

Design and Access Statement for
Lidl Great Britain Limited

FULL PLANNING APPLICATION
FOR A THE ERECTION OF A
NEW LIDL FOODSTORE WITH
ASSOCIATED CAR PARK AND
LANDSCAPING AT
CHURCH RD NORTH,
WAVERTREE,
LIVERPOOL,
L15 6TE

March 2021

08001

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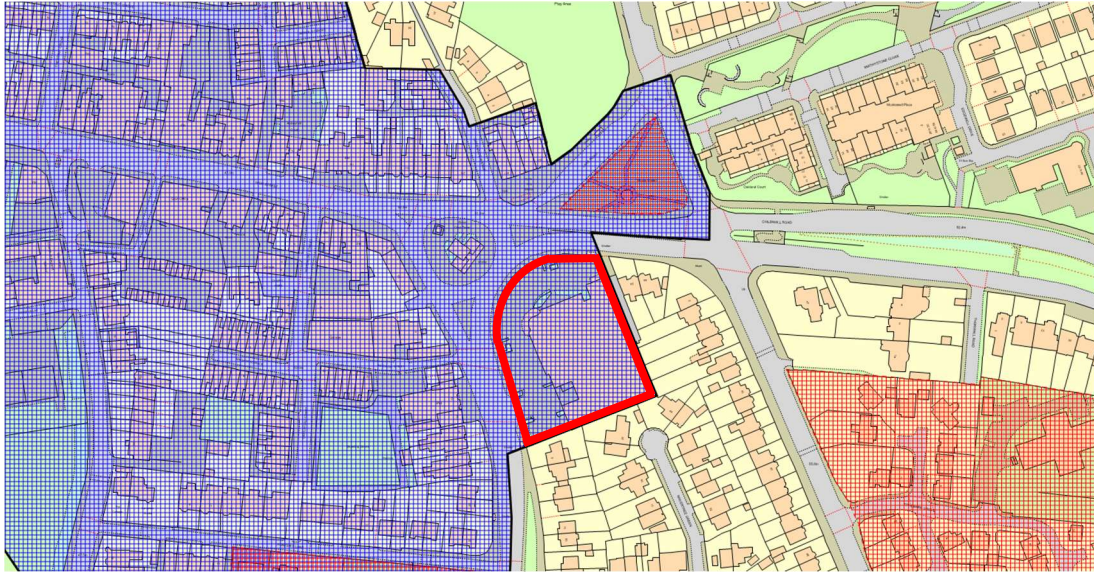
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1. INTRODUCTION

- 1.1.** This Design and Access Statement (DAS) has been prepared by Space Architects, on behalf of Lidl Great Britain Limited. Full planning application is sought for the construction of a Class E(a) retail unit and associated external works which include parking and landscaping at Church Rd North, Wavertree, Liverpool.
- 1.2.** The application site is located on the corner of Church Road North and Childwall Road. The site borders the High Street to the west, and predominantly residential dwellings to the south and east. The area is generally characterised by two storey residential, and two and three storey retail and civic buildings.
- 1.3.** The site is occupied by the former Abbey Cinema which initially opened in 1939. In 1964 the cinema was closed to enable its conversion into the Abbey Cinerama Theatre which finally closed on 4th August 1979. Following that, the building's ground floor was converted into a supermarket and the balcony was converted for twin cinema use, and three squash courts were inserted at the rear of the former stage. Following this, the upper part of the balcony and the auditorium were converted for use as a bingo hall which opened in October 1984. Since then, the building has been used as a snooker club and the supermarket has changed hands. In April 2020 the last owner and occupier Co-op closed their operations.
- 1.4.** As outlined in the Structural Appraisal Report (ref: 09-143-DOC-002 Rev 2) in February 2021 by Beam consulting, the existing building is in a poor state of repair. The structural fabric of the building has been badly affected by inadequate maintenance of the building over the years that the reinforced concrete elements cannot be economically corrected without replacement, in addition the brick embedded steel columns also appear to show irreversible steelwork corrosion. Additionally, Per the report, the costs and logistics associated in renovating and repairing this building would be so great that the only realistic option would be to demolish and construct a new building.
- 1.5.** Additionally, the cement-based tiles are falling off the building's rotunda. This is also caused by the poor condition of the building, with water ingress getting in behind and delaminating the tiles. The legacy of that is evidenced on top of the building's canopy.
- 1.6.** The existing building is not a designated heritage asset, however, is located within the Wavertree Village Conservation Area, highlighted below.



