



elevation refurbishment project

oxford retail park cowley
design and access statement

december 2019

0079-PGB-08-C

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01 introduction

01 introduction

Chapter Heading

Scope and Purpose of the Document

This Design & Access Statement has been prepared to accompany a full planning application for the refurbishment of elevations at Oxford Retail Park, Cowley. It seeks to demonstrate how relevant planning policy, both local and national, and context analysis have informed the proposal. It should be read in conjunction with the other application documents.

Relevant planning policy is presented and interpreted in relation to the proposed development. This is followed by an analysis of the site and the character of the surrounding area culminating in an opportunities and constraints analysis.

Drawings of the proposal are provided to demonstrate how it responds to the opportunities and constraints analysis and how it will integrate with the surroundings and wider settlement.

Mountford Pigott (MPLLP) has been appointed to provide architectural services to develop the subject site. MPLLP has extensive experience of mixed use development and master planning nationally.

Background

Legislative Context

Section 62 of the Town and Country Planning Act 1990 (“the 1990 Act”) provides for a development order to make provision about planning applications, and to require a statement of design principles and access issues, known as a design and access statement (“DAS”). The GDPO sets out the procedure for making and deciding planning applications, including the requirements to provide a DAS (article 4C). The Town And Country Planning (General Development Procedure) (Amendment) (England) Order 2010 No. 567 amended the provisions of the Town and Country Planning (General Development Procedure) Order 1995 (S.I. 1995/419) (“the GDPO”) with respect to design and access statements.

Design and access statements can be a useful tool in planning for high quality development. If design and access issues are considered from an early stage of scheme development, this can and does result in good quality design. The Killian Pretty Review, Planning Applications: A faster and more responsive system (published in October 2008), recommended that Government should make the information requirements for all planning applications clearer, simpler and more proportionate, removing unnecessary requirements.

The 2010 Order made two main changes to the previous provisions for design and access statements. Firstly, it streamlined the manner in which applicants discuss the issue of ‘context’ in their submissions. Secondly, it expands the range of development that is exempt from the requirement to provide a design and access statement.

The current application does not, strictly speaking, require a Design and Access Statement however the applicant considers that it would be helpful to understand the rationale behind the design for the Local Planning Authority to determine the application.

The Communities and Local Government publication “Guidance on Information requirements and validation” (March 2010) sets out in Section 6 the requirements for Design and Access Statements..

A further amendment to the requirements for Design and Access Statements was made via The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 No. 1238. Article 4 states the following new requirements for Design Access Statements:

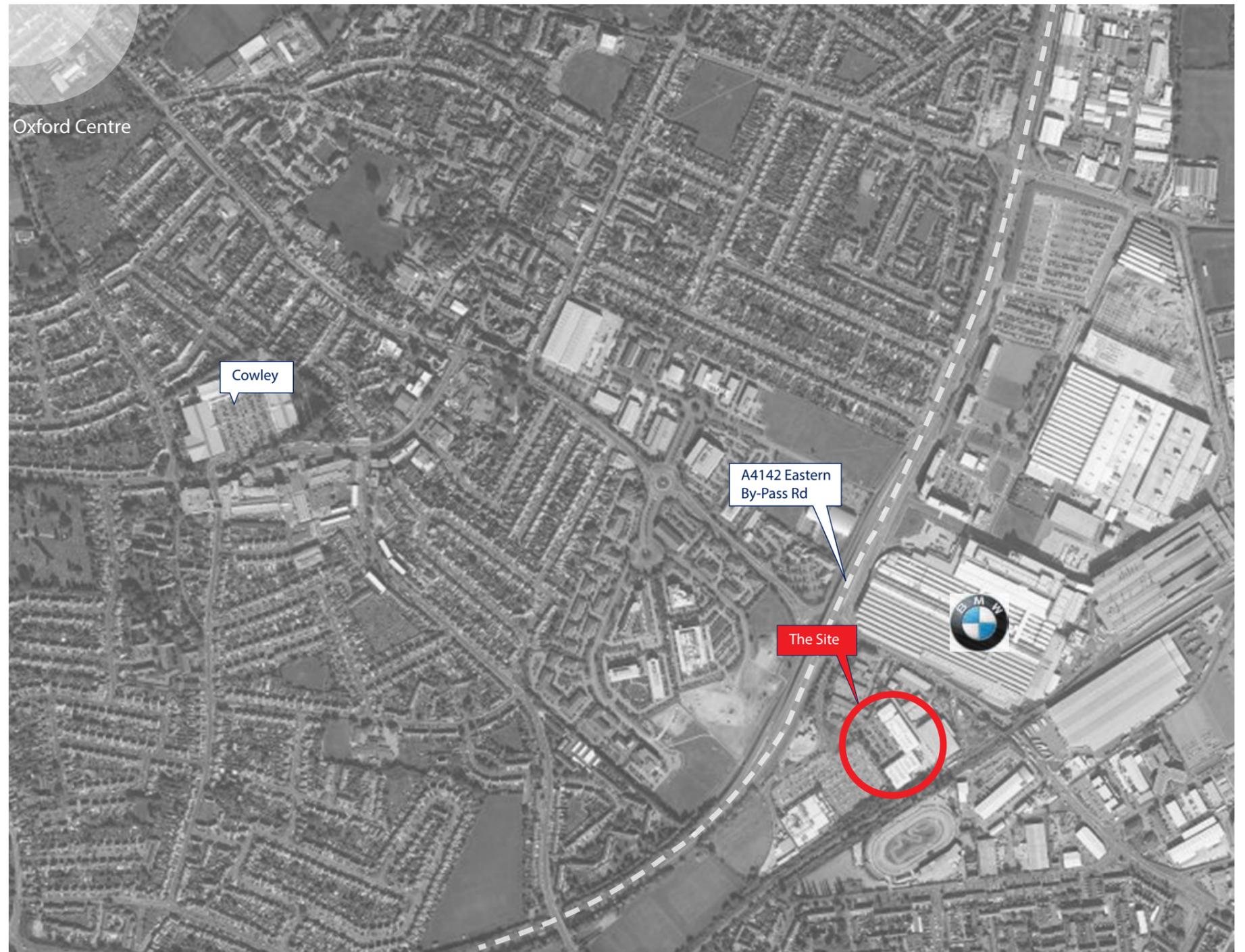
(2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about—
(a) the design principles and concepts that have been applied to the development; and
(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement shall—
(a) explain the design principles and concepts that have been applied to the development;
(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
(e) explain how any specific issues which might affect access to the development have been addressed.

