
PLANNING ISSUE DESIGN AND ACCESS STATEMENT DECEMBER 2022



APPLICATION FOR PROPOSED CONVENIENCE STORE

AT

**6-8 MARCH ROAD, COATES
FOR LINCOLNSHIRE COOPERATIVE**

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APPLICATION FOR PROPOSED CONVENIENCE STORE AT MARCH ROAD, COATES**

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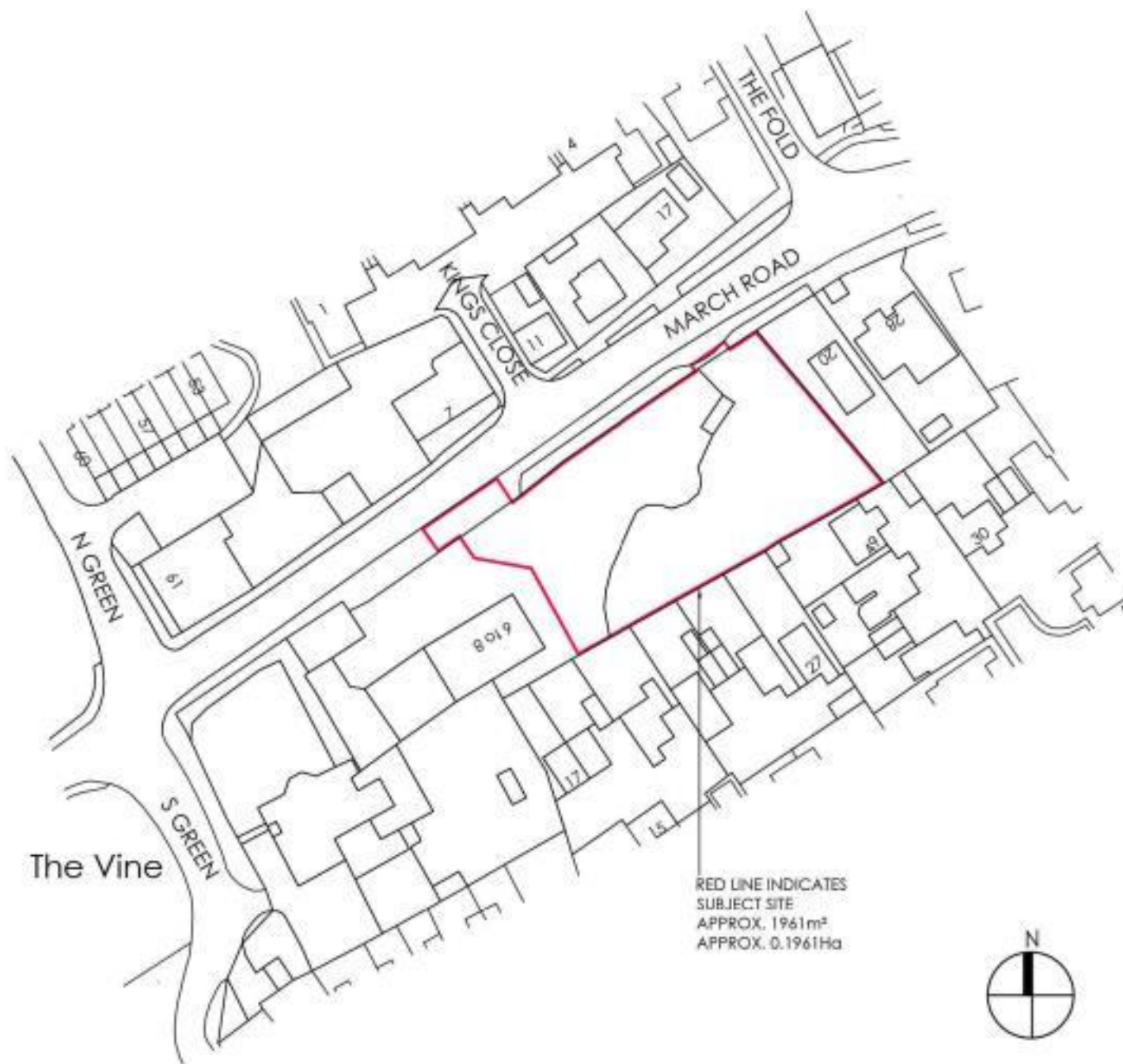


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1.0 LOCATION AND CONTEXT

- 1.1 The subject site is located within Coates, which is a village within the Fenland District Council, in Lincolnshire, approximately 10 miles east of Peterborough.
- 1.2 Coates is defined as a Limited Growth Village within the Fenland Local Plan.
- 1.3 The gross area of this site is 0.1961 Ha nom.