Wavertree Village Conservation Area plan with development site shown in red

- 1.7. The existing art deco building covers a large proportion of the development site. The former cinema has previously been converted (and extended) for use as a supermarket at ground floor and a snooker hall at the upper levels. A separate Heritage Statement outlines the architectural and historic merit attached to the existing building, which contributes to the character and setting of the Conservation Area, due to its scale and presence.
- 1.8. The gross external area (GEA) of the proposed building would extend to 1747m², with a net sales area of 1115m². The gross internal area (GIA) of the Ground floor of the proposed building total to 1654 m². Gross internal area of the first-floor ancillary and warehouse total to 326 m². The proposed site development area is 5080m² (0.51 ha).
- 1.9. This Design and Access Statement should be read in conjunction with separate Planning and Retail Statements, in addition to other supporting application documentation

2. ASSESSMENT OF THE SITE AND ITS CONTEXT

- 2.1. A site visit was conducted to understand the existing context within and surrounding the proposed site. Further review was conducted into the site history and existing planning context to inform the design approach.

- 2.2.** A Heritage Statement has been produced by SPACE Architects to present an appraisal of the values of the building and the site, focusing on archaeological, architectural, artistic or historic interest (NPPG 2019).
- 2.3.** The site is located to the South of Childwall Road and can be accessed from both Childwall Road and Church Rd North. However, the main access to the site is located at the South Western corner directly from Church Road North. Over time both the site and existing building have visibly deteriorated, which is evident through the condition of the existing appearance and surrounding hard landscaping, as displayed in site photographs below. Neglected space between bordering dwellings and the existing building is present to the north eastern part of the site and is largely occupied by poor quality hard landscaping.
- 2.4.** Raised brick planters separate the site from the Church Rd North, adjacent to the western boundary. Connected to the site's northern boundary, an existing pathway connects the site with the Lake Road on the opposite side of Childwall Road.
- 2.5.** Below are site photographs taken during a site visit on 18 June 2020.



View of the existing building from the Picton Clock Tower roundabout.



View of the neglected overgrown hardstanding behind the existing building. Directly adjoined dwellings are located to the left behind the existing wall, topped by security panels.



View of the Pickton Clock Tower from the northern access to the site from Childwall Road.



View of the delivery area for the existing store from the main access to the site located on Church Road North.



Close view of the building's rotunda and the poor condition of the cement-based tiles.



Interior view of the building's rotunda, and as represented on the photograph, the rotunda is in poor condition.

3. DESIGN RATIONALE

- 3.1.** Beam Consulting conducted a Structural Appraisal Report in February 2021, (ref: 09-143-DOC-002 Rev 2). The report states the buildings current poor state of repair and highlights that the condition of the structural fabric of both, the original building and all added parts have deteriorated significantly over the years.
- 3.2.** There are several structural defects that might potentially contribute to structural instability if not addressed in the short term. The buildings main roof has been identified to contain Chrysolite, because of this the removal process will be a monumental task. Accessibility, asbestos protection measures and temporary works should all be considered in determining the most effective way forward for the site in the future.
- 3.3.** Solid brick walls of the original building do not meet current standards of resistance to moisture penetration. This directly impacts the steelwork embedded within the brick walls which are clearly corroding to a significant extent. Because of the extent of corrosion of steelwork anticipated within the brick walls, it could render a number of steel columns as unstable.
- 3.4.** The rainwater goods are on the point of collapse as mentioned in the Structural appraisal report by beam consulting (ref: 09-143-DOC-002 Rev 2). In numerous locations, there is old vertical cracking in the structural masonry of the building, along with comprehensive leaking roof cladding.
- 3.5.** Due to the buildings extremely poor condition, the building can never be considered as new, and a normal design life with little future maintenance is not realistic with the option of retaining and renovating the existing building.

