

1422
DESIGN AND ACCESS STATEMENT
TASKERS – STORAGE HUB inc. CLICK AND COLLECT
IN SUPPORT OF PLANNING APPLICATION SUBMISSION
14.04.2016

Unit 4
Botanic Estate
198 Edge Lane
Liverpool
L7 9PL

T: 0151 228 4666
F: 0151 228 8666
E: admin@dvarchitects.co.uk

dv
ARCHITECTS

Provided by:

DV ARCHITECTS
Unit 4
Botanic Estate
198 Edge Lane

Liverpool
L7 9PL

T: 0151 228 4666
F: 0151 228 8666
E: admin@dvarchitects.co.uk

Author	Checked	Date of Issue	Revision
GW	BH	20.4.2016	0
GW	BH	25.4.2016	1
GW	BH	16.5.2016	2

CONTENTS

PAGE

4

REFERENCES

PAGE

5

INTRODUCTION

PAGE

6

BRIEF

PAGE

7

USE

PAGE

8

AMOUNT

PAGE

9

LAYOUT

PAGE

10

SCALE

PAGE

11

LANDSCAPING

PAGE

12

APPEARANCE

PAGE

13

ACCESS

PAGE

X

APPENDIX

To be read in conjunction with DV Architects drawings:

1422 PL 0001 – SITE LOCATION PLAN

1422 PL 0010 – EXISTING SITE GA PLAN

1422 PL 0050 – EXISTING GF AND MEZZANINE PLAN

1422 PL 0060 – EXISTING ELEVATIONS

1422 PL 0100 – PROPOSED SITE PLAN

1422 PL 0101 – PROPOSED GF GA AND MEZZANINE PLAN

1422 PL 0200 – PROPOSED ELEVATIONS

1422 PL 0300 – PROPOSED SECTIONS

1422 PL 1500 – PROPOSED C+C VIEWS

1422 PL 1501 – PROPOSED STAFF ACCESS VIEWS

INTRODUCTION

Taskers is one of the country's leading and largest independent DIY and Home Stores. The concept is to provide the complete home solution, all you need for your home from DIY, plumbing, heating supplies, decorating supplies and garden furniture and gardening products to a vast choice of home furnishing ranges and accessories. From traditional to modern with leading brands at great competitive prices.

With over 50 years' experience in the industry, this family-run company has expanded greatly. What started with a £10 family loan to its founder, Jack Tasker, Taskers has now become one of the UK's leading and most innovative stores.

In the early days Taskers traded out of a number of small outlets in Liverpool, and offered joinery and shop fitting services alongside traditional hardware products, expanding their service to their loyal customers. The retail side of the business was a growing success and the core product range in Hardware rapidly expanded with the onset of the DIY phenomenon in the 60's. Taskers DIY placed itself firmly on the map.

In the early days Taskers traded out of a number of small outlets in Liverpool, and offered joinery and shop fitting services alongside traditional hardware products, expanding their service to their loyal customers. The retail side of the business was a growing success and the core product range in Hardware rapidly expanded with the onset of the DIY phenomenon in the 60's. Taskers DIY placed itself firmly on the map.

Today the company employs over 300 staff in a total of 18 departments. With three huge retail sites in the Liverpool, Merseyside area in Wavertree, Aintree and our new Hunts Cross Store opened in November 2015 all with over 60,000 products, incorporated into 18 departments it's easy to see how Taskers remain at the forefront of the industry.



BRIEF

With the opening of the new Hunts Cross store Taskers services requirements have changed. The Aintree site serves as the service, storage and administrative hub for the Taskers collective albeit across a range of Units on the Liver Industrial Estate *FIG 1.*

The growth of the stores has inevitably led to the growth of the support services and facilities. Therefore Taskers would like to develop their Aintree sites in line with the demands and requirements of the Taskers family of buildings.




Taskers are in ownership of the existing Storage Unit which is partitioned and houses redundant offices. They would like to see this Unit extended and refurbish and extend the offices creating a more cohesive and streamlined facility.

The above should lead to articulation of the site between staff, public and commercial.

As part of the development Taskers would look to offer a Click and Collect point for the general public to attend and take larger items direct from the warehouse – purchases / transactions would be made via the Aintree, Wavertree or Hunts Cross stores.



FIG 1.

