



DESIGN AND ACCESS STATEMENT
PROPOSED LIDL FOOD STORE,
STONEHAM LANE, EASTLEIGH, SOUTHAMPTON
August 2022



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The purpose of this Design and Access Statement is to explain the approach of the design that has been adopted in the application proposals.

This document provides information on the proposals and has been put together for the local planning authority, elected members, statutory and non-statutory consultees, along with local residents.

The Design and Access Statement aims to provide information and construct an analysis of the application site. It will also show the surrounding areas and the positive links between the proposal and the existing site.

Planning policies relating to this site are outlined and it will also refer, where necessary, to the technical submissions that have informed the application. Furthermore, it identifies all the constraints and opportunities relating to the development of the site, along with the key design principles adopted.

This statement responds to the requirements of the Town and Country Planning, General Development Procedure order 2006:

“Good design ensures attractive, usable, durable, and adaptable places and is key to achieving a sustainable development”.

The statement has been formatted to conform to the guidance notes of the CABE Design and Access Statement Document and will be addressing the following items:

- 1) Design Context
- 2) Site Context
- 3) Design Proposals
- 4) Access Proposals
- 5) Sustainability

This Design and Access Statement should be analysed in conjunction with:

- The submitted Full Planning Application drawings and CGI's.
- National and local Policy and Best Practice Advice and Guidance, outlining the importance of these guidelines and forming the context for our design proposals.
- Local Council Policy, including supplementary guidance.

PRINCIPAL CLIENT



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This Design & Access Statement has been prepared on behalf of Lidl Great Britain Limited to support a planning application for the development of the site off Stoneham Lane, Eastleigh.

The proposed development will consist of the construction of a new Lidl retail store including associated vehicle parking and service road, landscaping and branded signage (subject to separate planning application), accessed from Whieldon Way off Stoneham Lane.

The application proposals for Lidl will deliver the retail component of a previously consented local centre and, in doing so, will provide the anchor to the local centre principally serving the North Stoneham Park Development.

At present, the site is hardstanding and has been used as a construction compound for the wider Stoneham Park development. It is devoid of any ecological, or landscape merit.

Given Lidl's commitment to invest in Eastleigh, the proposed development will, if consented, be constructed at the earliest opportunity and will add to Eastleigh's retail offering "serving a predominately localised catchment".





Lidl, founded in Germany in the 1930s, commenced trading in the UK in 1994 and now operates over 900 stores nationwide. Lidl's ambitious and successful expansion strategy is credited to its retail philosophy centred on principles of simplicity and maximum efficiency at every stage of the business, from supplier to consumer. This focus enables the company to sell high quality products from a limited range of exclusive own-brand and well-known labels at the lowest prices.

Lidl stores sell around 3,000 carefully selected product lines and are able to offer these high quality products at lower prices due to the combination of a pan-European bulk purchasing policy and directly owning a number of their key supply chains. This affords Lidl the advantage of immense buying power, enabling the company to achieve significant economies of scale that translate into low prices for the customer.

Evidence of Lidl's success is not only proven through its expanding customer base and loyalty but is also compounded by the numerous accolades achieved in recognition of both Lidl's high quality and affordability. Amongst others, Lidl have been voted IWSC Retail Innovator of the Year 2019, Retail Week Awards Best Value Retailer 2019 & Loved by Parents Supermarket of the Year 2019.

Lidl have already succeeded in being awarded a multitude of awards. These include:

- Good Housekeeping Reader Recommended 2020 - In-Store Bakery and other products.
- World Whiskey Awards 'Own Brand Supermarket of the Year'.
- World Vodka Awards 'The Country Winner' for the Rachmanioff vodka.
- World Gin Awards 'Own Brand Gin Supermarket of the Year' & 'Supermarket of the Year'.



Lidl Application Site

CURRENT USE OF SITE

The application site is underdeveloped. It is the only part of the local centre that has not come forward for development owing to the commercial challenges of speculative retail schemes.

Most recently, it has been used as a construction compound with associated hardstanding.

In visual terms, it detracts significantly from the aesthetic appeal and quality of the wider Stoneham development.

SITE SIZE AND TOPOGRAPHY

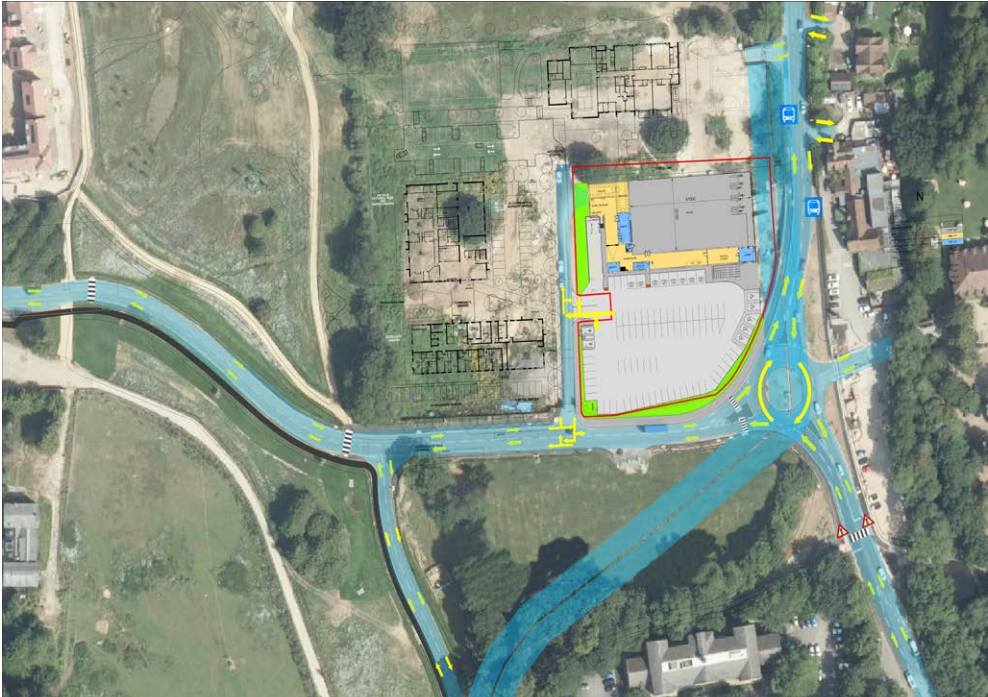
The total site area of the application site is 1.78 acres / 0.72 hectares.