- 3.6.** Reconstruction of the full height of the reinforced concrete in the feature window would be required, because of the element's current disrepair state.
- 3.7.** Because of the above, Beam Consulting have recommended in the Structural Appraisal Report (ref: 09-143-DOC-002 Rev 2) that a serious consideration should be given to a demolition of the existing building, and a construction of a new purpose build retail unit.
- 3.8.** There would be substantial additional renovation, repair and alteration works required to convert the building to an operational retail store. The option to demolish the existing building and replacing it with a newly build unit would be considered as a straightforward option.

4. DESIGN PROPOSALS

- 4.1.** The proposed building has been positioned largely within the existing building extents, however, would cover a smaller footprint than the existing structure and occupy a smaller proportion of the site.
- 4.2.** The northern elevation would form a continuation of the established frontage of 2a and 4a Childwall Road, whilst increased separation to east, south and western boundaries would improve visual amenity to existing properties adjacent to the site.
- 4.3.** In order to form a compact footprint to achieve adequate parking provision, ancillary accommodation and additional warehouse areas have been located at first-floor level. Despite this, the height of the proposal is significantly lower than the existing building and therefore shading to surrounding dwellings would be improved.
- 4.4.** The design has been developed to feature a rotunda to the corner of the proposed foodstore. Being slightly higher than the main building mass, this would act as a gesture to both addresses, and turn the corner to Church Road North and Childwall Road.
- 4.5.** As a result, Lidl Great Britain Limited would consider the retention of the existing building unviable and would pursue a new-build solution which would meet its operational requirements.
- 4.6.** Design proposals have been directly informed by Lidl's operational requirements. These requirements have been considered to suit the surrounding land uses and site constraints. Additionally, national and local policy have also been taken into consideration for the design proposals.

- 4.7.** Design approach seeks to deliver a replacement foodstore that takes direct cues from the existing building, given the heritage setting and the context of the past use of the building and its associations. The newly proposed foodstore aims to represent a similar design language to the one of the existing building, highlighted below.



View of the Existing building, from Picton Clock Tower roundabout



View of the Proposed foodstore, from Picton Clock Tower roundabout



View of the existing buildings rotunda



View of the glazed rotunda on the new proposed foodstore

USE

- 4.8.** The application site is located within the Wavertree Village Conservation Area, which is one of 36 in the City of Liverpool. These places are protected under the provision of section 69 of the Planning (Listed Buildings and Conservation Area) Act 1990. However, as outlined in the Liverpool Local Plan Policy H7, planning permission would be granted for 'other' forms of development, provided there is no adverse impact on residential amenity or the character of the area. If the issues of design,

amenity highways and sequential test are addressed accordingly, the principle of a retail unit in this residential area would be acceptable.

- 4.9.** The application seeks permission for retail Use Class E(a). The proposed foodstore would consist of a sales area, warehouse space at ground and first floor, in-store bakery, staff welfare facilities and customer toilet.
- 4.10.** Due to site limitations, ancillary and warehouse areas have been split between the ground and first floor, with goods lifts connecting both levels. This has facilitated increased external parking provision from the resulting compact floor plan.

AMOUNT OF DEVELOPMENT

- 4.11.** The proposed development would comprise a ground and first floor with an overall gross external area of 2140sqm. The gross sales area would be 1121sqm.
- 4.12.** Car parking is proposed for a total of 69 vehicles, including 5 accessible spaces, 5 dedicated parent and child spaces and 2 electric vehicle charging spaces. In addition, a separate external cycle shelter, close to the building's entrance would be provided for 8 cycles.

