



NEW CO-OPERATIVE FOODSTORE

Former Methodist Church
180 Liverpool Road North
Maghull
Liverpool L31 2HP

DESIGN & ACCESS STATEMENT

Issue 01

Dated: June 2023

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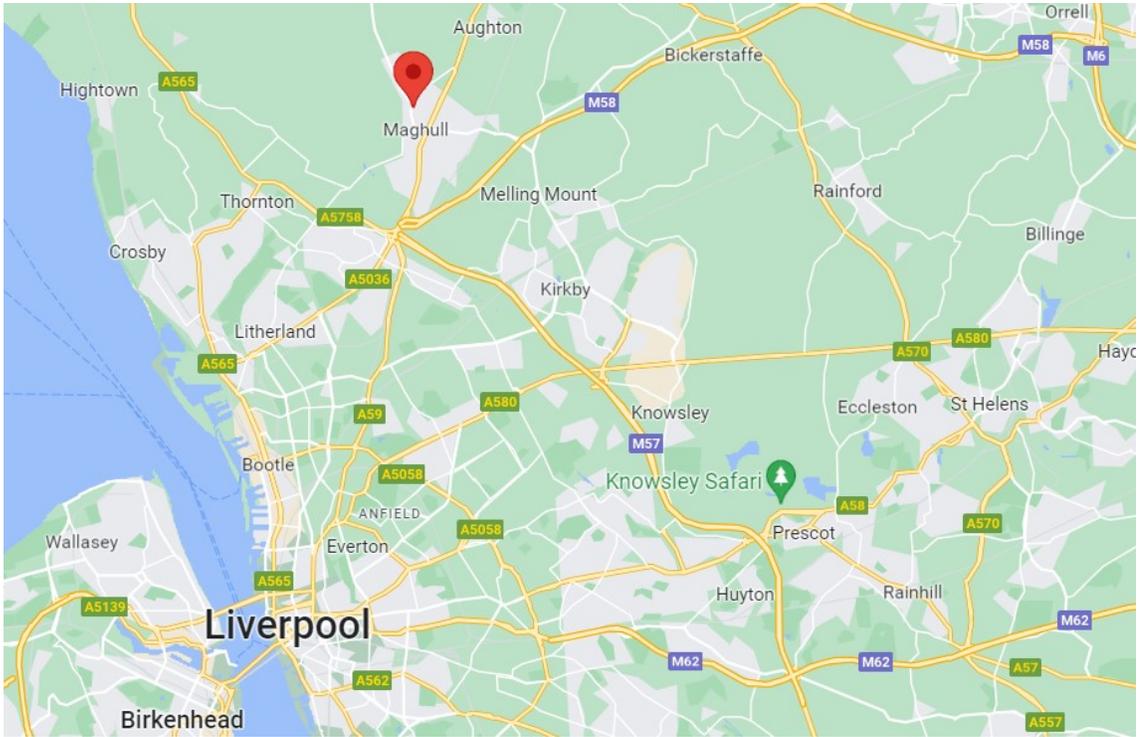
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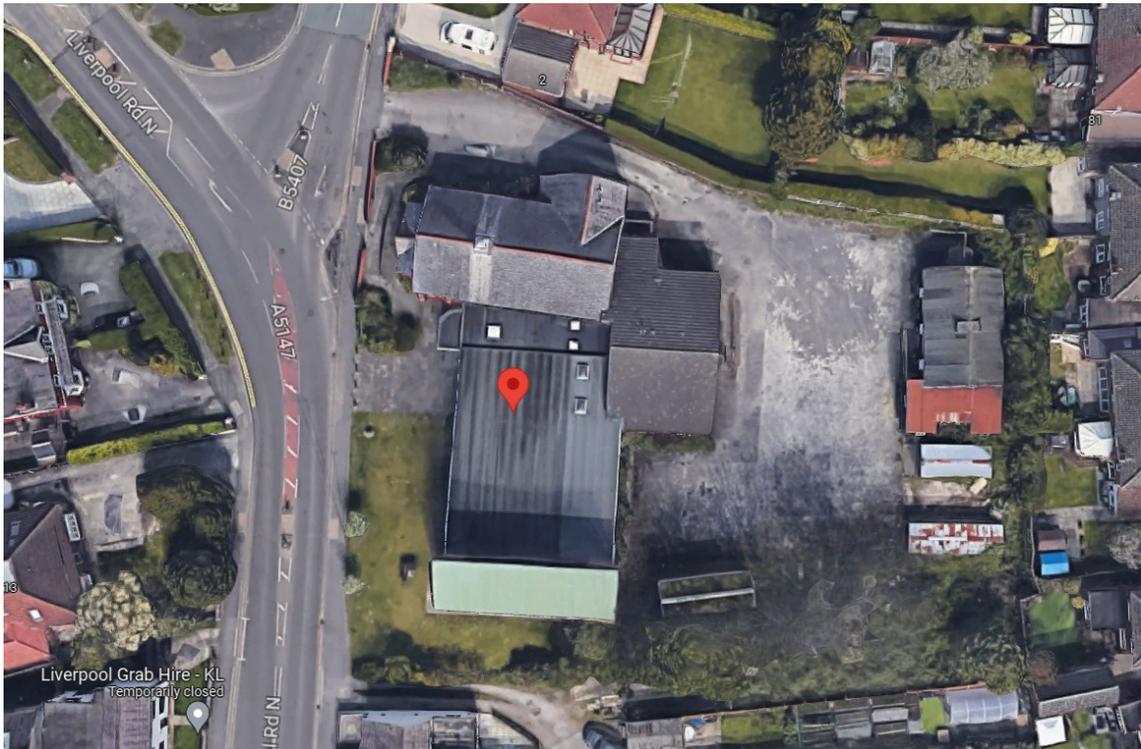
Introduction

