application.

3. LOCATION

- 3.1 The site is located along Crow Lane in Henbury, Bristol. Crow Lane links the B4055, Henbury Road with the A4018, Passage Road. Blaise Primary School faces the site on the opposite side of Crow Lane.

Aerial view of site and locality (for detail of boundaries see site plan)



- 3.2 The application site covers an area of approximately 0.551 hectares (5,510 sq metres). The site was previously occupied by a swimming pool, tennis court, and associated customer parking. The swimming pool has since been demolished, although areas of hard standing remain, providing evidence of the site's former use.



View looking northwest



View looking north



View looking along Crow Lane

4. CONTEXT

Physical Context: Topography

- 4.1 The site has an even gradient, with a high point along the Crow Lane boundary falling approximately two metres towards the rear footpath to the northwest edge of the site.
- 4.2 The elevated position of Crow Lane gives views from the road down into the site. This aspect has been considered in the design of the new food store covered later within this document.
- 4.3 The stream of Hazel Brook runs parallel to the northern site boundary, approximately 50 metres away. To the northeast and southwest boundaries the land use is mainly open parkland, containing a selection of mature tree specimens. Within these areas space has been created for community recreational use, including a skateboard park, children's play area and bowls club.
- 4.4 We have considered the acoustic impact of the surrounding site activities in the store design. The floor datum of the proposals has been carefully selected to minimise the impact of traffic noise. The use of acoustic treatments will be considered for the small element of external plant required servicing the Aldi food store, in order to protect the residential amenity of the surrounding estates.

Physical Context: Streetscape

- 4.5 The previous commercial use on the site is little evident today, due in recent years to the complete removal of existing buildings.
- 4.6 The swimming pool offered little in the way of architectural merit. Large areas of unremarkable brickwork punctuated by small external openings presented a less than inviting façade, which did not reflect the open public nature of the building. The buildings physical location on site was distinctly set back from Crow Lane, adding little in the way of an active street frontage.



Swimming pool (now removed), looking northeast

- 4.7 Blaise Primary School is located facing the site on the opposite side of Crow Lane. Built at a similar time to the swimming pool, the school buildings have been extended over time, with a mixture of facing brickwork and masonry rendered structures. The extensions are an ad-hoc mixture of structures with little evidence of a cohesive development strategy. A mixture of differing scales, heights and architectural vocabulary underline this point. Like the swimming pool, the buildings are set well back from the edge of Crow Lane, adding little interest to the street frontage.



Blaise Primary School (viewed looking southeast)

- 4.8 Further east along Crow Lane, buildings include a terrace of small retail shops and a mixture of residential properties of both low and high-rise construction. The low-rise residential properties are a mix of terrace and semi-detached properties with facing brickwork or masonry rendered finishes for the external envelope. Several high-rise

blocks of flats tower over the adjacent terrace of shops. Clearly dominating the skyline, the tower blocks are out of scale with the surrounding properties.



Shops located along Crow Lane



Residential properties close to site

Site Analysis



Social Context

- 4.9 The previous site use served the needs of the local population. The proposed scheme presents an opportunity to regenerate the area and once again bring a use to the site serving local needs.
- 4.10 Henbury does not currently have a discount food retailer present within its area. The introduction of a new Aldi discount food store will provide better choice for local consumers.

Economic Context

- 4.11 The following points have been considered as part of the design process: -
- The regeneration of the site, which is long overdue, is seen as a positive step towards re-energising the local economy.
 - Aldi Stores Ltd are committed to a high quality site redevelopment, which will have a positive impact on the local neighbourhood and offer an established long term occupier for the site.
 - The commitment of a major retailer to the site will deliver positive benefits in terms of land values and increased retail activity to neighbouring business.
 - Employment opportunities will be created for the local population.

5. PROPOSED RETAIL SCHEME

Use

- 5.1 The scheme involves the complete removal of all existing site structures, to be replaced by a new Aldi food store. The proposals include the erection of a new single storey structure, to include sales area, warehousing and staff welfare facilities. The remainder of the site will be used for customer parking and new soft and hard landscaped areas.

Area

- 5.2 The site covers an area of approximately 0.551 hectares, which is greater than the site area shown on the original application. Following refusal to obtain outline planning permission on the adjoining area of land, also under the ownership of Aldi, the applicant is seeking to use part of this land to provide more generous provision for customer parking.
- 5.3 The proposed sales area of the store will be 990 sq metres with 375 sq metres of warehousing. Compared to the previous scheme, this is a net reduction of 135 sq metres sales area and 94 sq metres gross floor area.
- 5.4 The greater site area permits more generous customer parking. Spaces for 104 cars will be created, 4 of which, will be dedicated to disabled wheelchair users. The total increase in car parking spaces from that shown on the previous scheme will be 32.

Layout & Orientation

- 5.5 The following points have been considered in relation to the buildings location and orientation within the site boundaries: -
- As a very open visible site, we recognise the importance of addressing the urban design opportunities that this site presents. As such, we have ensured that the two primary elevations, both highly visible from Crow Lane, are of quality and have generous amounts of glazing. We consider it essential that the store is visible from the road and that its function is clear.

- The orientation of the store has been chosen to ensure that both the main glazed frontage of the sales area and the main store entrance are both highly visible from Crow Lane, whilst providing generous views through the site and beyond towards Hazel Brook.
 - The floor datum has been set to minimise the amount of cut and fill involved in the construction process, thus minimising the environmental impact of mass cart away of material. The floor datum also complies with recommendations set out in the Flood Risk Assessment (submitted separately as part of this application), to reduce any potential flood risk damage to the property, should flooding occur to Hazel Brook.
 - The floor datum is set approximately one metre below the Crow Lane footpath level. The level change gives opportunity to add visual interest at the boundary by introducing a new landscaped bank. A new stepped approach to the main entrance and a high quality balustrade along Crow Lane will enhance the streetscape to this area.
 - Whilst the floor datum is set below pavement level, the height of the building has been selected to ensure a presence on the street frontage allowing views across and down into the glazed shop frontage, whilst retaining a single storey scale.
 - The location of the vehicle entrance is very close, both in size and location, to that previously provided to serve the swimming pool site. This will reduce the impact on the local highways infrastructure and is covered in more detail within the separate supplementary transport paper.
 - Service areas of the store are discreetly located to the rear of the site away from the Crow Lane frontage.
- 5.6 The existing site levels will be reduced to a gradient no steeper than one in sixty within the site parking areas, allowing comfortable and safe access for pedestrian and wheelchair users alike.
- 5.7 Servicing of the building by articulated vehicle will use the natural site levels without the need for a significant access ramp. This will ensure that goods are off loaded at finished floor level directly into the warehouse. This will enable fast efficient off-loading of goods, thereby reducing the time that service vehicles remain on site. The