The application site forms part of a much wider development site (c.85 ha) which was granted outline planning approval by Eastleigh Borough Council (EBC) in January 2016 (Ref. O/15/76023). This allowed for 1,100 dwellings, a care home, new local centre including primary school, pre-school, community building, offices, and public open space on land south of Chestnut Avenue.

The site has subtle levels changes across it which has meant the presence of some retaining walls under the store and on the frontage onto Stoneham Lane.

A Reserved Matters application (Ref. RM/18/84537) for appearance, landscaping, layout, and scale (pursuant to outline planning permission O/15/76023) of the local centre including the retail units, café, gymnasium, community centre, nursery, offices and 26no. age restricted flats was approved in March 2019.

The planning permission is extant with several components of the local centre having been constructed. The proposed Lidl will form the primary retail offer of the Local Centre.



ACCESS

The development proposals will provide a new vehicle crossover arrangement from Whieldon Way to the west to give priority to pedestrians crossing the vehicular site access, with give-way / priority markings placed at the back of the footway to emphasise this priority of pedestrians.

Further, a vehicle crossover arrangement would be utilised for all vehicles accessing the site. The required vehicle visibility splays are achievable at the proposed site access, across land within the control of the developer, commensurate with requirements for a 20mph vehicle speed.

This is considered appropriate based upon visibility splays previously assessed as part of the local centre S278 works and raised surface traffic calming feature in the immediate vicinity of the access.

The proposed access/egress will be taken from Whieldon Way via Highwood Avenue and will be utilised by customers, staff and deliveries.

The site is accessible via sustainable modes of travel with infrastructure to facilitate pedestrian and cycle movements between the site and local residential areas.

A dedicated pedestrian and cycle access will be provided directly from the footpath on Stoneham Lane.

Convenient access to public transport services is provided in the form of bus stops located directly opposite and adjacent to the pedestrian access on Stoneham Lane.

PROPOSED DEVELOPMENT - STONEHAM LANE, EASTLEIGH, SOUTHAMPTON

SURROUNDING AREA

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North



East



South



West

SURROUNDING

The application site is located in an area containing residential, retail, leisure.

Adjacent land uses include, to the:

- North - Residential, Stoneham Park Academy
- East - Leisure & Hotel
- South - Local Businesses, Church. Eastleigh F.C.
- West - Residential

As part of the development, Lidl will provide a comprehensive landscaping scheme incorporating the following:

- Native and ornamental trees within the perimeter of the site and car park and access road
- Ornamental shrub planting
- Native hedge planting
- Meadow wild flower grass along with regular grass

The aim of the planting is to reduce the visual impact of the store and enhance the aesthetic amenity and biodiversity of the immediate surroundings.