-  Taskers Aintree - current store
-  Taskers Aintree – storage hub
-  Taskers Aintree – administrative building

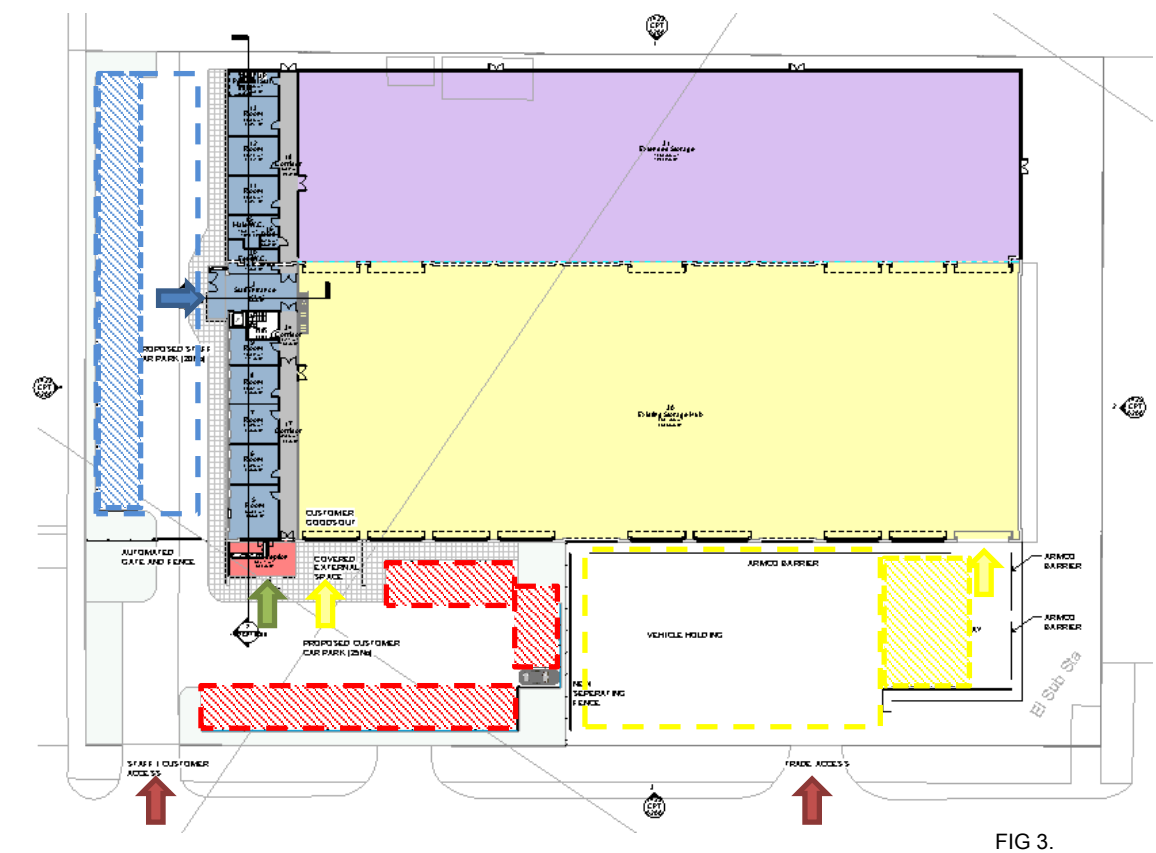
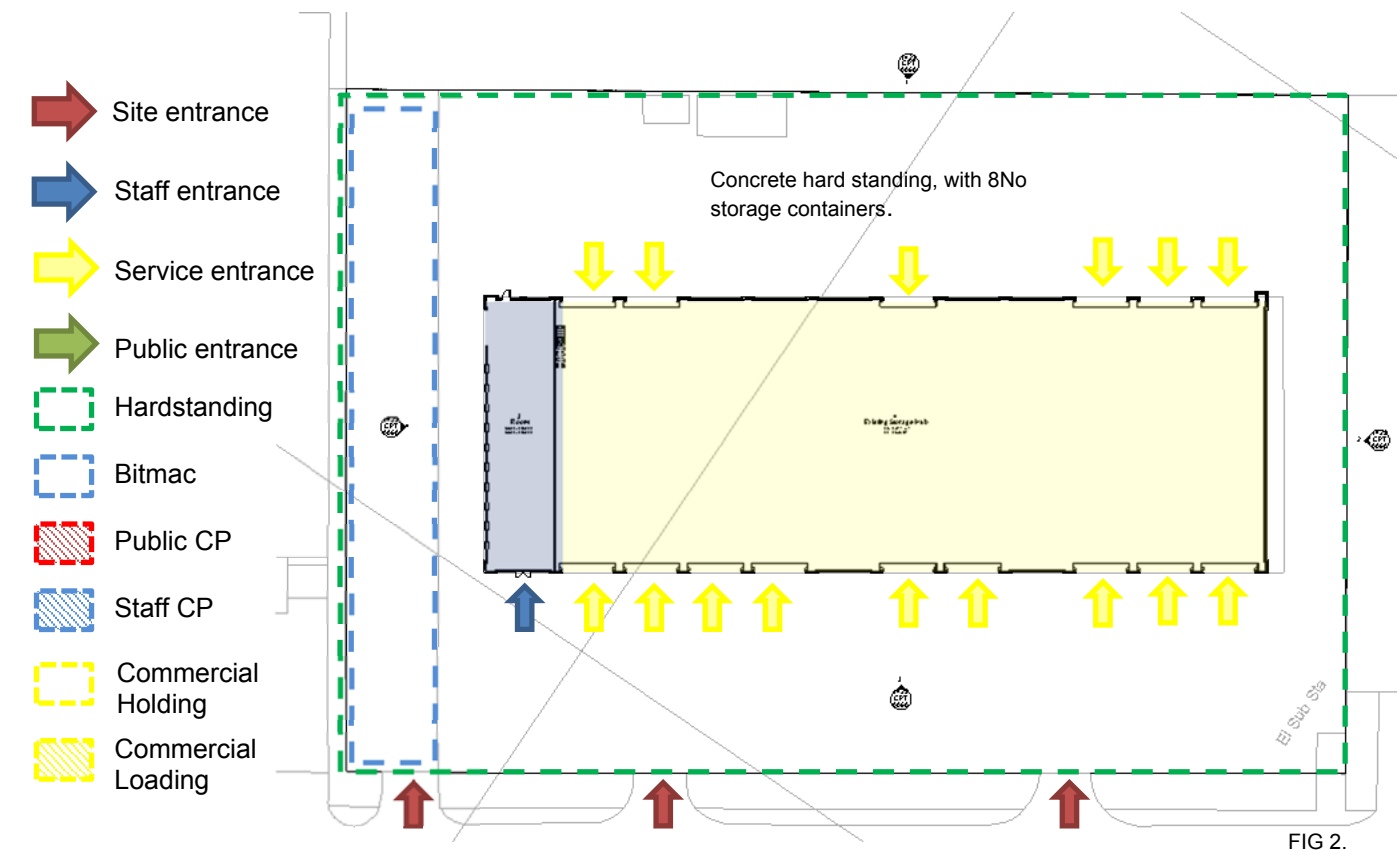
USE

