DESIGN & ACCESS STATEMENT



Proposed Extension & Alterations to Existing Lidl Foodstore, Hawley Road, Hinckley

25th February 2010

INTRODUCTION

This Design and Access statement has been prepared in support of the planning application for an extension to the existing Lidl neighbourhood foodstore located at Hawley Road, Hinckley.

The extension will enhance the shopping experience of our customers. Due to the structure of our business model, the proposed extension will also allow our business to operative more efficiently, enabling cost savings to be passed on to our customers, whilst enabling us to improve the welfare and storage facilities for our staff to create a more attractive working environment. There will also be additional employment opportunities created by the extension proposal.

1. THE SITE

The existing Lidl store is located in an edge of centre location to the south of the town and is situated with frontage on to the roundabout of Rugby Road and Hawley Road. Adjacent to the site is a defined shopping area where Tesco's is currently trading. It is considered that the site lies in a sustainable location within easy walking distance of the core retail area and well served by public transport as the store is readily accessible from the town centre and surrounding residential areas, with a number of bus services operating along both Hawley Road and Rugby Road as well as the train station being a short distance from the site. Direct vehicular access is taken from Hawley Road.

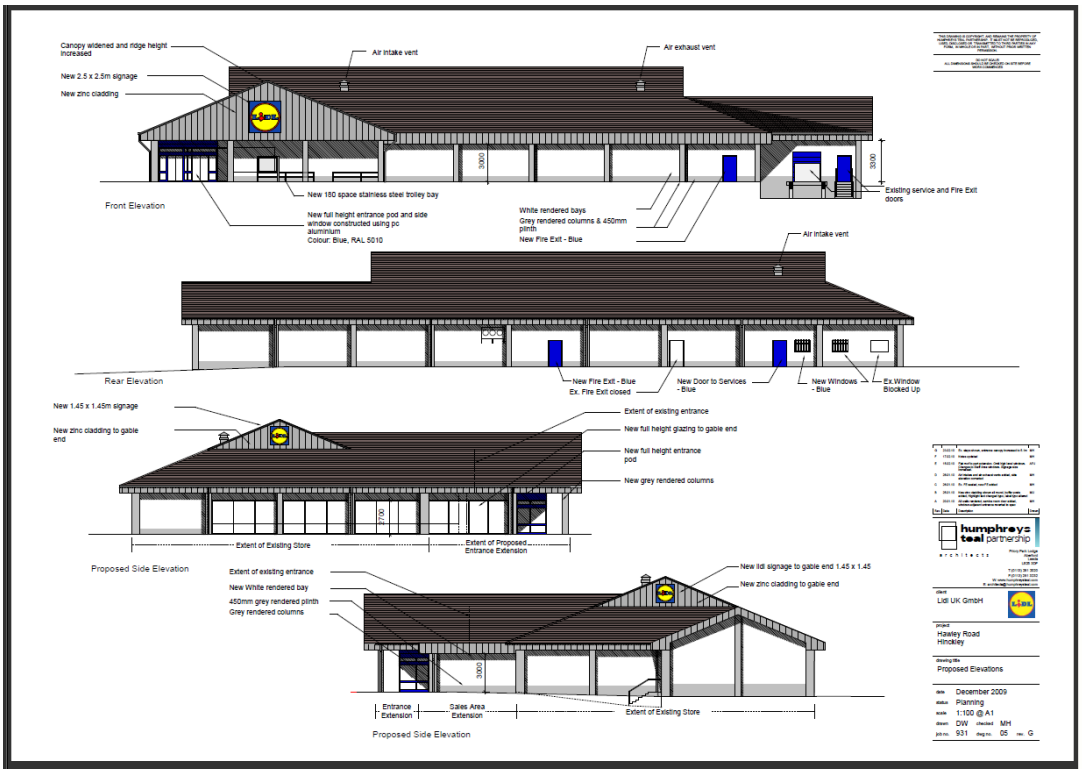


Lidl Store, Hawley Road, Hinckley

2. THE PROPOSALS

The existing Lidl store has a sales area of 872 sqm and a gross internal floor area of 1137 sqm with 108 car parking spaces.

The proposal is to improve the existing Lidl foodstore by extending the sales area to 1125 sqm and gross internal area to 1460 sqm with 84 car parking spaces, 4 of which are disabled spaces, 3 parent and child spaces.



Proposed Elevations

The extension will result in a refurbishment of the existing building, therefore refreshing the overall appearance of the store.

The proposed extension will extend out by 7m onto the front elevation into the car park. Due to this, the car park layout will be reconfigured to improve traffic flows.

The existing roof will be extended out to accommodate the extension and the entrance canopy will be widened and the ridge height increased.

The entrance canopy and gable end will have new zinc cladding and the painted walls will be stripped back and rendered white with grey render plinths and columns.

A new entrance is proposed with a full height entrance pod and side window constructed using pc aluminium. A new 180-space stainless steel trolley bay is also proposed.



Canopy to be widened and ridge height increased. New zinc cladding and signage.

High quality fenestration is proposed in the form of high level glazing along the front elevation with new full height glazing along the side elevation. These proposals will allow much more natural light into the building, giving a more light and open space store.



New high-level windows to be inserted. Walls to be white and grey render.



Full height glazing to be inserted. Roof pitch to be increased.

As part of the extension, the existing two fire exits will be removed and new ones inserted as per DDA requirements. For completeness, the loading bay area will also be updated as per Lidl standard specification, with removal of the dock leveller and insertion of wheel guides and buffers.