LAYOUT

- 4.13.** As stated in Local Policy UD5, all new buildings must be designed to the highest design standard. Design must be based on a clear justification and the visual impact of the proposed building must be influenced by the surrounding context of the site. All aspects must be taken into consideration during the design development, the site's context, landscape character, ecological and infrastructure constraints, highway aspects and ensuring the separation distances are adequate.
- 4.14.** Taking into consideration the Sustainable Design Guide (SPD), new developments must clearly display defined spaces and strong frontages. Also, maximising natural surveillance should be highly regarded during the design of the new development. In addition to this, the design of the building should allow the windows and doors to face onto street and spaces.
- 4.15.** The Proposed Site Layout is illustrated on drawing XX-DR-91-0001 (Appendix 1). The proposed foodstore is to be located close to the eastern site boundary, with car parking spaces to the north and west of the store.
- 4.16.** The proposed development would utilise the existing site access from Church Road North. Auto tracking has been undertaken to demonstrate how deliveries would be

made within the proposed site layout. This is referenced on Proposed Site Plan drawing XX-DR-91-0001 (Appendix 1).

- 4.17.** The layout of the proposal has been influenced by Lidl's operational requirements, as well as site constraints and the surrounding context. The building has been positioned towards the eastern boundary in a similar position to the existing building. Whilst the layout promotes sustainable methods of transport with strong public transport, pedestrian and cycle links; this would also allow a clear view of available car parking spaces to approaching customers.

Clearly defined pedestrian routes from Childwall Road and Church Road North would provide safe access from the site boundary to the store entrance.

An attractive glazed store frontage is located to the north elevation, forming a defined end to the high street retail zone.

Concealed external air handling plant is located within an elevated roof deck to the north end of the roof to provide separation and screening from surrounding residential properties.

An acoustic fence would be provided to the southern boundary to offer screening to adjacent housing. The timing of deliveries would also be considered to avoid unsociable hours.

- 4.18.** In summary, the layout of the site has been designed with respect to the site context and Lidl's operational requirements. The layout maximises car parking provision for customers and, in addition, promotes legibility without visually impacting the adjacent houses. Positioning of the building has been carefully considered to provide safe delivery access whilst utilising an existing access location.

SCALE

- 4.19.** Local Policy UD5 states that all new buildings must be designed to the highest possible standard to reinforce local distinctiveness and provide high quality and inclusive design solutions.

- 4.20.** It is considered that the proposed development should not be unduly prominent to overshadow the adjacent houses to eastern and southern boundaries. The decrease in height and scale of the building is represented on Proposed Elevation drawing XX-DR-A-02-0001, with the red line showing the height of the existing building. Given the decrease in height of the new proposed foodstore, adjoining dwellings to both northern and eastern boundary lines would have an improved view-of-sky and daylighting. Although the existing building has a strong and defining character due to its disproportionate scale within the setting, poorly considered later additions and a general state of disrepair detract from the original architectural merit.

The proposed foodstore has been considered to provide a positive contribution to the surrounding area by reducing the scale with reference to its setting, in order to more sympathetically address the surrounding context of two and three storey residential, retail and civic architecture.

- 4.21.** As outlined in the Sustainable Design Guide (SPD) the design should respond to the scale and massing of surrounding buildings. Therefore, the height of the proposed building would represent a reduction in comparison to the existing building and would respond with a scale more consistent with the surrounding context.
- 4.22.** Local Policy UD6 states that new buildings should take full account the grain of the City and reinforce the existing urban structure and hierarchy. The proposed layout would follow a very similar footprint to the existing site, forming an end to the retail core of the High Street. A north facing glazed elevation would provide activity and vibrancy to Childwall Road, whilst existing accesses and pedestrian links would all be maintained and reinforced