02 context & analysis

02 context & analysis

overview of the site



site location



02 context and analysis

Context

Oxford Retail Park is located in Cowley some 8 kilometres south of the centre of Oxford. The site adjoins the Eastern By-Pass, and has good access to the surrounding areas. The retail park also adjoins a large Tesco store with PFS and a Burger King Drive Thru.

There is a wide range of uses in the area; to the east is the BMW Mini works, and on the other side of the By-Pass a large Premier Inn, and major business centre. There is a residential area in close proximity, with a dense settlement at Blackbird Leys immediately to the South.



— proposed new elevations

site plan

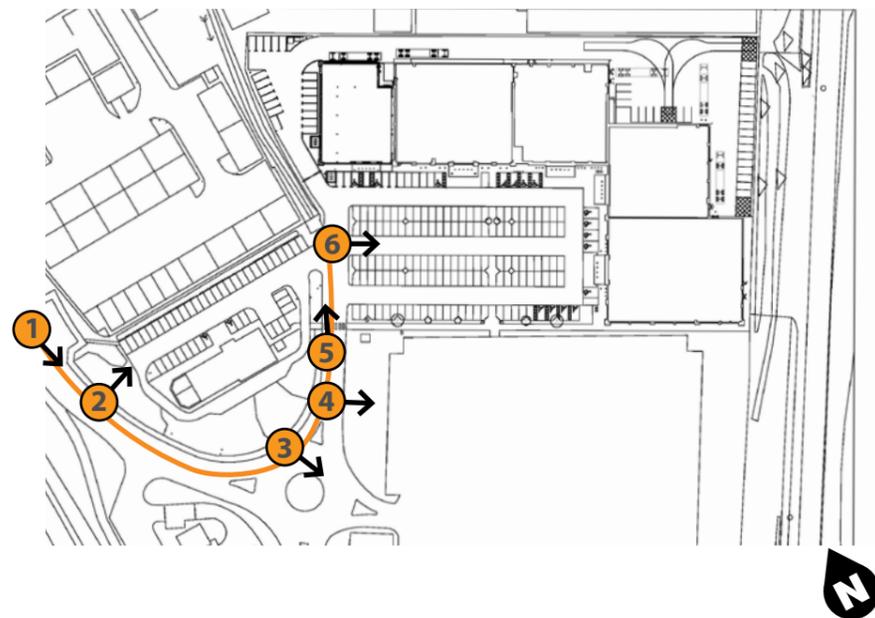
02 context and analysis

The Site

The main entrance to the site is from Ambassador Avenue which comes off the Eastern By-Pass. Ambassador Avenue is directed towards the Tesco store and landscaping as well as the Business Centre and Burger King.

Customer and service vehicles approach the retail park from Ambassador Avenue. Service vehicles then bear north around the retail park to access a service yard to the east and south of the terrace. The yard is fully enclosed by adjoining development and fencing.