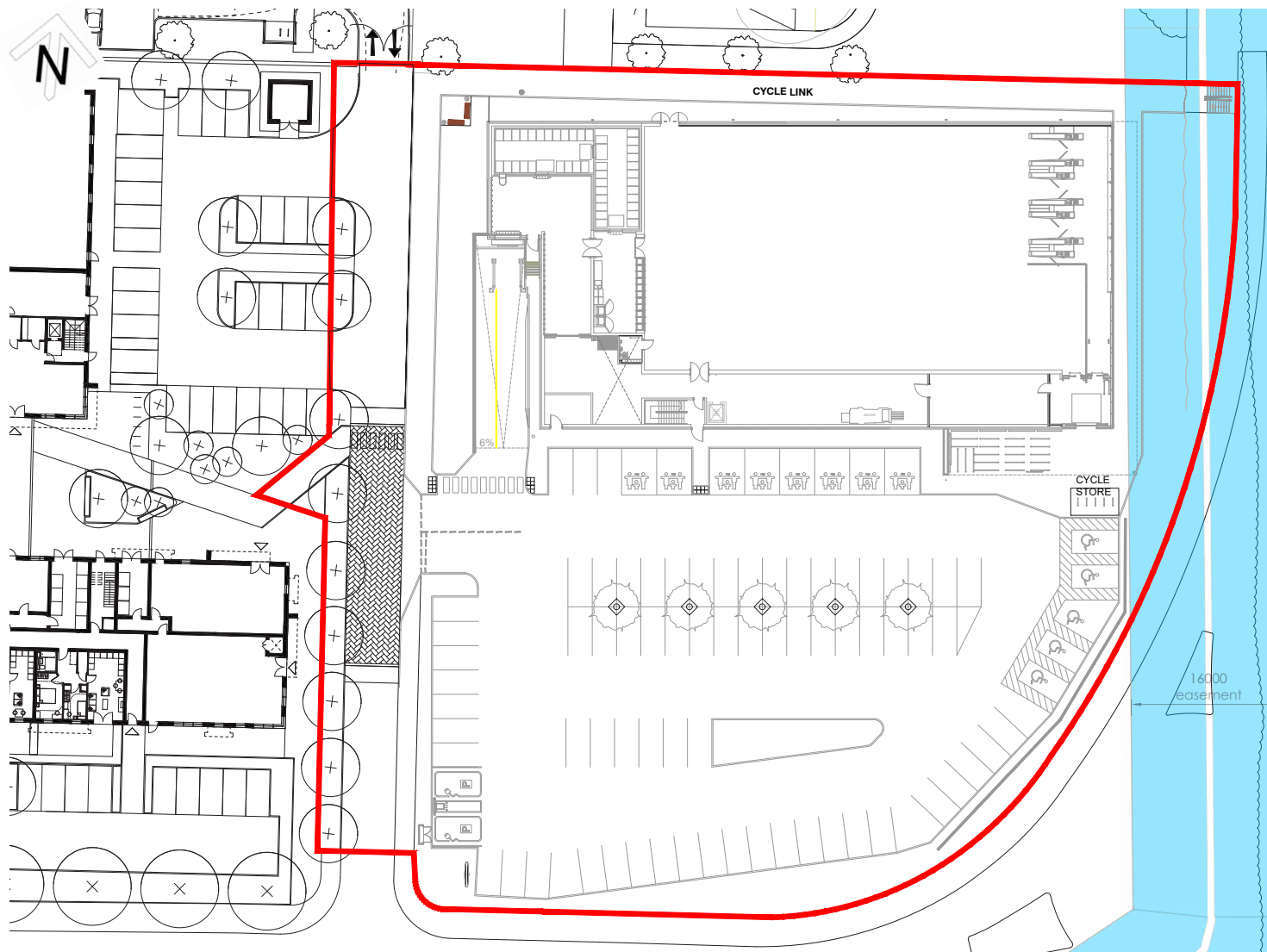


OBJECTIVES AND PRINCIPLES

Lidl's proposed development will create a new neighbourhood foodstore with 1,210m² sales area (1,987m² gross internal floor area). The development will also provide a free customer car park and recessed loading bay to facilitate the delivery of goods to the store.

The store will be built in accordance with Lidl's latest specification providing a lighter, more spacious sales area, with full height glazing to the front elevation. The Proposed elevations have been considerably designed along the main aspects, providing activity and identity to the public frontages which:

1. Respond to the geometry and topography of the site.
2. Permeability, pedestrian activity and connectivity.
3. Respect the urban edge and remain in keeping with the adjacent developments.
4. Adopt a design approach that assimilates with the Local Centre and wider Stoneham development generally.



CONSTRAINTS & OPPORTUNITIES

The site is subject to differing constraints and opportunities. These have been appraised and have informed the layout and flow of the site.

Physical constraints include the strong tree belt to the South which proceeds to run Northwards along the Western boundary creating a buffer between the site and Avenue Park.

The spine road creates an axis to respond to and a highly visible public route to face. A secondary route into the Northern half of the site leads to the school beyond the Northern boundary which has been taken into consideration.

A very large sewer easement bisects the Eastern boundary of the site and is a further consideration for the positioning of the store.

Various design options have been tried to position the store within the site based on the above constraints. The proposed design acknowledges the feature corner position, gateway location and connectivity to the public square.



Proposed Ground and First Floor Plan

KEY:



Sales Area



Ancillary Areas



Warehouse Areas

PROPOSED LAYOUT

The proposed store has been positioned to the north of the site. The southern areas of the site are to be customer parking with vehicle and pedestrian access to the Western side.

The 88 free to use, Lidl dedicated car parking spaces have been positioned to the front of the store which has the principal elevations. The car park area has been laid out in central islands to allow easy manoeuvrability of vehicles and also safe and easy access to and from the proposed store.

Trees and a planting bed have been included within the central area of the car park to break the space up and to add to the perimeter landscaped areas.

Goods deliveries will be made via the recessed loading bay which is situated adjacent to the warehouse space. The store's dedicated delivery facility will be accessed via an HGV grade vehicle ramp directly in front of the delivery pod door.

A vehicle tracking exercise has been carried out which confirms a delivery vehicle can access the delivery area during trading hours without having any adverse effect to the car parking arrangements.

While designing the proposed development the following key factors were taken into consideration:

- Market demands
- Surrounding properties
- Site constraints
- Vehicular and pedestrian circulation within the site
- Design guidance



CGI views of the proposed Lidl store

APPEARANCE

The site aesthetic has been considered as part of the proposal with the planned use of a limited but considered material palette affording the design coherency.

The East elevation facing Stoneham Lane, will have an active full height glazed frontage and with no suspended ceiling to provide natural light and to help modernize the visual appearance of the store. A first floor has been added to maximise trading space and to improve customer and staff environments. With the 4m glazing wrapping around the corner of the store, the entrance lobby will have a welcoming open atrium ambience for customers to the Lidl store.

The elevations will consist of high level fascia cladding with gault / light brick below and lower plinth rendered to match the store door & window frames. This palette will be complemented by silver eaves guttering and rainwater pipes.

The loading dock gable West elevation at the rear of the store will complement the other elevations through using the same material composites and colour palette.

The combination of the grey roof / doors and window frames along with brick to match adjacent developments give a contemporary look that is in keeping with the overall wider site development.