The subject site is currently used for housing stock that is distributed on a daily basis to the various Taskers outlets – Aintree, Wavertree and Hunts Cross. The proposal involves the development and extension of the existing store primarily to the rear. The unit is now at operational capacity and the management and holding of stock is under unnecessary pressure.

Currently the sites use is warehousing with the ancillary offices currently sparsely populated. The warehousing typically this over spills in to the forecourt in the form of boxes pallets and the like and rear hardstanding of the unit in the form of multiple containers *FIG 2.*

The planned use will provide distinct areas which will be characterised by differing architectural treatments *FIG 3*. This approach will provide a cleaner, safer and more organised approach to the site.

The culmination of which offers clear improvement of the Liver Industrial Estate and the further dynamic development of a local business. The proposals are relevant to the business and site enforcing the Administration – Supply – Store facilities within a single hub for the Client and sites collective benefit.



AMOUNT

Site: 9,147m² / 0.91hec / 2.26ac

Existing Building Gross Internal Area [GIA]: 2,855.8m² / 30,740ft²

Of Which is Storage [GIA]: 2,591.56m² / 27,895.3ft²

Of Which is Offices [GIA]: 233.6m² / 2,515ft²

Of Which is Mezzanine Offices [GIA]: 233.6m² / 2,515ft²

Proposed Additional Development [GIA]: 2198.7m² / 23,665ft²

Of Which is Storage [GIA]: 2,019.8m² / 21,741ft²

Of Which is Office GF [GIA]: 178.9m² / 1,926ft²

Of Which is Offices Mezz [GIA]: 178.9m² / 1,926ft²

Fig 4.

In effect this is an increase of some 43% on the existing unit. The Taskers group of stores has with the inclusion of Hunts Cross increased their retail area by some 8500m² [Including mezzanine]; this is an approximate increase of their retail area by approximately 35%. This much needed increase will allow for a more efficient approach to the movement and holding of stock and the modernisation of the stock process.

The large majority of the proposed development is clearly located towards the rear. Development in this location allows for the clearance of the containers and retention of the onsite vehicle holding capabilities. Further the taller new build will not impose on the surrounding buildings and allow for graduated growth of the building mass.

The sites proposal allow for greater delineation of space to accommodate staff, public and the operational personnel.