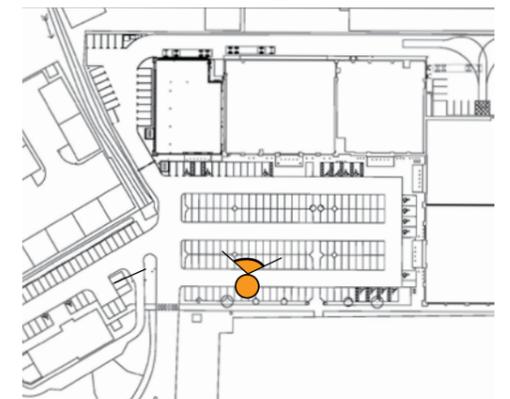
The site and surroundings are reasonably flat and adjoining buildings and landscaping provide visual enclosure.



02 context and analysis



Site panorama



02 context and analysis

Appearance

The building is now showing its age, and more recently constructed retail parks provide a more attractive enjoyable experience for customers.

The elevations are dated in design terms and the cladding and trim finishes are visibly faded. The canopies are dated and obscure the retail frontage, signage and main entrances. The canopies and column enclosures have fussy detailing despite their heavy appearance.

The heavy columns, low canopies and strong eaves and cladding trim give the elevations a dominant horizontality and massive appearance.

There is little glazing on the frontage and consequently the building looks more like trade units than a retail park.

There is no coordinated approach to signage resulting in elevations which look cluttered and disjointed.



03 evaluation

03 evaluation

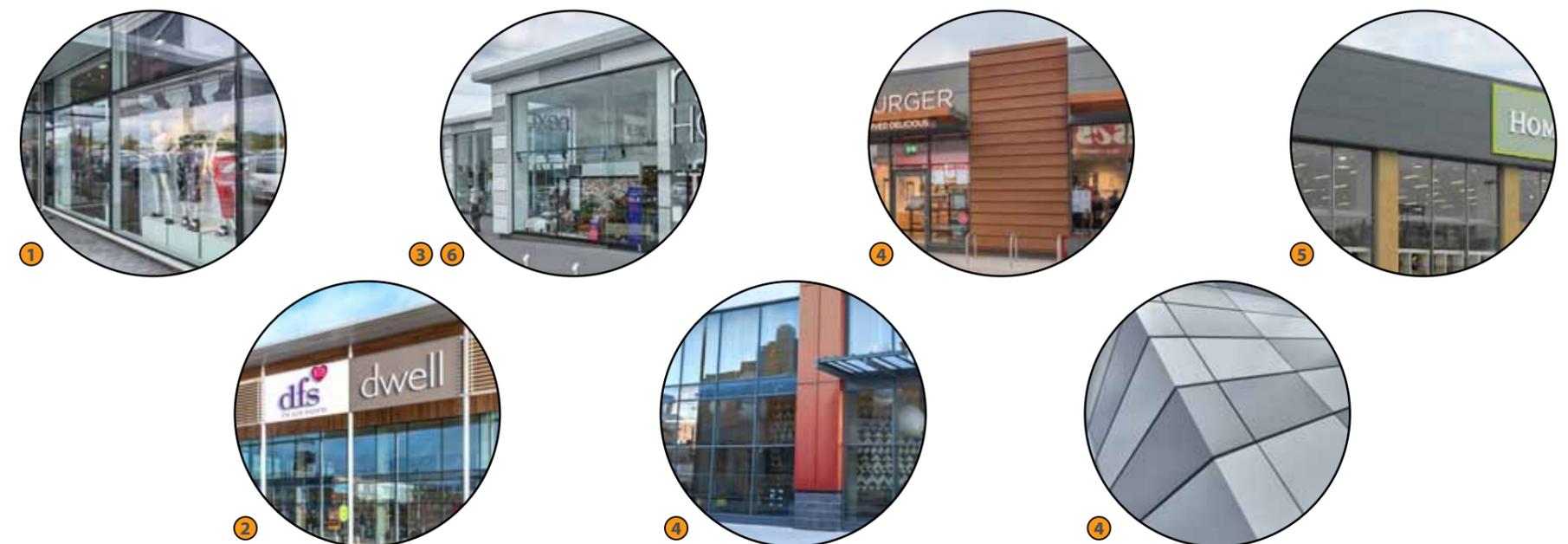
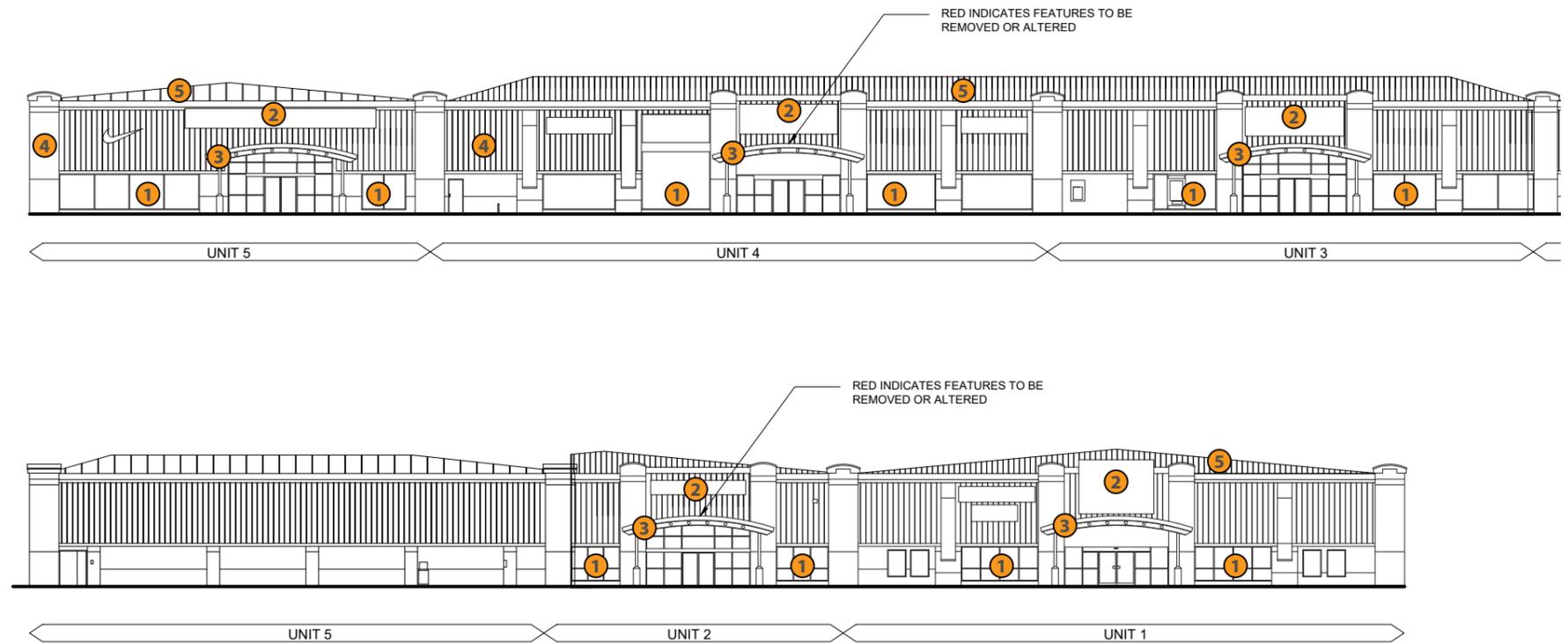
opportunities and constraints