Each elevation treatment responds to its specific context, whilst also addressing the development as a whole by:

- 1) Material details incorporated to match the wider estate.
- 2) Using an appropriate architectural form.
- 3) Referencing the scale of the building within the elevation treatments.

While final confirmation of the exact material specification requires approval by the Local Authority, it is intended that the pallet of materials will consist of the following:

- Roofing – Composite roof panels to match high level cladding - RAL 9006 Silver
- High level cladding, fascia and soffits - RAL 9006 Silver
- Upper external wall - Gault / Light Brick
- Lower rendered plinth - RAL 7024 Grey
- Doors/Windows/Curtain Wall - RAL 7024 Grey





Adjacent development



Proposed Lidl store with adjacent development CGI

APPEARANCE

The buildings on the overall scheme are sited either side of roads, landscaped spaces and parking courts and therefore have physical separation and distance between them. The positioning, form and material choices have all helped to unify the collection of the buildings forming part of the wider Stoneham development.

The proposed Lidl store uses the same light brick texture and colour palette that reoccurs on buildings throughout the site giving further unification across the street. It also allows the proposal to reinforce the material choice of the school to the north, which itself is brick.

Key site opportunities have been maximised to create a gateway entrance and focal point to the Local Centre.

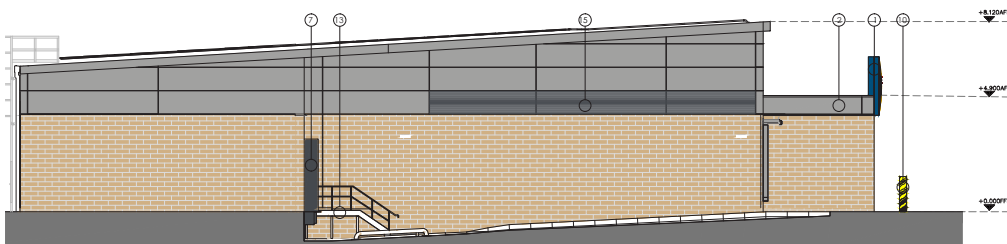
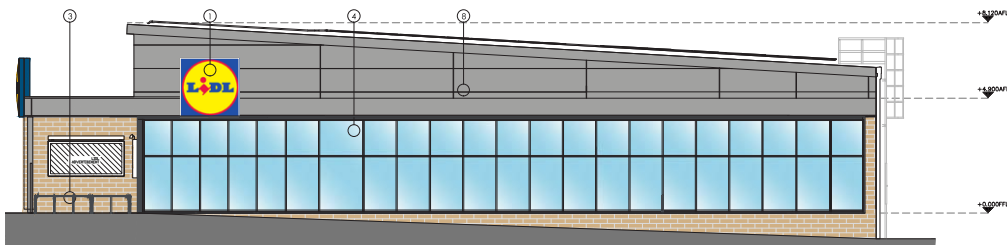
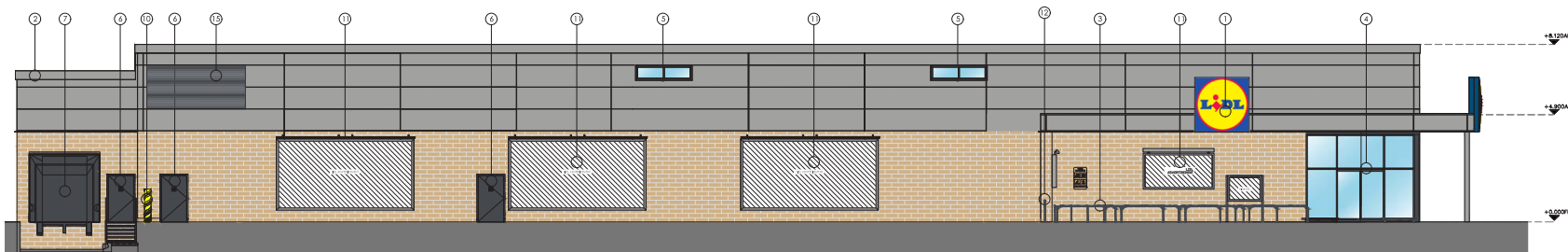
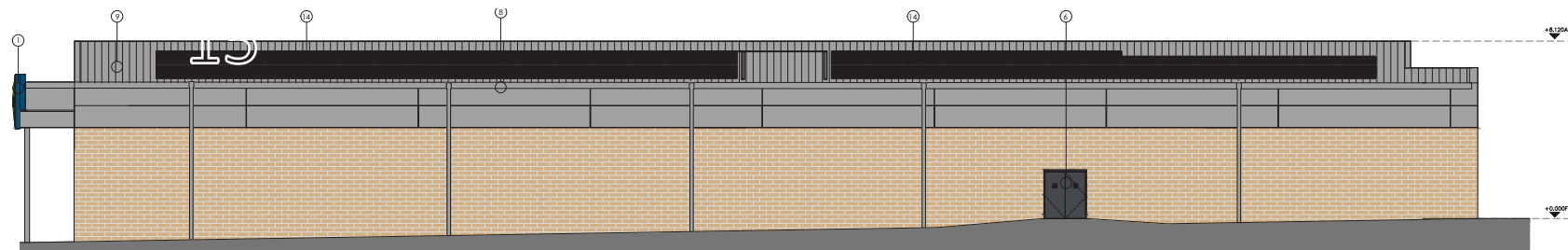
The proposed landscape scheme follows the estate hierarchy using similar types of plants and material palette ensuring consistency in design approach across the development.

The overall proposal affords a year round interest and includes feature seasonal interest planting along with trees that are located both on the perimeter and within the car park to help soften the site.