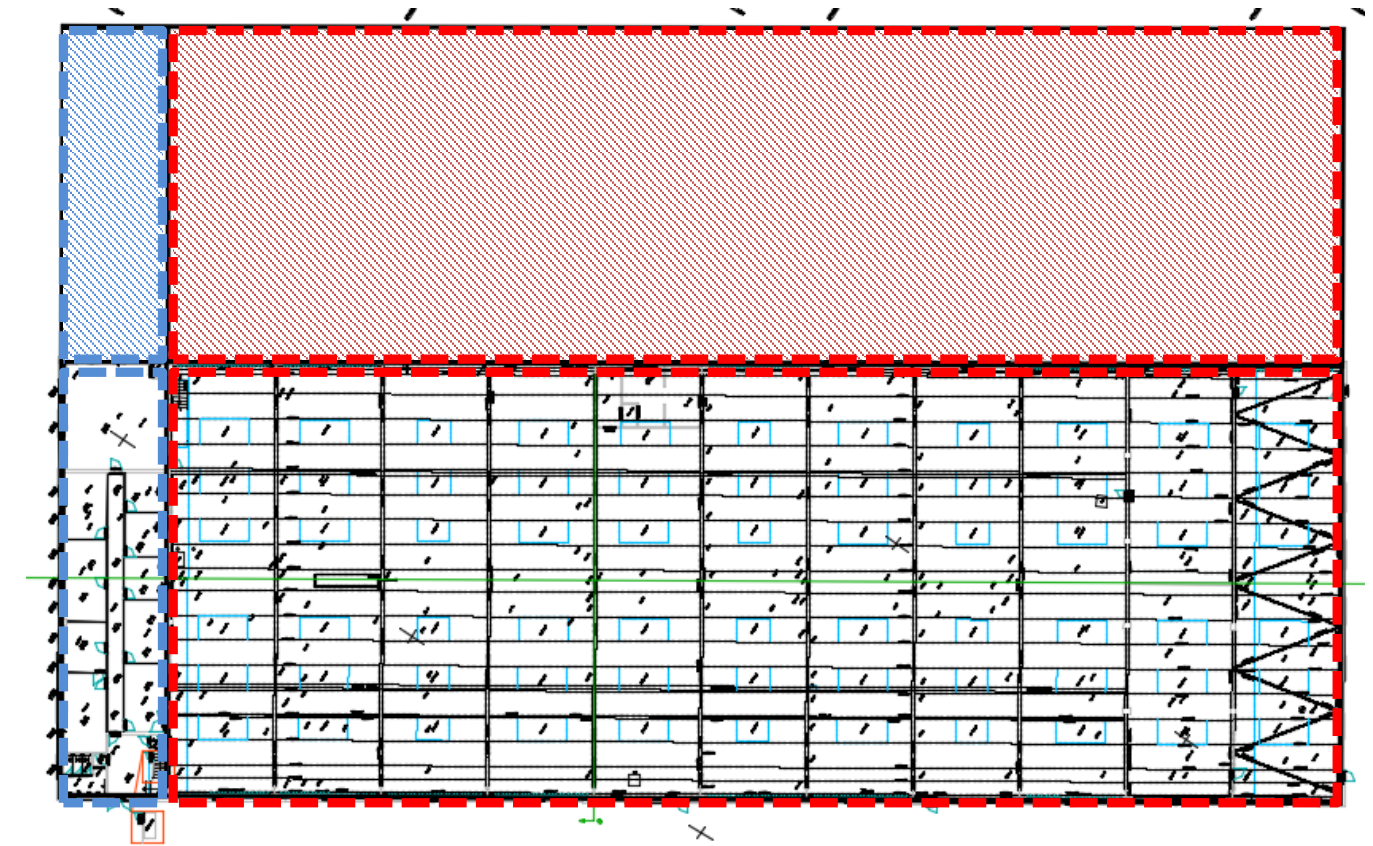


FIG 4.

- Existing Storage Unit
- Existing Offices
- Proposed Storage Unit
- Proposed Offices

LAYOUT

The layout of the site is obviously influenced by the retention of the existing building. This is operational and commercial necessity.

Development is proposed largely to the rear with a smaller intervention to the front and comparable one to the side. The proposed general arrangement delineates the site for the proposed user groups – Public, Staff and Operational staff [OS].

In articulating the various spaces we have made each on purposeful to the user group.

Public *Fig 5.* On navigating the site the Public entrance is immediately apparent being placed on the nodal corner of the building. It is located off the first possible turning in ensuring the public do not need to navigate further onto the estate than necessary. Also the architecture is of a more human scale and intended to have a more shop front aesthetic ensuring a more approachable installation. The alignment with the entrance enforces this and visually guides the user in. The space is enclosed with soft landscaping features from the Taskers range. The staffed Click and Collect point is ideally situated to passively police the site and affords the occupier views on both accessed as well as views along to the OS area.

Staff *Fig 6.* Staff access is beyond the principle Public entrance and a permeable boundary and signage will delineate the spaces. The staff access allows for a quick transition off the estate road and into concealed car park with minimal interaction with the Public element. Axially the staff installation will be visible and takes on a more beacon like form albeit in the same style and materiality as the Public access.