Opportunities

- ① an opportunity exists to increase the proportion of glazing in the shop frontage
- ② an opportunity exists to harmonise a signage strategy for the retail park
- ③ an opportunity exists to increase the sense of openness and visibility of the retail frontage through the removal of low canopies
- ④ an opportunity exists to give the retail park a more contemporary feel through the use of new and robust materials
- ⑤ an opportunity exists to improve the proportions and increase vertical emphasis by adding a high level fascia
- ⑥ an opportunity exists to increase natural lighting and solar control by increasing the glazed area of the frontage coupled with better performing solar control glass thereby improving the internal comfort for staff and the long term sustainability of the scheme.
- an opportunity exists to improve thermal performance and air tightness to any refurbished fabric thereby reducing energy demand

Constraints

- the existing structure must be retained and incorporated into the new design
- existing retailers have particular requirements for their shop frontage which must be incorporated into the new design
- existing heights and levels constrain the new design



04 proposal

04 proposal

use amount movement landscape

Use

As existing - there is no proposed change to the A1 retail use of the site.

Amount

As existing - there is no proposed change to the quantum of development on the site in terms of floor space.

Movement

Vehicles - As existing - there is no proposed change to vehicular access, circulation, servicing or parking arrangements.

Pedestrians - As existing - there is no proposed change to pedestrian access arrangements around the site or into the building. All units will have entrances in approximately the same location as existing and all units will have level access as existing.

Bicycles - As existing - facilities for cyclists are all being retained as existing

Landscape

As existing - there is no proposed change to the hard or soft landscaping on the site.