Proposed Lidl store CGI's





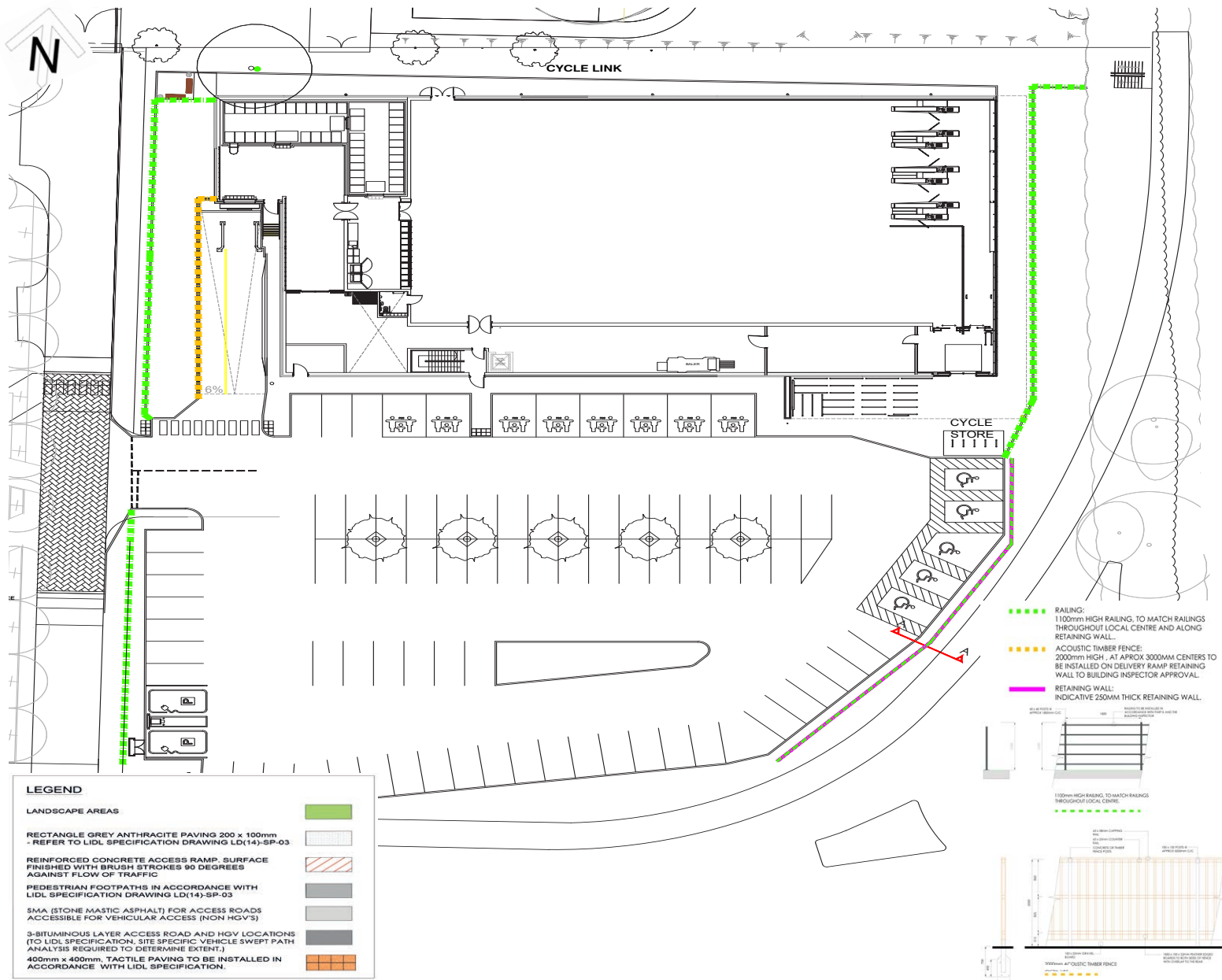
- PROPOSED MATERIALS SPECIFICATIONS**
 SUBJECT TO BE FINALIZED IN CONSULTATION WITH EHS SPECIFICATIONS
 MATERIALS MUST BE APPROVED FOR USE ONLY AND MUST NOT MATCH
 THE WALL FINISH.
- 1 NEW EXTERIOR WALLS INTERNALLY ILLUMINATED
 200MM x 2500MM SUBJECT TO DECKING APPROVAL
 - 2 **WALL CLADDING**
 COLOUR: SLATE METALLIC, RAL 9005
 - 3 **STAINLESS STEEL ROOPLY BATHS**
 - 4 PROPOSED GLASS CURTAIN WALL GLAZING
 COLOUR: GREY, RAL 7031
 - 5 PROPOSED WELDLINE WINDOW (PROFIT CLASS)
 COLOUR: GREY, RAL 7031
 - 6 PROPOSED DOORFRAME DOORS (PROFIT ROOM)
 COLOUR: GREY, RAL 7031
 - 7 PROPOSED DOORFRAME DOOR BEACHROOM
 COLOUR: GREY, RAL 7031
 WITH DOOR 200MM
 - 8 NEW METAL CLADDING TO SUPPLY, FACIAL
 NEW METAL CLADDING, COLOUR: GREY METAL
 COLOUR: SLATE METALLIC, RAL 9005
 150 CM TO 150 CM WITH NEW CHAIR GLAZING
 - 9 PROPOSED COMPACT ROOF CLADDING TO
 BE INSTALLED TO MATCH WALL CLADDING
 COLOUR: BLUE METALLIC, RAL 9005
 - 10 ROOF BOLAR 1500MM HIGH BLACK AND YELLOW
 - 11 WALL MOUNTED BULKHEADS SUBJECT TO DECKING APPROVAL
 - 12 STAINLESS STEEL BOLARIES TO BE DEVELOPED
 MOUNT GRADE 316, 1500MM HIGH
 - 13 GALVANIZED STAINLESS STEEL DRIVERS SLOPS
 - 14 ROOF MOUNTED SOLAR PV PANELS
 - 15 VENTILATION (DOORS) TO PROVIDE AIR FLOW TO ROOF PLANT
 - 16 DAILY LIGHT BENCH, SUMMER INC
 - 17 CLADDING PANELS (NEW METALLIC, RAL 9005)