This Design and access statement has been prepared on behalf of Central Coop in relation with the **Former Methodist Church, 180 Liverpool Road North, Maghull, Liverpool L31 2HP**

The proposal is to demolish the existing buildings on site and create a new Class 'E' Cooperative Foodstore, with new shopfront including signage zones, car park / community space, and new secure yard/plant enclosure, including installation of external plant.



Location Map



Birds eye view of the site

Related drawings and documents

This Design and Access statement is to be read in conjunction with the following drawings and supporting documents which are available upon request:

DB3 Architecture:

16091-DB3-B01-00-DR-A-00001	Existing Floor Plans and Elevations - P01
16091-DB3-B01-00-DR-A-20001	Proposed Floor Plans and Elevations - P01
16091-DB3-B01-00-DR-A-27001	Proposed Roof Plan - P01
16091-DB3-B01-00-DR-A-90001	Existing Site Plan - P01
16091-DB3-B01-00-DR-A-90002	Proposed Site Plan - P03
16091-DB3-B01-00-DR-A-90003	Block and Location Plan - P02
16091-DB3-B01-00-DR-A-90004	Proposed Landscaping Plan - P01
16091-DB3-B01-00-DR-A-90005	Proposed Street Scenes - P02
16091-DB3-B01-00-DR-A-96001	Proposed Secure Enclosure - P03

Background

Central England Cooperative own the site as indicated on drawing 16091-DB3-B01-00-DR-A-90003 Block and Location Plan

The site is located on Liverpool Road North, within the suburban town of Maghull in the civil parish of Sefton, Merseyside
Maghull is approx. 10 miles north of Liverpool

The site is bounded by:

- Residential properties to the North
- Liverpool Road N to the West with Residential properties beyond
- Residential properties and Clent Avenue to the East
- Residential properties and local public house to the South

The Site is currently vacant, and has been since September 2021

The site **is not** located in an area identified by the Environment Agency as being prone to flooding.

The site **is not** located in a Conservation area; therefore, a separate Heritage statement has not been deemed required.

Planning and Design Proposals

Use

Central Coop are applying for Planning Permission to redevelop the existing site from 'Class D1' Methodist Church, to new 'Class E[a]' Retail Convenience Store

The redevelopment of the site to include:

- Demolition of existing Methodist Church
- New build development to create 420 msq GIA convenience which includes 280 msq sales area and 140 msq associated back of house.
- Enclosed service yard with Refuse bin storage and Refrigeration Plant
- 27no. car park spaces overall

Amount, Scale and Layout

The scale of the development will be slightly decreased as the below figures indicate

Class D1 - Existing Methodist Church Overall – 674 msq

Class E[a] - Proposed Convenience store – 420 msq

Appearance

The existing Methodist church on the site varies in appearance. The Church has had various extensions over time, but the original element is predominantly brickwork. Therefore, for the new build we have opted for Coop's model design, but at the same time tried to pull in elements of the existing building and surrounding areas. I.e., local brickwork, render and timber cladding.