Layout

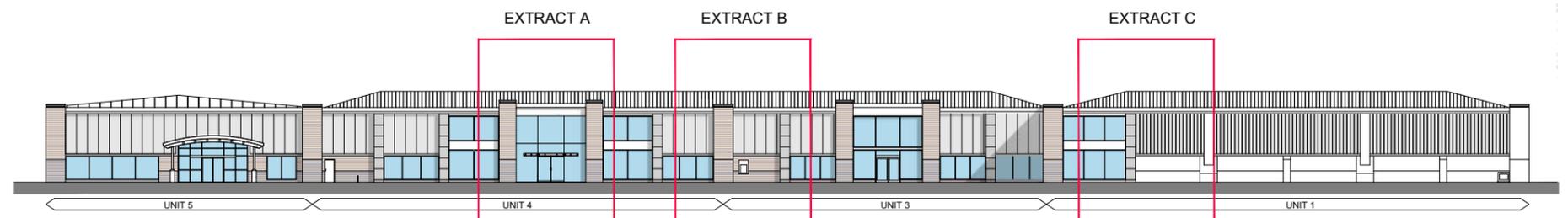
As existing - there is no proposed change to the site layout.

Scale and Massing

The scale of the building (its volume) is unaffected by the proposals.



Existing Northwest Elevation



Proposed Northwest Elevation

05 appearance

05 appearance design

Design

The proposed design for the elevation refurbishment comprises the following features:

Replacement of faded vertical trapezoidal cladding with new flat panel, recessed gasket cladding system.

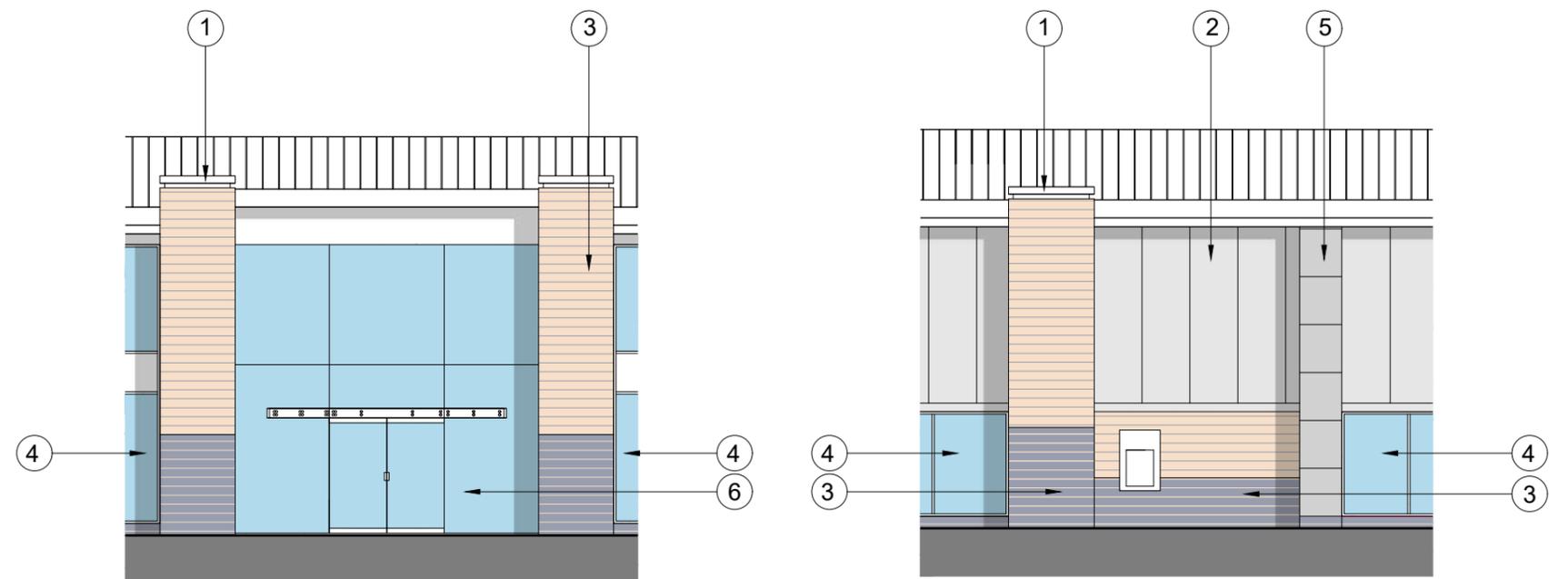
Introduction of a panelised system which will enable retail shop fronts to incorporate a varying amount of glazing while retaining a coordinated and harmonised appearance across the retail park.

Replacement of fussy outdated pier capitals with a high quality column encasement system which coordinates with the cladding system.

Removal of fussy outdated low level canopies.

Introduction of high performance curtain walling system for new glazing to give the terrace a contemporary and open appearance.

Introduction of a design approach which is focused on flexibility and adaptability so that the long term high quality and coordinated appearance of the terrace can be maintained even if it becomes necessary to make alterations for future retailers.