PROPOSED DEVELOPMENT - STONEHAM LANE, EASTLEIGH, SOUTHAMPTON

BOUNDARY PROPOSALS & SITE FINISHES

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BOUNDARY PROPOSALS

The perimeter landscaping and the proposed landscaped areas within the scheme will provide a framework for the site. For detailed landscape proposals refer to the Landscape Architect's drawings. Also provided within the planning application are Boundary Treatments and Site Finishes Plans.

SITE FINISHES

The proposed development has undergone a considered and detailed landscaping design in order to assist the development in assimilating into the surrounding area and to enhance the appearance and visual amenity of the site. The proposed retail development will incorporate landscaping to the Eastern, Southern and Western boundaries of the store.

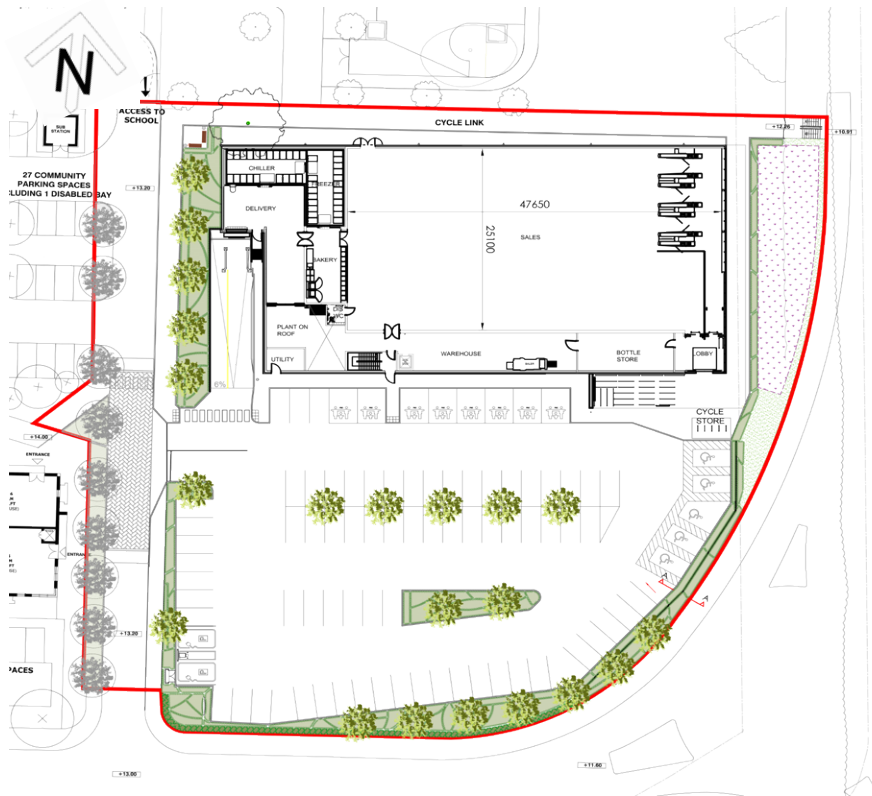
Please refer to the site finishes drawing 20321 AD 115 – Proposed Site Finishes for further details.



PROPOSED DEVELOPMENT - STONEHAM LANE, EASTLEIGH, SOUTHAMPTON

LANDSCAPE STRATEGY

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Planting to follow the estate landscape hierarchy and use a similar palette of plants and materials as adjacent units



Planting is to be a mixture of shrubs and herbaceous planting to create year-round ground cover. Feature planting is created with seasonal interest planting, with soft grasses and herbaceous planting breaking up more formal evergreen shrubs.

KEY



Existing trees / hedgerow to be retained and protected
(in accordance with BS 5837:2012)



Existing trees / hedgerow to be removed



Proposed tree planting



Proposed native mix hedge planting
(planted in double staggered row, 4 plants per linear metre)



Proposed shrub / herbaceous planting



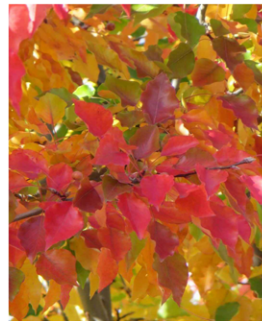
Proposed mown lawn (EG21)
(Supplier: Emorsgate seeds or equal approved)



Proposed wildflower meadow (EM1)
(Supplier: Emorsgate seeds or equal approved)



Proposed root barrier
(GreenBlue Urban ReRoot, or equal approved, to structural engineer's recommendation and specification)