Operational Staff *Fig 7.* This area is purposefully further away from the Public and Staff vehicular and pedestrian entrances. Further it is protected by fencing and Armco barriers and visually separated by lapped fencing. This is critical in creating an environ that is distinct and safe for all parties.

PUBLIC



Access



Area



Visual
Orientation

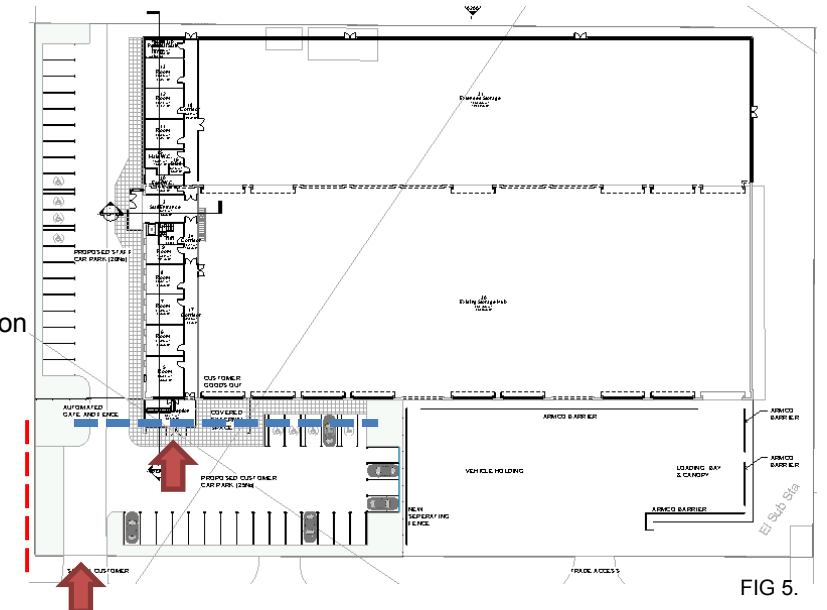


FIG 5.

STAFF

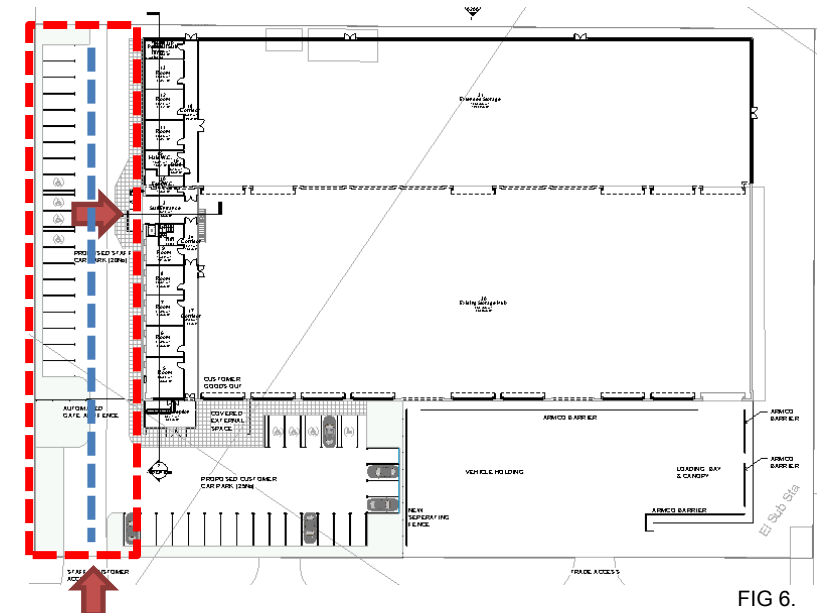


FIG 6.

OPERATIONAL
STAFF

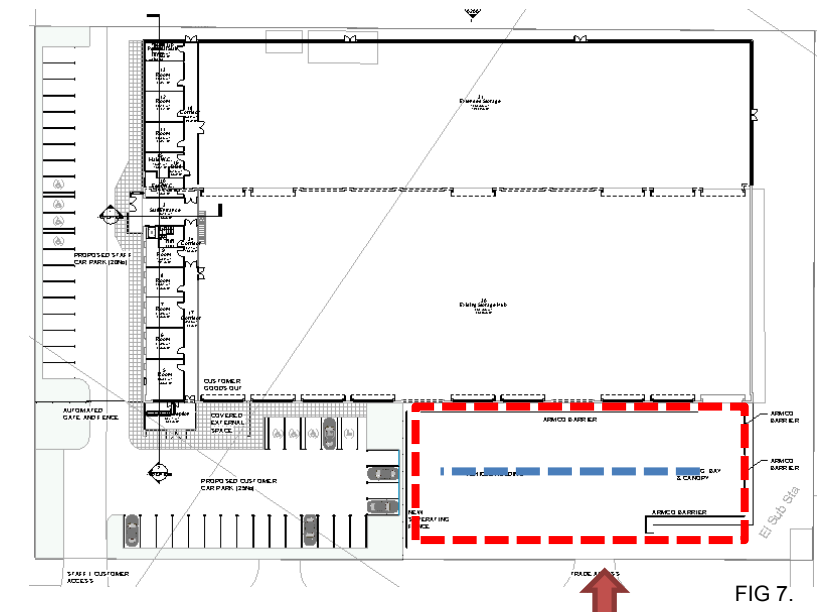


FIG 7.