MATERIAL SCHEDULE

1. NEW METAL CAPPING, RAL 7037
2. NEW METAL CLADDING TO EXISTING STRUCTURE, RAL 7035
3. EXISTING BRICKWORK
4. NEW CURTAIN WALLING WITH BLUE/GREY BRICK PLINTH
5. NEW PPC METAL FLAT CLADDING SYSTEM - RAL 7040 WITH BLUE/GREY BRICK PLINTH
6. FRAMELESS GLAZING SYSTEM
7. EXISTING CLADDING TO BE PAINTED, RAL 7035

06 sustainability

sustainability policy

Sustainability

Oxford Local Plan 2001-2016 (the adopted plan) Core Policies CP.17 and CP.18 are potentially relevant to the proposals.

POLICY CP.17 - RECYCLED MATERIALS

Planning permission will only be granted for developments of 10 or more dwellings, or non-residential development of 2,000m² or greater, where the design includes the use of recycled or reclaimed materials. This may form part of the Natural Resource Impact Analysis (NRIA).

POLICY CP.18 - NATURAL RESOURCE IMPACT ANALYSIS

Developments of 10 or more dwellings or non-residential developments of 2,000 m² or more will be expected to submit a Natural Resource Impact Analysis (NRIA), as detailed in a Supplementary Planning Document. Planning permission will only be granted for developments, if through the NRIA, the proposal demonstrates careful attention to, and exploitation of:

- a. opportunities for the reduction in energy use;*
- b. efficiency in the use of energy;*
- c. the generation of energy from renewable energy sources;*
- d. the use of renewable resources in general; and*
- e. the use of recycled or reclaimed materials in their construction.*

The planning application proposals fall below the area threshold for a major application (there is, in fact, no change to floor area) and the policies are not fully applicable to the scheme.

In that the planning application proposals comprise the refurbishment of part of the front building façade only, the sustainability policies set out within the adopted plan provide only limited guidance on the scope of sustainability initiatives which can be incorporated within the project delivery.

Notwithstanding, the applicant will seek to implement the intent of the policies, where practicable.

Re-cycled materials will be employed where practically and economically available for the products to be used within the re-façade works. The new cladding materials employed and the new glazing installations will achieve current Part L thermal performance and reduced air permeability standards and will therefore improve the thermal efficiency of the building and thereby the energy efficiency of the properties.

The contractor will operate a construction phase waste strategy on the site.

06 sustainability

natural resource impact analysis

Natural Resource Impact Analysis

Energy Efficiency

How will the design and layout ensure that energy is used efficiently in the scheme?

1 Has an energy strategy been prepared?

No, most of the scheme, building shell, fit-out and MEP installation is existing, not fully documented and not proposed to be changed therefore an energy strategy is not appropriate.

2 How is the development designed to maximise beneficial solar gain? (through orientation, spatial layout and systems design)

The development is existing and the general arrangement and location of frontages are existing and not intended for amendment in principle. The extensive changes to layout, buildings and existing installations required to achieve any potential small improvements in solar gains would be significantly outweighed by the environmental costs.

3 How will the design of the building make efficient use of energy? (linked buildings, buffer zones, thermal mass etc)

The building is existing and seeks where possible to use party walls between shop units rather than external walls – this is an existing feature which is not proposed to be altered. The design of the frontage will include significantly improved thermal performance over the existing fabric thereby resulting in envelope performance improvements and reduced energy consumption.

The existing building was built in the early 1990s and it is assumed that the existing fabric was designed to meet the U-values stated in the 1992 edition of Part L of the Building Regulations for non-residential buildings:

Existing building performance as at 1992

- Walls - 0.45W/msqK
- Windows Metal - 5.7W/msqK
- Pedestrian door – no limit
- Entrance doors – no limit
- Air permeability – no limit mcu/hmsq @50Pa

New fabric targets for this scheme

- Walls - 0.2W/msqK
- Windows Metal – 2.2W/msqK
- Pedestrian door – 2.2W/msqK
- Entrance doors – 2.2W/msqK

The air permeability to the front façade of the building will be improved with the application of the new materials.

How will the construction of the buildings ensure efficient use of energy and reduce overall energy use?

4 What insulation standard will the development be built to?

The parts of the frontage to be replaced will be designed to meet the landlord's sustainability policy which would achieve 20% improvement over the minimum standards stated in current Building Regulations

5 How is the development designed to minimise unwanted air infiltration?

The building was constructed in the early 1990s when there were no Building Regulation requirements for air permeability. The new frontages will be detailed to achieve a maximum air permeability rate of 5 air changes per hour. Although the existing retained fabric is probably not constructed to the same performance levels there will still be an improvement.

6 What glazing standard will the development be built to?

New glazing will be specified to meet Building Regulations Part L standards for thermal performance. Glare reduction (G-value) will be incorporated as determined by the supplier to meet current standards.

How will the mechanical and electrical systems of the buildings ensure efficient use of energy and reduce overall energy use?