APPEARANCE

- 4.23.** As outlined in the accompanying Heritage Statement, the former Abbey cinema is more prominent than the Picton Clock Tower given its height and size. The poor condition of the existing structure and elevations are visible upon approach to the building. Unfortunately, changes to the façade at ground floor level, the low-quality extension to the south and the rotunda element on the corner have a negative impact on the conservation area.
- 4.24.** Locally Policy UD5 states that there needs to be a clear rationale for continuity or contrast to how a building fits with the architectural structure surrounding the site. It is important to mention the emphasis of the Local Policy on how the materiality, tone and texture of the area reflects on the new proposed design.
- 4.25.** Supplementary Planning Guidance Note 9 states that, 'The City Council accepts that retailers wish to trade on the basis of house colours and styles. However, a retailer's "corporate identity" should be balanced against the need to enhance the quality of an individual property or shopping area'. Lidl has an extremely well developed and defined corporate architectural style underpinning its brand identity, and it is important to note that significant departures from this have been made in order to provide a bespoke response to this particular site. The SPD expands to highlight that, 'Design standards in conservation areas need to be higher than elsewhere [and] Large undivided window areas should be avoided and doors and glazing bars should be used to punctuate larger window areas'.
- 4.26.** Glazing to the shop front comprises a series of punctuated openings, subdivided by robust brick piers to emphasise a vertical proportion to openings and glazing. A modern fascia in aluminium cladding would give a nod to Lidl's corporate identity,

whilst a brick cornice would complete the shop front. Brick detailing such as corbelling and a recessed zip pattern to columns would add a layer of quality and tactility to elevations.

- 4.27.** The use of facing brickwork has been proposed as the primary material of the proposed building as it is typical of the local context and materiality of the existing building. High quality brick detailing is proposed to building elevations to contribute positively within the Conservation Area.
- 4.28.** A contemporary glazed rotunda, evocative of the art deco forms of the existing building, would form the entrance to the store and act as a corner feature to the Childwall Rd and Church Road North corner. This would create an attractive appearance to the end of the High Street.
- 4.29.** Proposed materials for the site are as listed below:
- External walls would be red facing brickwork, with recessed brick 'zip' pattern to columns. Corbelled brick would be also used as a cornice detail the north and west parapet.
 - On the north and west elevations, insulated metal panels in RAL 9006 would be placed between the columns below the brick cornice.
 - The roof would be finished with composite roof panels in RAL9006.
 - Windows would be double-glazed and coloured RAL 9006.
 - The delivery bay door and other powder coated steel doors would be coloured grey RAL 7024.
- 4.30.** The proposed materials for the car park are as follows:
- Tarmac to access road and parking bays.
 - 200 x 100mm anthracite block paving in stretcher pattern to area surrounding the store front; and
 - Concrete to the HGV access ramp.
- 4.31.** Full details are outlined on the Proposed Elevations Drawing No. XX-DR-A-02-0001 and Proposed Site Layout XX-DR-A-91-0001.

LANDSCAPING

- 4.32.** The existing site has very little soft landscaping due to the scale and extent the building and hard landscaping currently occupy. Due to the spatial demands of this urban site to provide adequate parking, opportunities for significant soft landscaping would be limited.