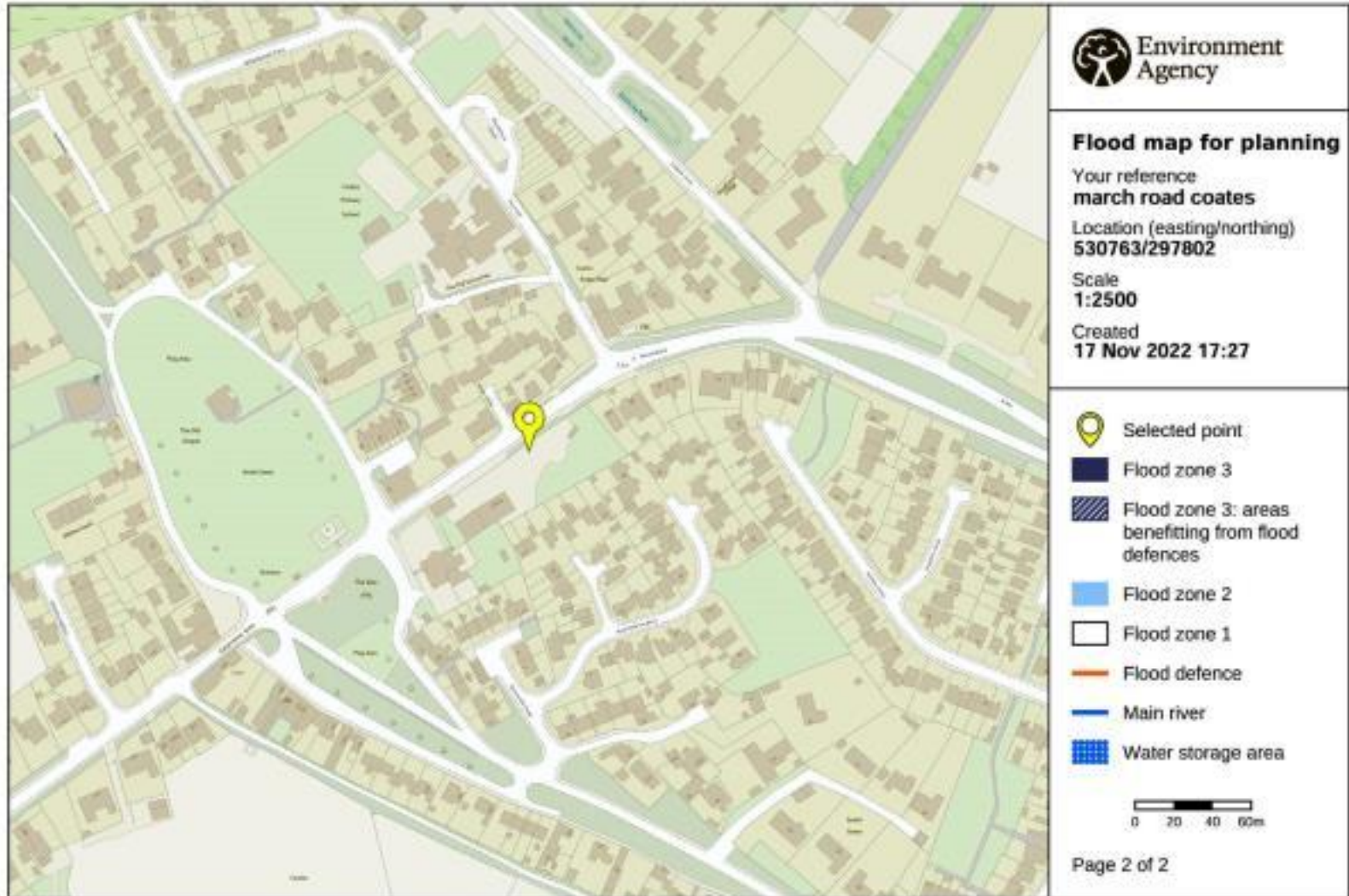
RED LINE INDICATES EXTENT OF SUBJECT SITE (N.T.S)

- 1.4 The proposed site is located centrally within Coates. The immediate surrounding built context is formed predominantly by houses with the main facing material being buff brick, with a mix of both pantile and slate roofing.

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1.5 Up until 2010 the site had been the location of the family-owned business Anker of Coates, a John Deere dealership, the proposed site served as the forecourt for the business. Since the business has been relocated to the outskirts of Coates the site has remained vacant.