Proposed Site Plan



Proposed Elevation

Access and Parking

Vehicular Access

Vehicular access to the proposed re-development will be via a new access point off Liverpool Road North

Service access

Servicing vehicles will access the site via the same access point off Liverpool Road North, and manoeuvre within site to the designated drop off point.

Refer to separate documents listed below for all delivery arrangements.

- 16091-DMP-01 CEC Maghull - Delivery Management Plan
- 16091-DMP-02 CEC Maghull - Proposed Delivery Schedules

Pedestrian and Cycle Access

Pedestrian access will be via the new access point off Liverpool Road North, with a designated safe route to the new shopfronts. With additional pedestrian only link as shown on the proposed site plan

Cyclist access will also be via the new access point off Liverpool Road North, with a designated safe route to the new shopfront entrances.

The provision of 3no Sheffield style cycle hoops will be provided for customers adjacent the shopfront entrance

Parking Provisions

The re-development proposal will provide a total of 27 car park spaces of which 21 are for general use, 2 accessible, 2 parent and child and 2 Ev's.

The anticipated demand of car parking is deemed sufficient to cater for the Convenience store, and falls within local parking standards.

Public Transport Infrastructure

Existing Public Transport infrastructure will be unaffected by the proposals

Conclusion on Sustainable Transport

In reviewing the accessibility of the site, it is clear that the site complies fully with accepted national good practice guidance, with local bus services accessing the bus stops as mentioned previously

The site is also located close to residential areas which are served by a good pedestrian infrastructure, which provides the opportunity for customers and employees to both walk and cycle to the store if wished.

It is therefore concluded that the site can be accessed by a variety of different transport modes, and the proposed development will not cause any detrimental effect to the current situation.

External Lighting

There will be a combination of building mounted lights and lighting columns. All lighting will be placed in such a way so not to cast any direct light onto neighbouring properties. Refer to specialist drawing from 'Holophane' P173-1727

Boundary Treatment and Landscaping

The existing boundaries vary around the site.

- The Western boundary facing Liverpool Road N, consists of low level brick wall, existing vehicle opening and sections which are open.
Allow for part infilling the existing vehicle opening, form a new vehicle opening in new location, and provide timber knee rail to provide physical boundary
- The Eastern boundary is predominantly overgrown in vegetation, with deteriorated timber fencing forming boundary.
Allow for removing all dense vegetation, and install new close boarded timber fence throughout
- The Southern boundary is on a slight embankment and is predominantly overgrown with low grade trees and shrubs.
Allow for retaining an element of mature trees, but remove the vast amount of dense vegetation and supplement with new trees as indicated on the plans.
- The Northern boundary consists of varying styles and heights of timber fence.
Allow for retaining where possible, and make good/replace as required.

Drainage

The existing site benefits from an existing infrastructure and the proposed re-development offers only a slight increase to loads on the existing services. The past usage of the building offers the assumption that the services are adequate to manage the proposal. It is therefore proposed to alter and adapt the existing drainage on site, so as to make use of all existing connections and join the new convenience building services to the existing connections.

Ventilation / Extraction System

The proposed Convenience Store will provide an In-Store Bakery offer which is not a full bakery process, but simply an oven warming process. We anticipate minimal odours from this type of process and would not normally provide any additional filtration systems.

Noise

Noise may be generated from the site in various ways and will be mitigated as far as possible as follows:

- Operational noise, generated from deliveries and off-loading – Deliveries are to be made in full accordance with any permitted delivery timings imposed by the Local Authority. Deliveries will be kept away from any residential properties, shielded by the store, and all within the enclosed service yard.
(refer to document 16091-DMP-01 CEC Maghull - Delivery Management Plan)
- Noise from traffic and customers – As the site was previously a functioning Methodist church/local community space, the noise generated from customer vehicles will be no different than the previous scenario. Proposed parking bays are to be configured in such a way to suit the new building footprint.
- Noise from plant – external plant to the main store will be located within a close boarded timber enclosure, which will keep any potential noise breakout to a minimum. This is located to the rear of the store, and will be engineered in such a way to minimise noise breakout.
(refer to drawing 01 - CEC Maghull Plant Layout - 2023.03.22)