SCALE

The primary addition to the existing building *FIG 8.* is the rear extension. The monopitch volume and its heights have been developed on two premises.

- The monopitch roof will move all water of the building to the rear / back of house. This serves a dual purpose. Firstly it allows for efficient drainage design in terms of quantity and location removal of valleys and parapets. Secondly, any issues with rain water will be isolated to the rear of the building which would not affect daily operation.
- Based on the advances in Taskers development of their stock and racking methodology. Effectively stock can be managed in racks not exceeding 10.5m. We therefore proposed an underside of steel dimension of 11m. Allowing for steel, purlins and insulated roof we have a height of 11.9m at the rear and 12.5m at the front. This allows for a fall of 1.5% which is 0.5% over the tolerance of the preferred panel.

The buildings mass is not therefore considerably different to the building adjoining Eurowide site.

As part of the associated works package the existing roof profile which presents a gable end profile *FIG 8.* would also be amended to a mono pitch *FIG 9.* This then provides a much more balanced profile and cohesive relationship between old and new *FIG 10.*

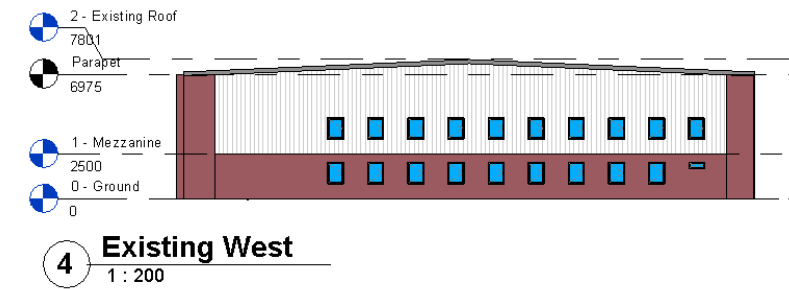


FIG 8.

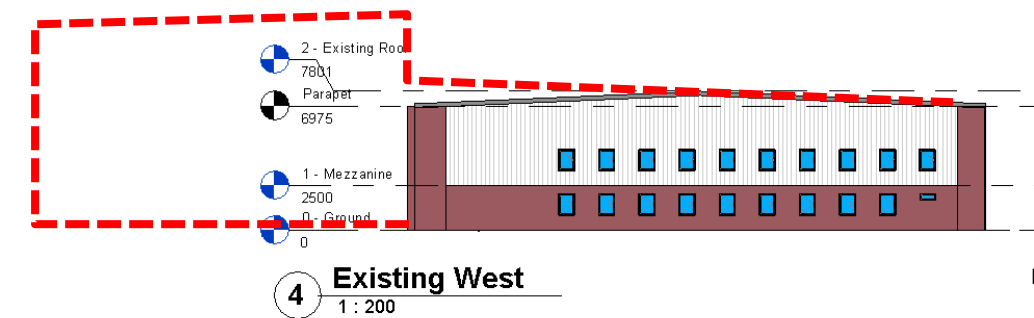


FIG 9.