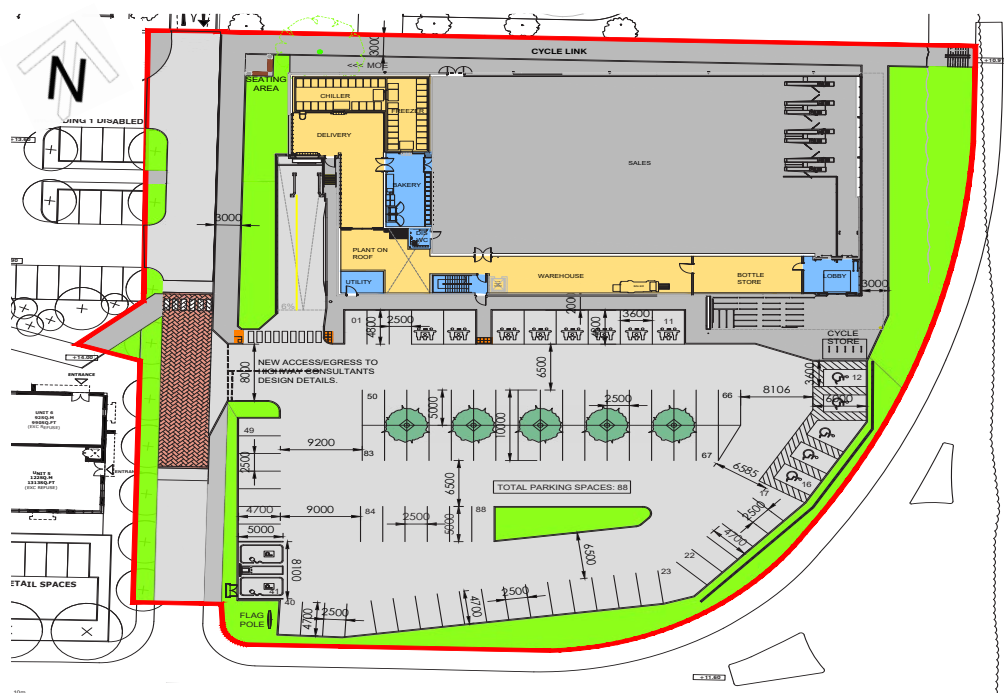


to include Acer griseum multi-stem, Betula pendula multi-stem, Pyrus calleryana 'Chanticleer', Prunus serrula multi-stem and Tilia cordata 'Green-spire'



PROPOSED DEVELOPMENT - STONEHAM LANE, EASTLEIGH, SOUTHAMPTON
LANDSCAPE DESIGN





VEHICULAR ACCESS PROVISION

Vehicle access from Whieldon Way will ensure the provision of safe ingress and egress into the site. Adequate parking of 88 spaces has been provided and include Lidl spec standard, disabled, parent and child and electric vehicle charging car parking spaces.

Vehicle parking spaces provided are generously sized for improved customer access. Cycle storage is provided to the front of the store:

- Standard spaces - 4.7-5m x 2.5m
- Parent and Child - 4.8m x 3.6m
- Disabled - 6.0 x 3.6m (including 1.2m hatching zone)
- Electric Vehicle Charging Spaces - 5.0 x 3.6m

PEDESTRIAN ACCESS PROVISION

The centre of the scheme celebrates pedestrian movement from North Stoneham Park, through Avenue Park and into the Local Centre. The proposed development will achieve a 2% gradient across the site to facilitate those with mobility impairments in accessing the store.

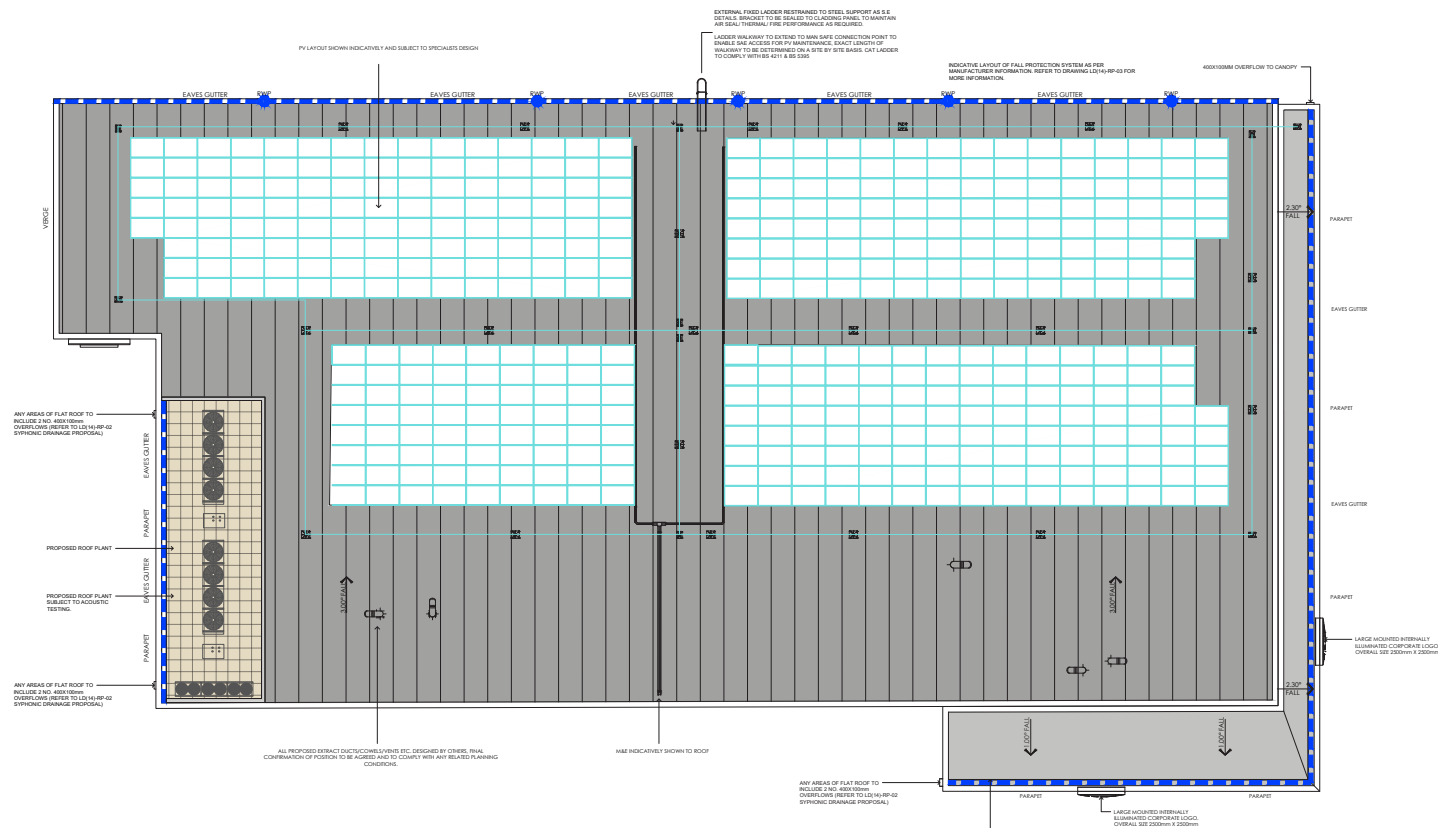
A maximum of 6% gradient will be provided for the delivery ramp. Level access thresholds will be provided into all the main entrance points into the foodstore unit. The scheme will be fully DDA compliant, including WCs and disabled parking spaces.