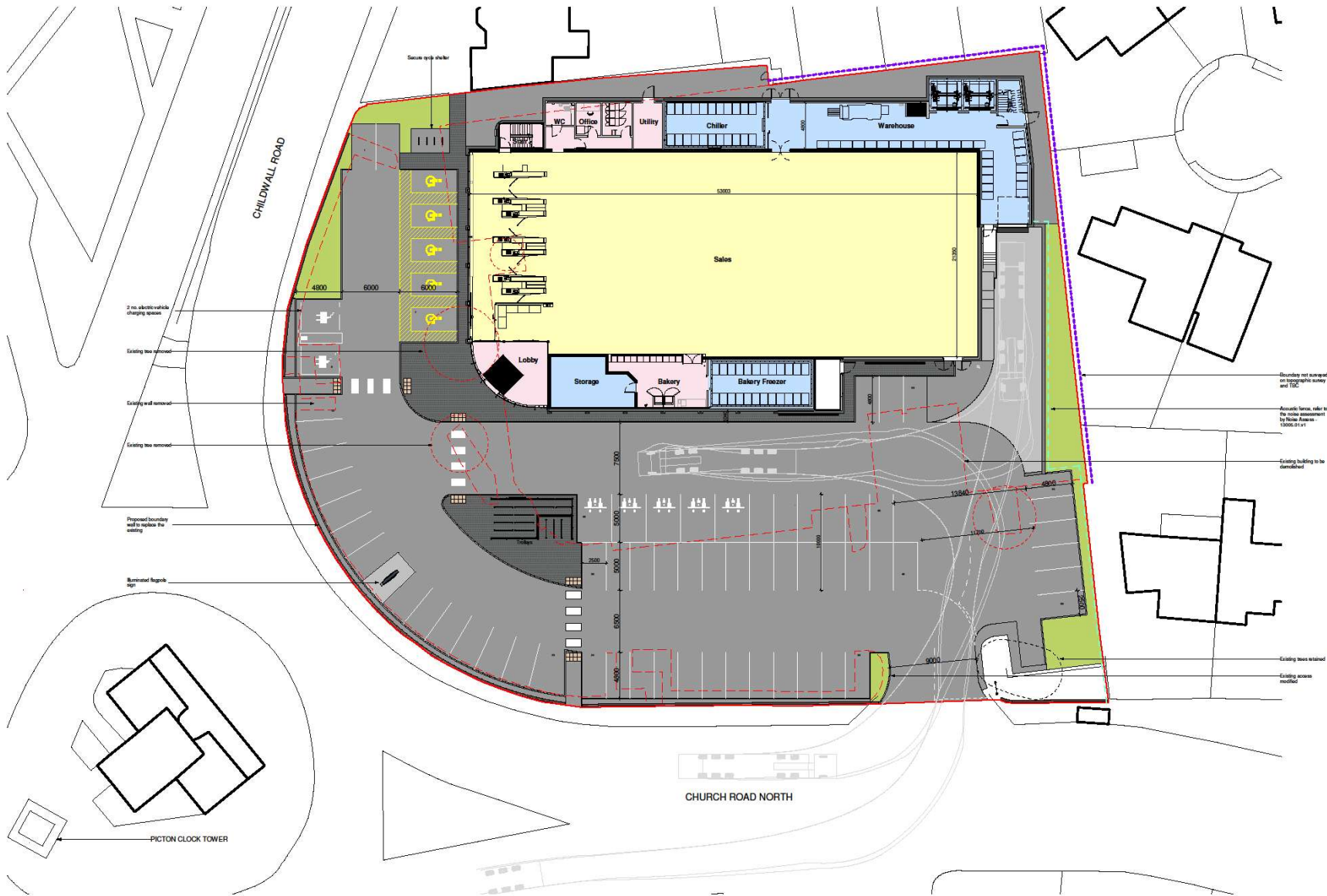
However, it is proposed to incorporate areas of soft landscaping to the northern and southern boundaries, which would enhance the appearance of the proposed development.

- 4.33.** Unitary Development Plan (UDP) policy HD22 – Existing Trees and Landscaping states that in order to protect and integrate existing trees and landscape features within new developments, the City Council will only allow the removal of any protected tree in exceptional circumstances, such as where the tree is in danger to public safety or is diseased, and on condition that appropriate replacement planting takes place.
- 4.34.** With respect to the above policy, there are several trees which would be removed as outlined on the Proposed Site Plan XX-DR-A-91-0001, however these low value trees contribute little to the Conservation area. As mitigation, a proposed planting scheme would offset the loss through new high-quality planting.
- 4.35.** Existing trees located at the western access to the site from Church Road North would also be retained as displayed on the Site Plan drawing XX-DR-A-91-0001 (Appendix 1).
- 4.36.** Accordingly, the proposed development will see the incorporation of landscaping to enhance the appearance, visual aspects and separation of the site.