1.6 The subject site is located within a Flood Risk Zone 1 and is therefore not at risk of flooding.



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FLOOD RISK MAP OF COATES (YELLOW POINT INDICATES SUBJECT SITE)

1.7 Please refer to accompanying drainage strategy for additional information relating to surface water drainage.



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1.8 The following photos illustrate the site in its current state:



EXISTING VIEW FROM MARCH ROAD, LOOKING SOUTH TOWARDS THE SITE



EXISTING VIEW, LOOKING EAST ACROSS THE SITE

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EXISTING VIEW FROM WITH THE SITE



VIEW OF THE ADJACENT COMMERCIAL PROPERTY WITH TIMBER LOADING HATCH

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1.9 SITE ANALYSIS



The site has two prominent vistas along March Road, and one major pedestrian vista to the north. The proposal addresses these vistas, taking cues contextually from the surrounding buildings, and providing a shop frontage with pedestrian access. Addressing these sight vistas with the shop frontage will encourage a sense of place within and around the site whilst improving wayfinding within Coates.



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2.0 USE

The proposed convenience store is designed and located to respond to the local community. The proposal serves as 'top-up' shopping for local residents rather than a destination type shopping centre. The size of the convenience store is sustainable within the local community and does not depend on a wider catchment area for its sustainability. This proposal is therefore considered consistent with the National Planning Policy framework: paragraphs 91 and 92.

3.0 AMOUNT

The proposed retail unit provides approximately 382m² of retail space at ground floor. This comprises of 280m² Sales area, 102m² Back of House.

The proposed convenience store gives the applicant an opportunity to enhance the site and general environment of the area.

This proposal includes:

- The construction of a new single-story retail unit falling within use class A1
- Adjacent hard/soft landscaping. Including 19no. parking spaces, 2no. of which are to be designated accessible parking bays.

4.0 LAYOUT

- 4.1 It is intended that the proposed convenience store and hard/soft landscaping works will respond to the setting by creating a layout which acknowledges the nature of the existing space and its relationship to the surrounding local environment. The positioning of the store front is set back in line with the adjacent buildings, allowing the street to be read as a whole.



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4.2 SITE STRATEGY



Legend

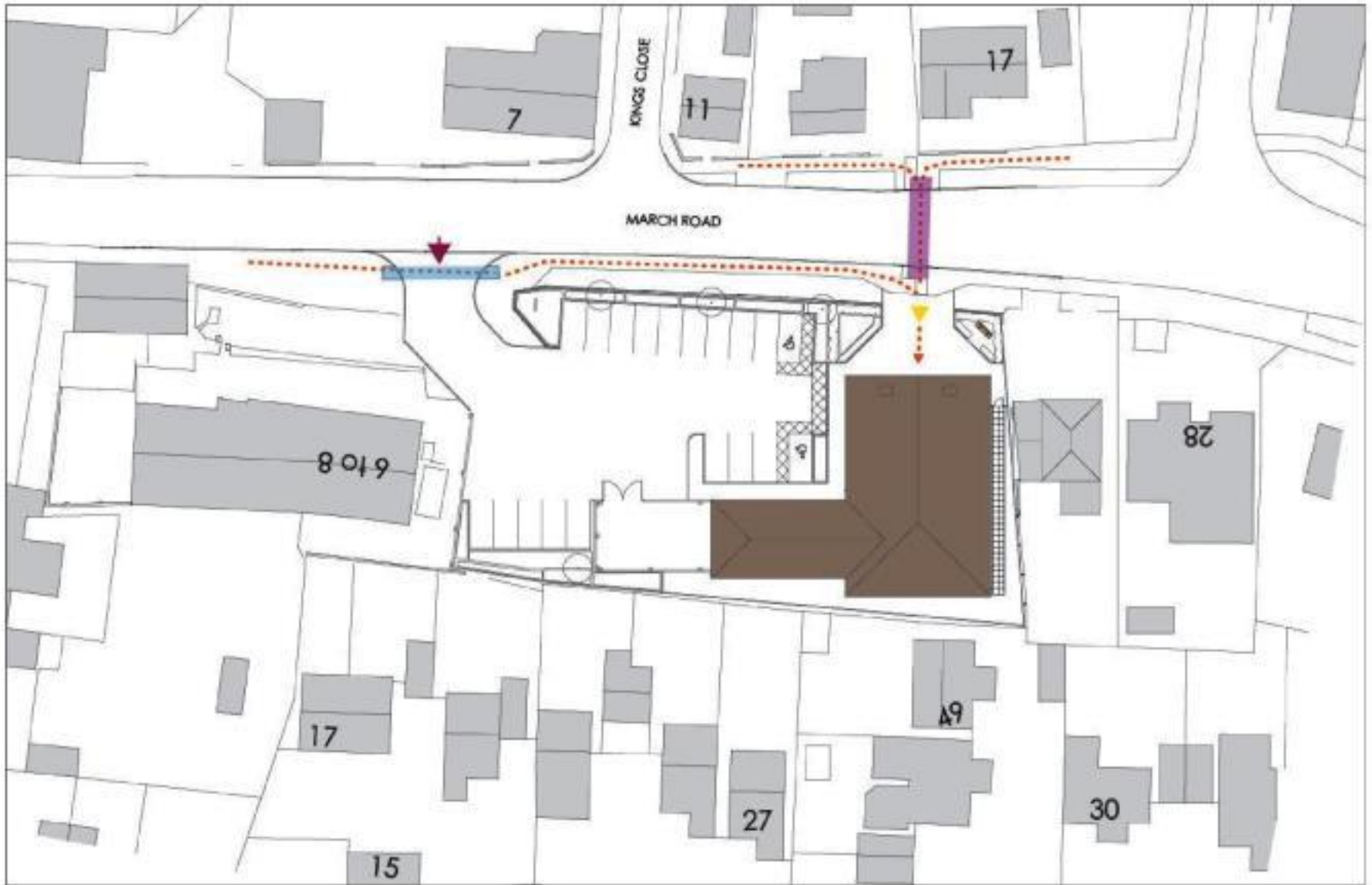
- Proposed Convenience Store
- Adjacent buildings
- Existing grass verge
- Proposed trees, hedges and planting
- * Visually prominent Feature Gable and canopy
- Main face responds to and is in line with adjacent frontage
- ↔ Focus views to the Feature Gable
- Defined service court with secure boundary
- ↩ Delivery vehicles access route