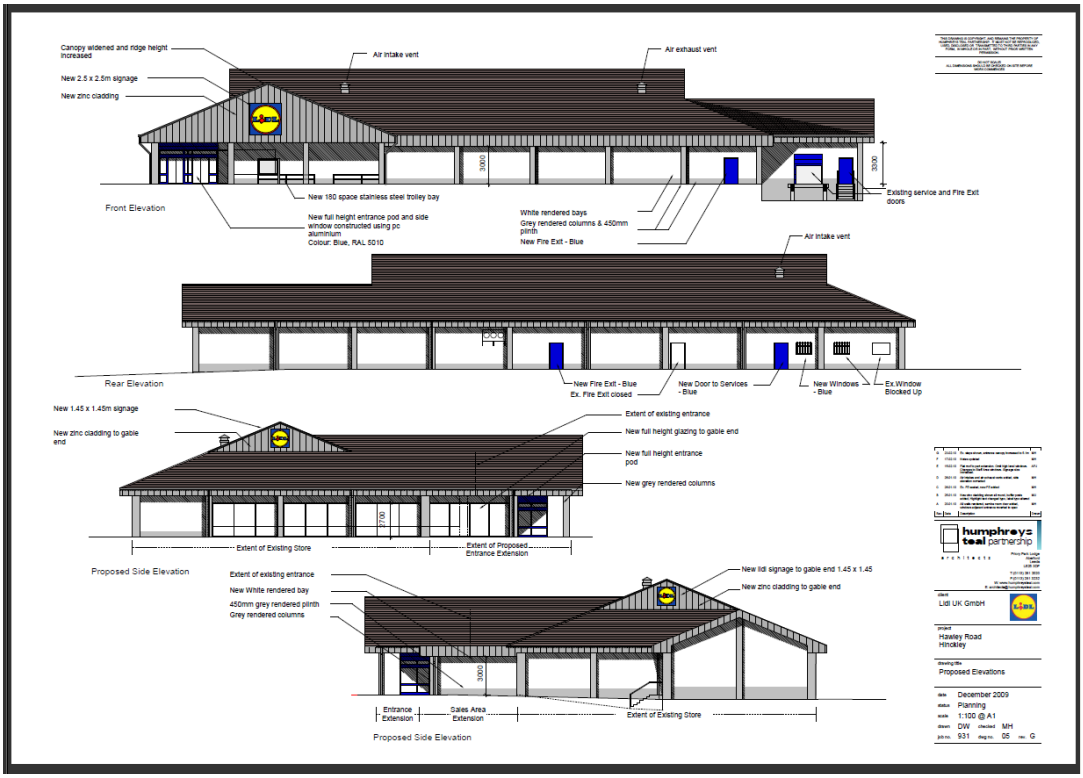


Loading bay to be updated. New drawbridge, buffers and wheel guides.

It will also be proposed that a new landscaping scheme is implemented in order to compliment the refurbishment of the building (see landscaping plan).

Proposed Layout

The proposed new arrangement would create a single vehicular entrance/exit. The drainage gulleys running through the site dictate the layout of the car park, hence the reconfiguration. As a result of this, the footpath to the store entrance has also been extended.



Proposed Site Layout

3.HIGHWAYS ACCESS

There will be no alterations made to the existing access arrangements.

4. DESIGN

Material alterations will be as outlined in the submitted drawings and will match the existing where applicable.

5. ACCESSIBILITY

As stated above, the Lidl store is highly accessible by a wide variety of means of transport, including bus, train, car, bicycle and on foot. Indeed, we are proposing the installation of 9 new cycle hoops to assist the reduction in carbon emissions.

6. SUSTAINABILITY

Environmental best practice is a core consideration in every aspect of Lidl's business.

This development optimizes the window selection to maximise daylight, minimize heat loss, reduce solar gains and provide acceptable noise insulation and aims for an area weighted average U-value no greater than 1.1 W/m2K. All windows will be double-glazed, with a minimum of 6mm thick glass and a 12mm gap.

Glazing is used modestly around the building design; this allows natural light into the store reducing the need for artificial lighting. The windows have an aluminium frame, which can be recycled at the end of its operational life. This material is also durable, having some of the longest replacement intervals according to the Green Guide.

The store utilises refrigeration plant, which boast low carbon emission ratings and operate without the need for CFC's, meaning less harm for the environment. Furthermore, Lidl employs the Enhanced Capital Allowance Scheme to ensure that our refrigeration plant conforms to the highest energy efficiency standards.

All our stores are equipped with motion sensors and intelligent lighting systems that activate the lights only when required, meaning that the lighting turns on when someone enters the room and turns off after a specified period of inactivity. The lighting on the sales floor is activated on the deactivation of the alarm, only one-third of the lighting is activated, the remaining two-thirds is activated 15 minutes before the store opens.

External lighting utilises a combination of light sensors and timers in order to minimize energy consumption through season variations i.e. 15 minutes after the store closing lighting levels reduce to only one-third, helping to conserve energy.

As well as saving energy through lighting systems, Lidl operate an extensive recycling policy for all waste cardboard and plastics generated during store operations. All recyclable waste is separated into its constituent parts; the cardboard is then collated and collected approximately twice a week to be recycled. All plastics are separated and bagged. The cardboard bales and plastic bags are returned to the Regional Distribution Centre on the returning delivery

vehicle along with any other returns e.g. stock transfers, stacks and pallets, bread crates and milk trolleys, etc.

The proposal also responds to the particular needs of this site, as such it provides a clean, modern and uncluttered development improving an outdated building. The proposal enhances the street scene and is fully compliant with prevailing design policy.

CONCLUSION

This proposal is a result of a carefully thought out design process responding to the particular needs of this site, as such it provides a clean, modern and uncluttered development replacing a dated building. The proposal enhances the street scene and is fully compliant with prevailing design policy. The proposal will provide an attractive and inclusive hub within the local community and ensures the availability and choice of high-quality, low-cost foods provided in an environmentally responsible and sustainable manner.