The current raised section of carriageway on Whieldon Way terminates midway across the proposed vehicle crossover, it is proposed that the existing raised carriageway is extended around 10m to the north, along the whole width of the proposed access and to provide a raised table crossing point between the remaining local centre to the west and a proposed 3m shared footway / cycleway along the western side of the foodstore.

As part of the extension of the raised section of carriageway on Whieldon Way and provision of a raised crossing point, a new section of 3m shared footway / cycleway will be provided on the eastern side of Whieldon Way connecting the crossing point and pedestrian / cycle links within the western local centre area.

The eastern shared footway / cycleway will link to a new cycle link running along the northern edge of the application site, running between Whieldon Way and Stoneham Lane to the east via a stair link with bicycle track. A further shared pedestrian / cycle route is provided along the eastern boundary of the building, forming a direct link between the store entrance and northern cycle link.

The image provided shows the typical arrangement of on-roof mounted PV units.





ENERGY EFFICIENCY

The store design will incorporate passive design strategies to take advantage of:

- Natural daylighting through careful building and glazing orientation. This will offer a reduced dependency on electric lighting through the contribution of natural lighting to achieve the required Lux levels.
- Enhanced fabric efficiencies and thermal mass have been allowed for to help stabilise any temperature fluctuations within the building reducing heat gains and/or losses.
- Incorporate active design strategies to reduce energy consumption by:
 - Introduce heat recovery ventilation to pre-heat incoming fresh air. This will reduce the energy loads associated with fresh air heat loss/gains.

- Introduce separate sub-metering to allow for all energy consumed to be monitored and any discrepancies easily identified and fixed thus minimising wasted energy.
- Low energy lighting will be installed with suitable controls to ensure lights are not left on unnecessarily. Suitable controls will eliminate human error.
- Building energy management system (BEMS) will be designed and installed to manage all systems effectively, ensuring their efficiencies are maintained and achieved.



Images of an internal Lidl store

LIDL ENVIRONMENTAL POLICY

The scheme will be designed to comply with the latest government guidance and the new Part L Building Regulations. In addition, various sustainable measures will be implemented. These include but are not limited to:

- Sustainable surface water drainage scheme.
- Electric Vehicle Charging spaces.
- Recycled materials in insulation and floor finishes.
- Use of water-based paints on steelwork.
- High efficiency LED lighting incorporated internally and externally.
- Lighting to be installed with movement detectors.
- Dual flush toilets.
- Sensor taps to reduce water consumption.
- Improved air leakage and enhanced U-Values where possible.
- Building management system controlled lighting by Lux sensors.
- Environmental waste removal and management policies.
- Delivery noise reduction through quiet, manually operated bridging plates and dock shelter, used in conjunction with sloped loading ramp.

As a discount food retailer, Lidl's supply chain and long-term business success depends on the health of the natural environment. Lidl therefore takes its responsibility as a member of the community very seriously in ensuring it reduces its carbon footprint wherever possible.

Environmentally sustainable design solutions have been incorporated into various stages of the proposed development, affecting the internal design, external appearance and the foodstore's relationship with its context. Energy demand is reduced in the first instance through passive design and a consideration of efficient operational procedures ensures that the proposed foodstore's ongoing environmental impact is minimised.

LIST OF DRAWINGS

20321 AD 100 – Location Plan
20321 AD 101 - Existing Site Plan
20321 AD 110 – Proposed Site Plan
20321 AD 111 – Proposed Floor Plans
20321 AD 112 – Proposed Roof Plan
20321 AD 113 – Proposed Elevations
20321 AD 114 – Proposed Site Boundary Treatments
20321 AD 115 – Proposed Site Finishes
20321 AD 117 – Proposed Site Plan Easement
20321 AD 118 - Proposed Site Plan Topo Overlay





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