7 What efficiency standard will boilers be specified to?

Not applicable – as existing

8 Will the development be linked to a combined heat and power plant or to a district heating system? (please provide details)

Not applicable – as existing

9 How has the development been designed to maximise controlled natural ventilation?

Not applicable – as existing

10 Will any mechanical ventilation to be incorporated be of high efficiency?

Not applicable – as existing

11 How has the development been designed to maximise natural daylight?

One of the key features of the scheme is to increase opportunities for natural lighting and to give tenants greater control (subject to planning approval) over the appropriate positioning of glazing so that improvements in internal comfort are realised in locations where staff and customers will benefit and the corresponding reduction in thermal performance is not wasted in inappropriate locations. This is achieved by introducing a coordinated unitised approach to cladding and curtain walling which allows flexibility without having a negative effect on external appearance.

12 How will the development incorporate a high-efficiency lighting?

Not applicable – as existing

13 how will the development incorporate high-efficiency appliances (where installed)?

Not applicable – as existing

14 How will the heating, lighting and ventilation systems be controlled?

Not applicable – as existing

Renewable Energy:

How will the design incorporate the use of energy from renewable sources on-site?

15 Will the development incorporate the use of biomass as a fuel? (please provide details)

Not applicable – as existing

16 Will the development incorporate the use of heat pumps? (please provide details)

Not applicable – as existing

17 Will the development incorporate active solar water-heating systems? (please provide details)

Not applicable – as existing

18 Will the development incorporate solar electricity generation? (please provide details)

Not applicable – as existing

19 Will the development incorporate a micro-hydro scheme? (please provide details)

Not applicable – as existing

20 Will the development incorporate wind-energy electricity generation? (please provide details)

Not applicable – as existing

Choice of Materials and Embodied Energy:

How will the materials specified minimise embodied energy, energy in use and environmental impact?

21 How will the materials be specified to ensure a low level of embodied energy?

Materials have been selected in principle for robustness, minimisation of maintenance and to ensure their long term appearance as well as thermal and fire performance. Materials will all be required to achieve Green Guide ratings.

22 How will the materials be specified to prioritise those with minimal environmental impact?

The current proposals are only for external walling elements so the choices are relatively limited.

- Consideration will be given to the specification of inert insulation materials subject to performance assessment.
- Paints, varnishes and other liquid applied coatings will be specified without VOCs unless there are essential performance criteria which cannot be met without the use of VOC.
- Consideration will be given to the specification of a steel cladding system in place of any PE cored Aluminium system

06 sustainability

natural resource impact analysis

23 Will the materials be sourced locally?

Where possible materials will be sourced locally – this has a direct cost benefit to contractors, however some of proposed specialist materials, particularly those where there is an element of off-site prefabrication (which has its own sustainability benefits in terms of waste control and disposal) may be required to be sourced from further afield.

24 How will the materials and systems be specified to ensure a good quality internal environment?

The proposals are for the replacement of frontages only. For the most part the interior will be under control of the tenants through their fit-out. However, to the extent that the frontage affects the internal quality of the spaces the design incorporates the following features:

- Improved levels of natural daylighting
- Improved levels of glare control
- Improved standards of thermal comfort through higher insulation standards
- Improved standards of internal comfort through reduced air permeability.

25 How will the timber be specified to ensure it is from the most sustainable sources?

Not applicable – no timber is proposed in the shell frontage.

26 Will contractors and suppliers be chosen with regard to their environmental management record? (please provide details)

The applicant manages its own environmental protection and sustainability policies and will select contractors accordingly.

Recycled Materials:

How will the buildings be re-used and/or demolition waste be responsibly dealt with?

27 How will the development make efficient use of all material resources on site (for example existing buildings, services, infrastructure and topsoil)?

The current proposal is the culmination of an assessment of the current retail park to identify a sustainable (and correspondingly economically viable) future for the development where the units are fully let; attract customers from the local catchment area to reduce trips; the development supports the local economy by providing employment; and the local community by providing accessible services and amenities.

Options ranged from the complete redevelopment of the site to “do nothing”. The current proposal is a balance between retaining as much as possible of the existing buildings and activity and sustainably updating those features of the envelope that will enable any vacant units to be let and for the development to retain its current tenants.

28 Has a strategy for the minimisation and handling of waste be prepared? (please provide details)

Waste handling and reduction during construction has been considered as part of the current design process. See the Construction Phase Waste Strategy overleaf. The contractor will be asked to target 90% recycling of waste materials removed from site within his waste management strategy.

In terms of operational waste there is no proposed change to how waste is handled and disposed of although it should be noted that national retailers - for example current tenant Next - are setting their own initiatives and targets via their corporate responsibility strategies:

As a responsible business, we are working to create more sustainable ways of doing business whilst continuing to reduce our operational carbon footprint and help deliver better resource efficiency.

