



NEW CO-OPERATIVE FOODSTORE,  
ADJOINING SUB UNIT &  
RESIDENTIAL UNITS OVER

FORMER 'GEORGE' HOTEL,  
DUKE STREET, BIRKDALE, SOUTHPORT,  
MERSEYSIDE. PR85DH

DESIGN & ACCESS STATEMENT

Issue 01

Dated: Dec 2023

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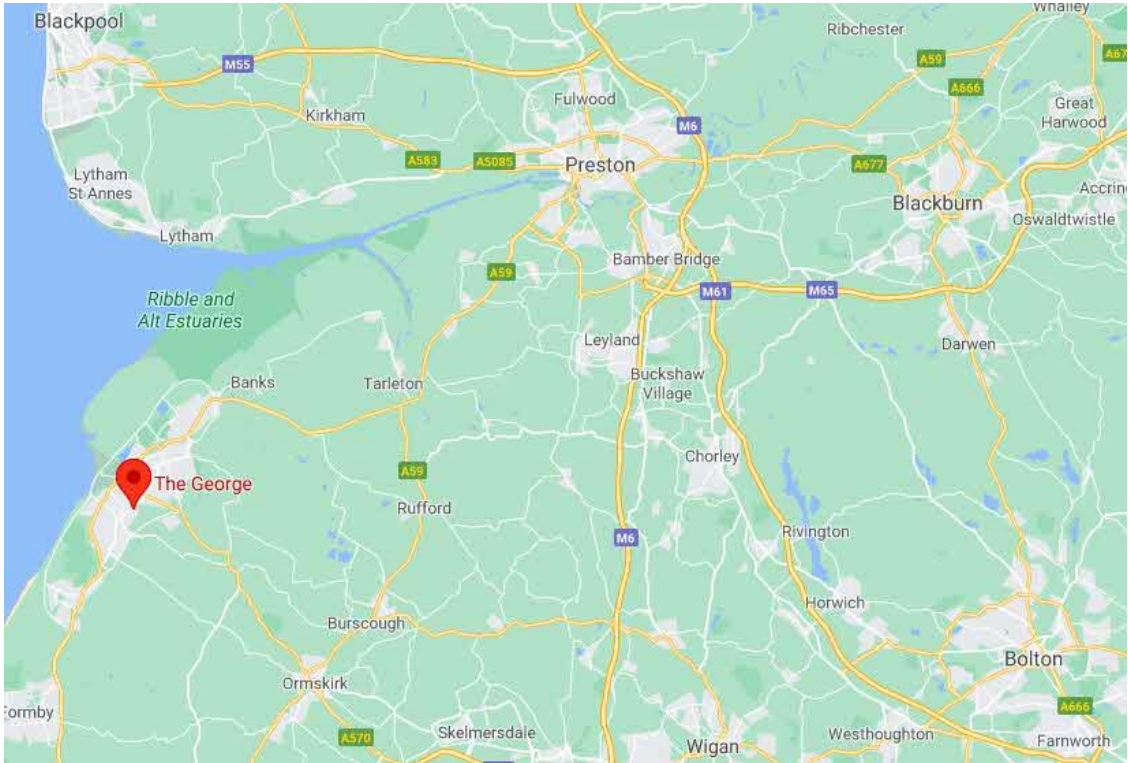
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## Introduction

This Design and access statement has been prepared on behalf of Central Coop in relation with the former 'George Hotel', Duke Street, Birkdale, Southport, Merseyside. PR85DH

The proposal is to redevelop the existing site to form a new Cooperative Foodstore at ground floor with adjoining Sub-unit, with new shopfront, signage zones, reconfigured car park, residential amenity space and new secure yard/plant enclosure, including installation of external plant and

To the first floor, the redevelopment will create four new residential units.