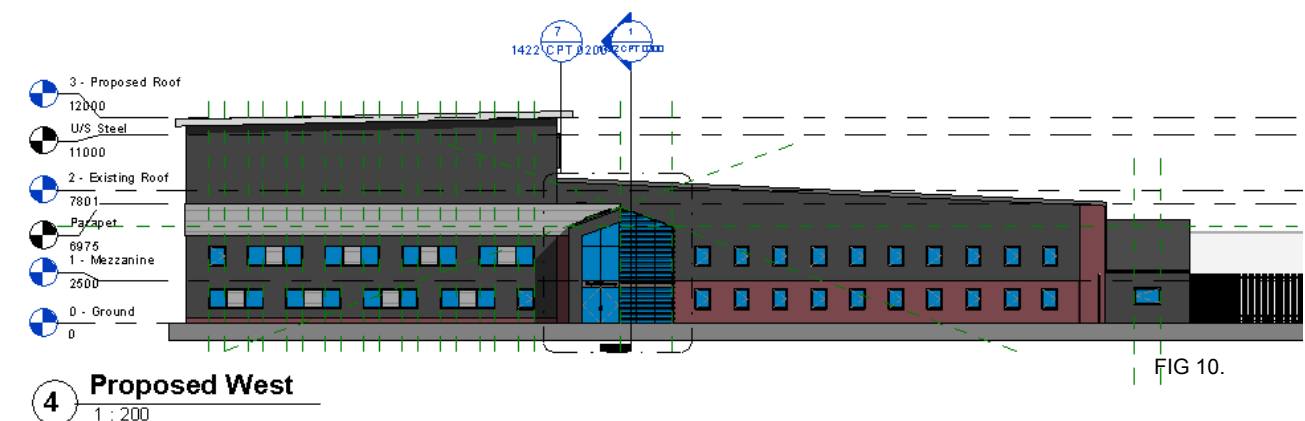


FIG 10.

APPEARANCE

Recent projects and refurbishments undertaken by Taskers have been strongly influenced by branding. The black, silver and grey tones have quickly become identifiable and permeate each store. The intent at the Aintree Hub will be no different. The principle rear extension will be clad as Hunts Cross will a mid-level silver banding centrally partitioning the darker cladding diminishing the mass of a large volume.

The same colouration will be used on the front [existing elevation] and the side gable elevation to ensure a consistent material relationship is provided.

As a side to this there are two specific installations which greatly influence the appearance feel and visual representation of the Staff and Public spaces.

Public: The intent has been to utilise a familiar 'base geometry' that alludes to home Fig 12. The pitched roof geometry is familiar and consistent with Taskers offer. The form is pure, unfussy and contemporary in its execution. A view on approach suggests shelter, appears light, welcoming and considerably detailed at a human scale to ensure interaction is natural as the envelope for the Public 'Click and Collect' area Fig 13.

Staff: Retaining what are a developing kit of parts and geometries we have utilised the form in the staff area; with distinct differences. The Staff area has a more corporate aesthetic. Therefore the form is elongated it is taller Fig 14, more imposing yet utilises the same materials. The form is split between solid and transparent. Solid is representative of the domestic scale evidenced in its materiality and scale of openings. Transparent is glazed more crafted and corporate and over clad with brises soleil Fig 15 affirming a contemporary commercial aesthetic – albeit one with a distinct relationship to the Public.

The import as always been to create a joined up scheme that is functional and distinct.

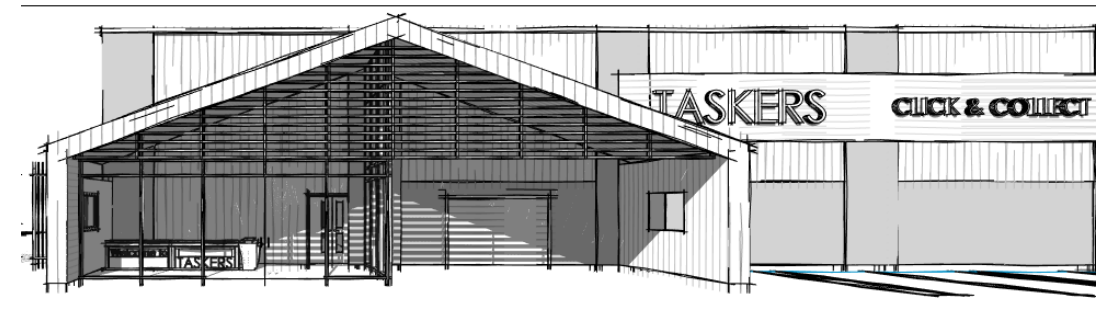


Fig 12.

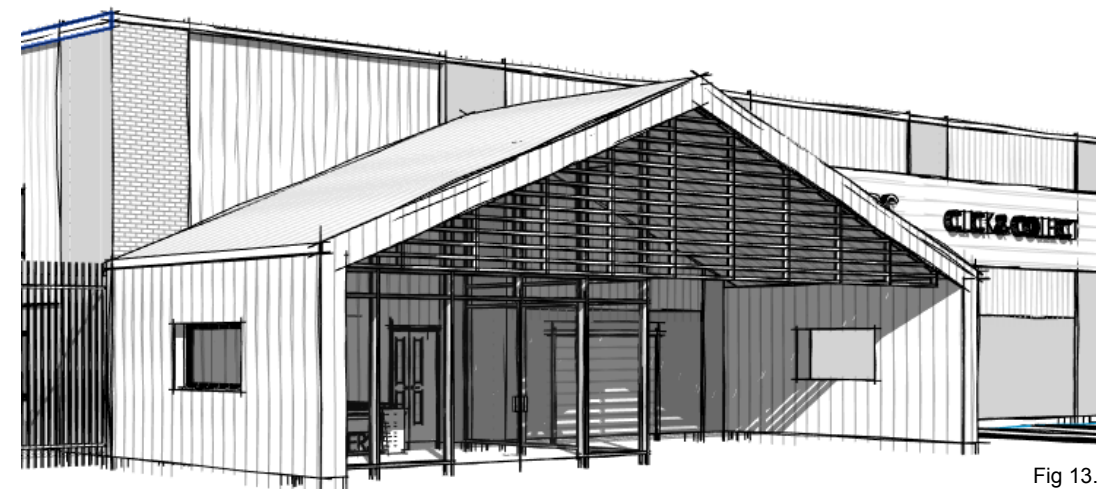


Fig 13.