Our priority is to minimise our environmental impacts by reducing both the carbon intensity of our activities and the natural resources we use, through the development and operation of good business practices:

- *Work with our suppliers to reduce environmental impacts of the products we sell*
- *Improve energy efficiency and identify further opportunities to reduce energy use in our buildings*
- *Work to increase the amount of waste diverted for recycling and identify opportunities to minimise the waste produced*
- *Increase the efficiency of our owned delivery fleet*
- *Offer services for customers that make use of their products when they no longer need them*
- *Identify opportunities to further improve the sustainability of our packaging and reduce its use*

(Next plc corporate responsibility statement 2018)

How will waste be minimised and the materials and construction methods used in the development make best use of recycling?

29 How will the development make maximum use of recycled materials?

See the Construction Phase Waste Strategy overleaf.

30 How will the development make maximum use of construction and demolition waste arisings?

See the Construction Phase Waste Strategy overleaf.

31 How is the development designed to incorporate materials/elements that will be simple to re-use/recycle at the end of the buildings life?

See the Construction Phase Waste Strategy overleaf.

How will domestic/commercial waste generated in the development be dealt with?

32 How will provision be made for the storage/collection of waste generated in the development?

Not applicable – as existing

33 How will the development provide opportunities and facilities for home/community composting?

Not applicable

Water Resources:

How will water resources be conserved and recycled?

34 How will the development incorporate the use of water-saving devices?

Not applicable – as existing

35 How will the landscaping be designed to minimise water consumption?

Not applicable – as existing

36 How will the development incorporate the harvesting and re-use of rainwater?

Not applicable – as existing

37 How will the development incorporate the collection, treatment and recycling of grey water?

Not applicable – as existing

06 sustainability

construction phase waste strategy

Construction Phase Waste Strategy

The adopted waste plan requires the following criteria to be considered in the construction phase:

Type and volume of waste

Most construction and demolition waste is generated by earthworks, excavation, demolition and construction activities. The current proposal are only likely to generate minimal earthworks and excavation.

With regard to the construction phase, waste may be generated from the following waste streams:

- (Plasterboard/plaster)
- Timber/plastics/metals/paper;
- Glass and ceramics tiles;
- Bricks/concrete blocks/cement/concrete;
- Insulation; and
- Packaging materials.

Furthermore, the construction phase will also require a site compound comprising office/staff welfare facilities, storage and maintenance. This is also a potential source of waste and may result in the additional generation of:

- Food and food packaging waste; and
- Sewage.

Past experience has shown that waste streams during construction predominantly comprise (wood, plasterboard) and cardboard packaging. At this stage however, it is difficult to calculate the precise volume of individual waste streams.

Waste reduction re-use and recycling

Every effort will be made during the construction phase to ensure waste is minimised and, where possible recycled. At present, no project contractor has been appointed. However, any appointed contractor will be made aware of the importance of environmental protection and will be committed to undertaking the construction phase in a responsible manner, adhering to all legal requirements relating to building construction services. All employees and subcontractors will be made aware of the environmental commitment and their responsibilities.

Prior to the commencement of development it is anticipated that a site specific Environmental Plan and Waste Management Plan will be put in place and updated throughout the project lifetime. Emphasis is on the recycling of waste produced on site and where practicable waste on site will be segregated for recycling. Waste reduction will be maximised through precise quantity ordering.

Reduction of hazardous waste/ Hazardous material reduction

The removal of any hazardous materials found on-site or in existing fabric demolition arisings will be undertaken in accordance with approved practices & method statements. Every effort will be taken to ensure that no hazardous substances brought onto or used on site and that designers are not and will not specify materials, which are hazardous and would therefore require disposal. A definitive list of hazardous materials produced by an insurer or the architect will be prepared and followed to ensure no hazardous materials are brought on site.

Raw material minimisation

The appointed contractor will actively assist consultants, designers and subcontractors to ensure the use of raw materials is kept to an absolute minimum.

Minimisation of pollution potential

The appointed contractor will use biodegradable chemicals in cleaning operations and minimise the use of solvents on site. All insulation materials used on site will be constructed using non-ozone depleting gases in their manufacture. All waste on site will be stored safely to ensure there is no pollution arising from it. The site specific Environmental Plan will specify measures to reduce and prevent pollution incidents.

Disposal of unavoidable waste

It is not known at this stage if the appointed contractor will hold a waste carrier certificate. As such, at this stage it is anticipated that all unavoidable waste will be removed from site by contractors who hold a valid waste carrier certificate to authorised disposal facilities.

Should it be required, water used to clean down vehicles will be drained to settlement tanks where it will be tankered off site and disposed of following treatment. Temporary site welfare facilities will either be plumbed into the existing mains or deposited into storage tanks, which will be regularly emptied and removed from site for treatment and disposal.

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