Appendix 1

PROPOSED SITE LAYOUT

Lidl Waverree	
Total Site Area	5,000sqm (0.11 ha)
CF GR	165sqm
FF GR	108sqm
Total GR	273sqm
Sales Area	1115sqm
CF Warehouse	165sqm
FF Warehouse	245sqm
CF Ancillary	173sqm
FF Ancillary	82sqm
Axes	5
CAR PARKING	
Standard	57
Accessible	5
Parent & Child	5
EVCP Points	2
Total	69



Proposed Site Plan
1 : 200

Plans Specification
BESPOKE (BASED ON BBS 2020 ECO)

PLANNING
This drawing has been prepared for the sole purpose of forming part of a planning application, and should not be used for any other purpose.



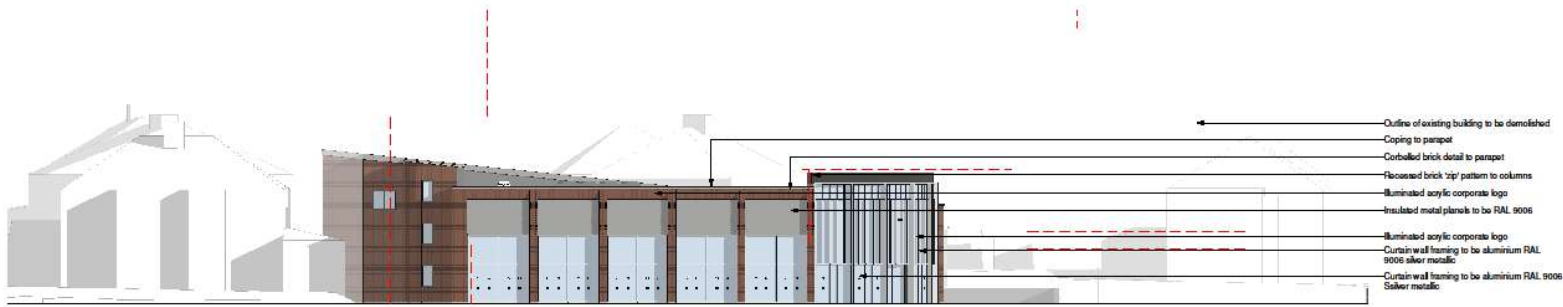
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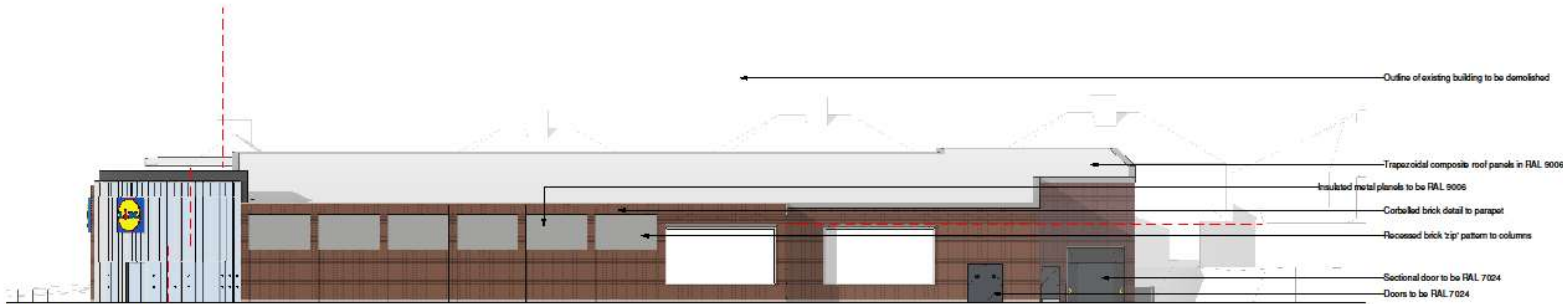
Lidl Waverree				
Drawing Title				
Proposed Site Plan				
Project No.	Drawing No.	Issue	Revision	Scale
08001	ZZ-XX-DR-A-91-0001	S3	P12	As indicated
Site Reference: W004-01420-02-05-08-A-91-0001				