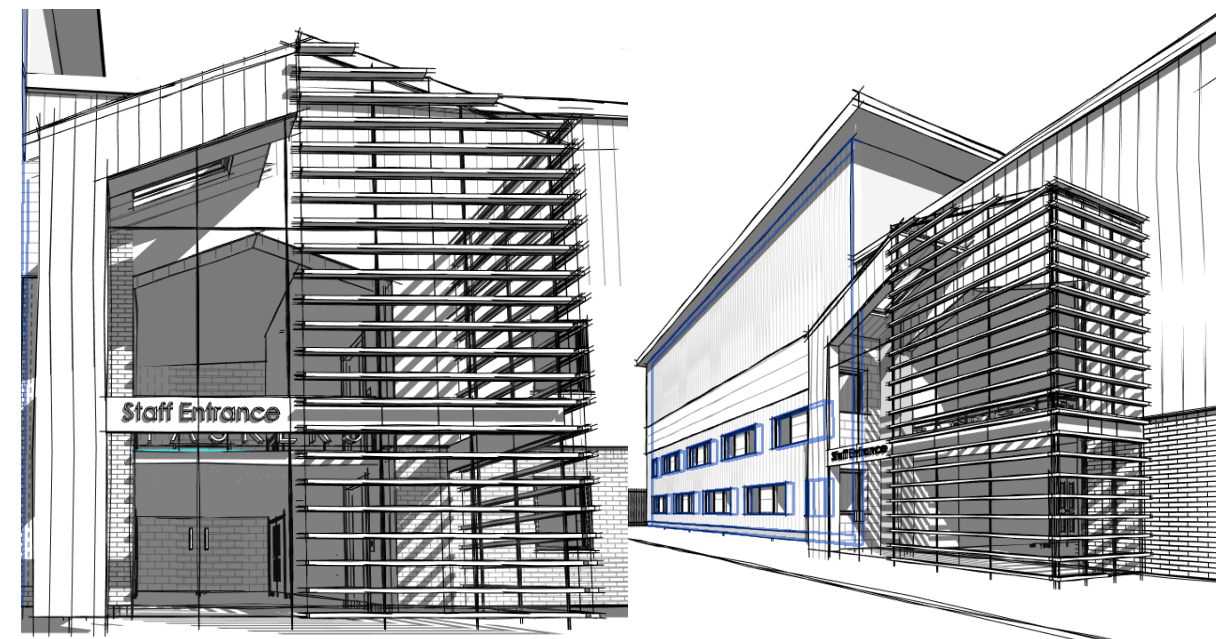


Fig 14.

Fig 15.

ACCESS

The entire building has been designed with accessibility in mind: All staircases are designed for ambulant disabled use and a passenger lift (To Lift Regulations 1997; SI 1997/831) servicing all floors. Access into all parts of the building will be level any transitions will not exceed 10mm.

It is the intention that all common areas will be well-lit, colour contrasting and legible in line with current Building Regulations and DDA Design Guides.

Each space is designed so that all are easily accessible by wheelchair. All doors offer a minimum clear width of 800mm and have a 300mm wide zone at their leading edge. There is a DDA compliant W.C. on each floor.

In an emergency, the building is designed to facilitate quick escape from all areas in accordance with Approved Document: Part B. Balconies offer places of refuge for those unable or unwilling to evacuate the building in line with its fire plan.

Car Parking: In accordance with BS 8300: 2009 Design of buildings and their approaches to meet the needs of disabled people. Generally 5% of all spaces will be designated for Disabled use, in addition Parent and Child provision will be offered within the Public realm. In both cases the bay(s) will be close to the principle access; and less than 50m in all cases.

Cycling: A number of principles have been developed to explain best practice in the provision of cycle parking. We have included the principles adopted from the TfL Workplace cycle parking guide:

- Cycle parking should be easy to find and well signed.
- Cycle parking should be easy to get to and preferably within 20-30m of the final destination.
- Natural surveillance, light and secure.
- Covered.

Cycling will be provided 'only' to the staff carpark. Click and Collect provide only wide bulky goods release, therefore cycling is suggested as impractical.



APPENDIX