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:

16765-DB3-B01-00-DR-A-20001	Existing Plans & Elevations
16765-DB3-B01-00-DR-A-20002	Proposed Elevations
16765-DB3-B01-00-DR-A-20003	Proposed Ground Floor Plan
16765-DB3-B01-00-DR-A-20004	Proposed First Floor Plan
16765-DB3-B01-00-DR-A-27001	Proposed Roof Plan
16765-DB3-B01-00-DR-A-90001	Existing Site Plan
16765-DB3-B01-00-DR-A-90002	Proposed Site Plan
16765-DB3-B01-00-DR-A-90003	Block and Location Plan
16765-DB3-B01-00-DR-A-90004	Proposed Landscaping Plan
16765-DB3-B01-00-DR-A-90005	Proposed External Enclosure
16765-DB3-B01-00-DR-A-90010	Proposed Street Scenes

## Background

Central Coop own the site as indicated on drawing 16765-DB3-B01-00-DR-A-90003 Block and Location Plan.

The site is located on Duke Street, within the seaside town of Southport. Southport is approx. 20 miles south/west of Preston and 20 miles north of Liverpool.

The site is bounded by:

- Cemetery Road to the South/East with local cemetery beyond
- Duke Street to the South/West with Residential properties beyond
- Residential properties to the North/West
- Local retail units to the North/East

The Site is currently vacant, and has been since February 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 to provide a new 'Class E[a]' Retail Convenience Store, with adjoining Class 'E[b]' Sub Unit with 4x residential Units over

The redevelopment of the site to include:

- Demolition of existing Public House
- New build development 'like for like' to create new 4,250 sq ft GIA convenience store to include 3,000 sqft sales area and 1,250 sqft associated back of house.
- Additional Sub Unit of 1,250 sqft
- Enclosed service yard with Refuse bin storage and Refrigeration Plant
- 4x Residential flats at first floor level, with associated refuse / cycle area, amenity area and designated parking spaces
- 28no. reconfigured car park spaces overall, split between retail and residential as indicated

### Amount, Scale and Layout

The scale of the development will only have a slight increase on the '*pre-demolition*' building footprint. The figures listed below are based on the current situation on site, thus are not a true reflection on the development as a whole

Existing Overall –3,480sqft. This is broken down into:

Remaining First Floor –1,670sqft

Remaining Ground Floor –1,810sqft

Proposals Overall –8,435sqft. Broken down into:

First Floor –2,935sqft

Ground Floor –5,500sqft

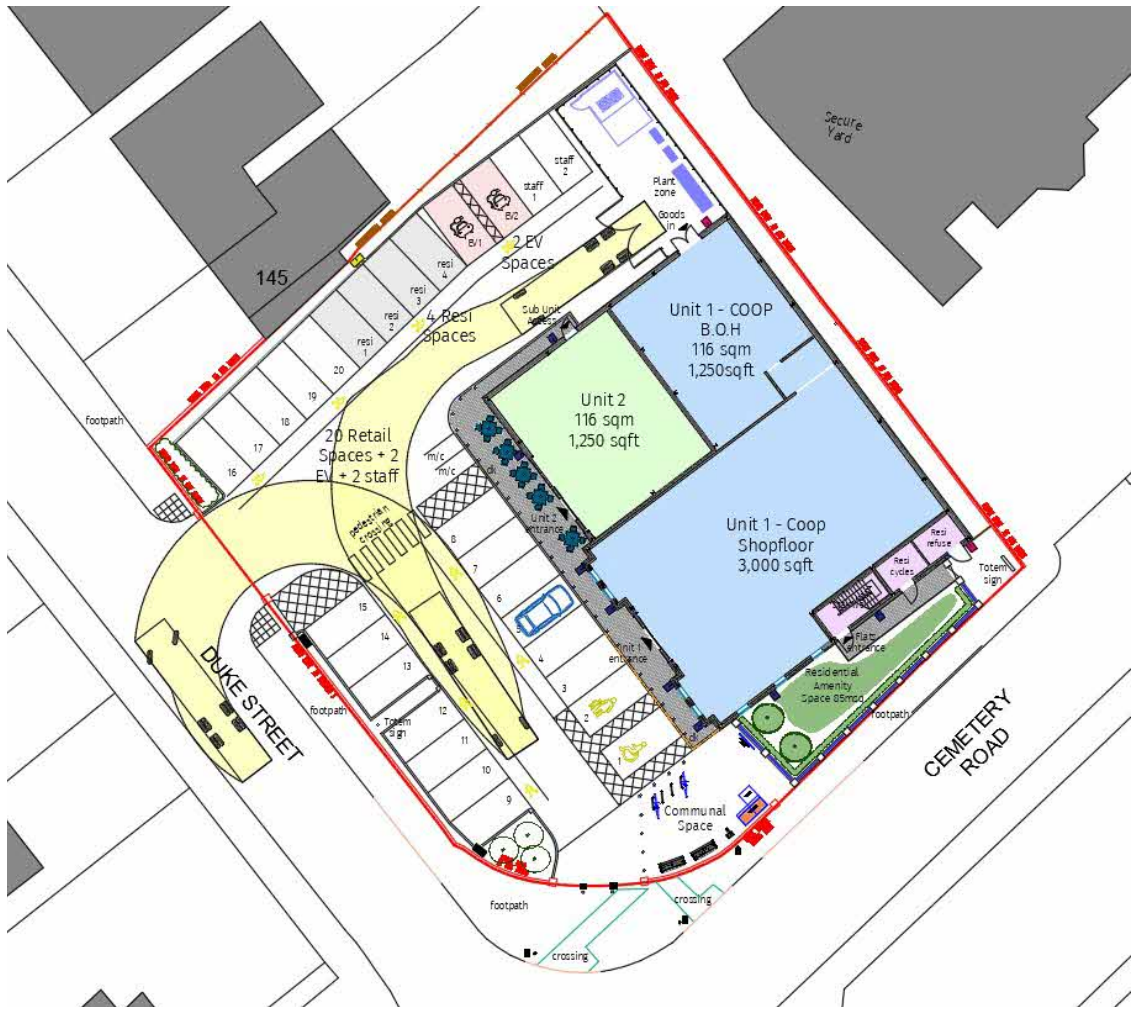
### Appearance

The existing Public House on the site varies in appearance. The Public House has had various extensions over time, but the remaining main element is predominantly brickwork and painted render.

Therefore, for the new build we have opted for a 'like for like' 2 storey representation of the original part of the Public House.

The single storey element will be in-keeping within the theme of render





Proposed Site Plan



Proposed Elevations

## **Access and Parking**

### ***Vehicular Access***

Vehicular access to the proposed re-development will be via the existing access point off Duke Street, and will be unaffected by the proposal

### ***Service access***

Servicing vehicles will access the site via the same retained access point off Duke Street, and manoeuvre within site to the designated drop off point.

Refer to separate documents listed below for all delivery arrangements.

- 16765-DMP-01 Central Coop Birkdale - Delivery Management Plan
- 16765-DMP-02 Central Coop Birkdale - Proposed Delivery Schedules

### ***Pedestrian and Cycle Access***

Pedestrian access will be maintained via the existing access points off Duke Street and Cemetery Road, with a designated safe route to the new shopfronts.

Cyclist access will also be maintained via the existing access point off Duke Street and Cemetery Road, with a designated safe route to the new shopfront entrances. The provision of 4no Sheffield style cycle hoops will be provided for customers adjacent the shopfront entrance

### ***Parking Provisions***

The re-development proposal will provide a total of 28 car park spaces of which 22 are for general retail use, 4 for residents only and 2 for staff.

The anticipated demand of car parking is deemed sufficient to cater for the Convenience store, additional unit and residential element, 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 'Trilux'



## Boundary Treatment and Landscaping

The existing boundaries vary around the site.

- The North West facing boundary consists of low level brick wall and timber fencing, with overgrown vegetation in areas. Allow for minor remedial repairs to the fence and wall as required, and cut back the vegetation as required.
- Northern East Facing boundary consists of brick wall, approx. 1.5m high, which is to be made good as required, minor repairs only. Remove overgrown vegetation as required.
- South Eastern boundary is partly open to cemetery road, with low level brick wall. Allow for remedial works to existing brick wall as required. Allow for forming new low level wall with railings to amenity garden space. Secure timber store also provided for residential refuse bins and cycles.
- South Western boundary consists of a low level brick wall and site access point off Duke Street. Allow for remedial works to brick wall 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.

The proposed operation of the Sub unit will be dealt with directly by the Tenant under separate application

## 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 16765-DMP-01 Central Coop Birkdale - Delivery Management Plan)*
- Noise from traffic and customers –As the site was previously a trading Public House, 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.