Appendix 2

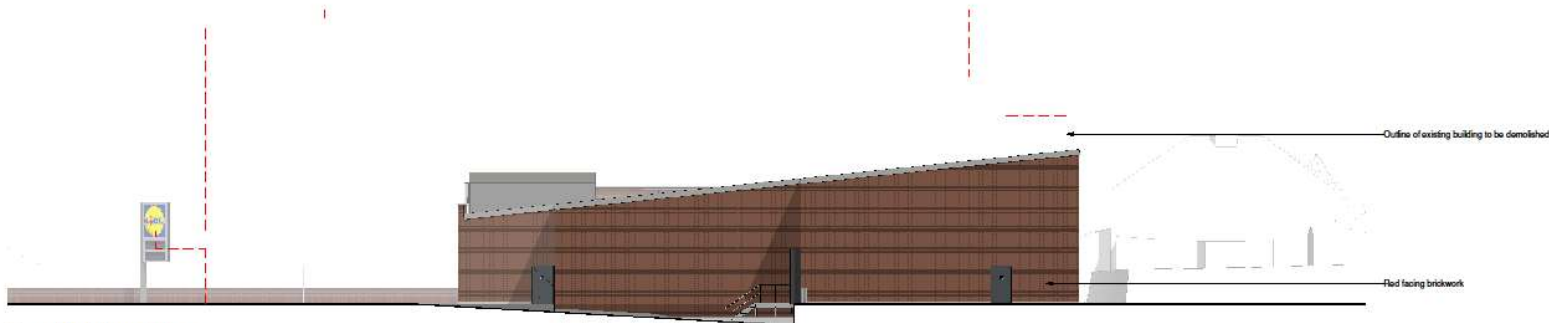
GENERAL ARRANGEMENT ELEVATIONS



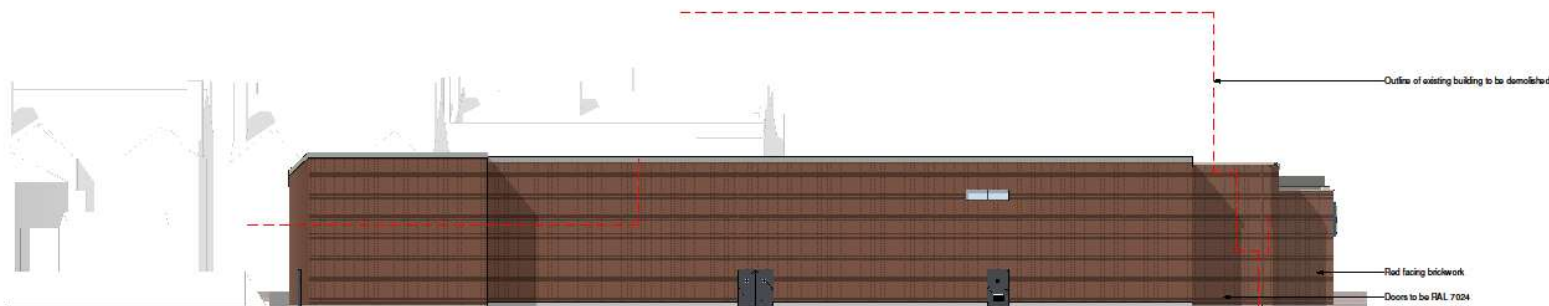
North Elevation



West Elevation



South Elevation



East Elevation

Share Specifications
BESPOKE (BASED ON BBS 2020 ECO)
 Drawing Purpose
PLANNING
 This drawing has been prepared for the sole purpose of forming part of a planning application, and should not be used for any other purpose.



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Project Lidl Wavertree				
Drawing Title Proposed Elevations				
Project No. 08001	Drawing No. ZZ-00-DR-A-02-0002	Sheet S3	Section P4	Scale of A3 1:200
File Reference: 08001-SPACE-ZZ-00-DR-A-02-0002				
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