The new convenience store addresses the two main vistas of March Road through creating a relationship with the surrounding buildings through its form and orientation, whilst the hard and soft landscaping of the site softens the view of the site. These elements reinforce the character of the site providing a clearly defined public and private realm, as stated earlier, setting the store back in line with the adjacent buildings replicates the planting pattern of the street.



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4.3 PEDESTRIAN ROUTES



Legend	
	Adjacent buildings
	Existing pedestrian crossing
	Proposed pedestrian crossing
	Proposed pedestrian routes
	Proposed pedestrian access
	Proposed vehicular access

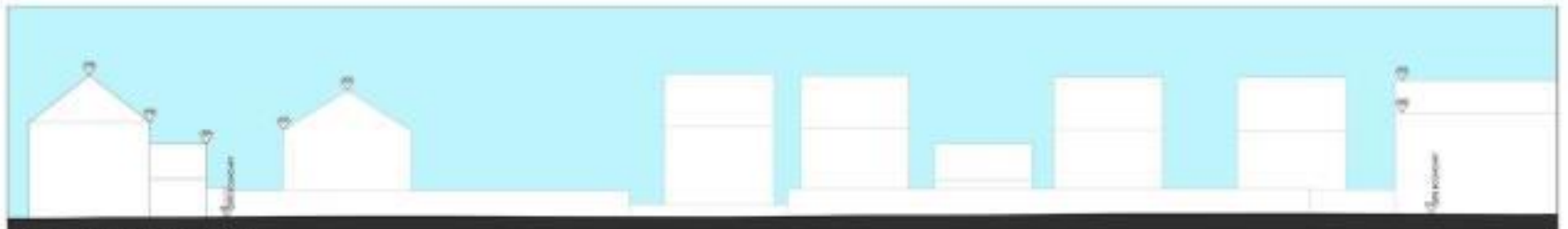
The proposed site layout uses low level planting and post and rail fencing to delineate the pedestrian routes around and in to the site, extending from the existing pedestrian crossing on March Road to the store entrance along with clear pathways to allow customers to safely travel to the store entrance from the car parking court and existing highway.



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5.0 SCALE

The overall scale of the existing adjacent buildings along March Road has been sympathetically addressed, allowing the proposed store to integrate as an extension of the current architectural forms along March Road. This is accomplished through the considered composition of roof pitches; transitioning from gabled frontages to the east, through to none gabled frontages to the west. The steel frame design of the canopy to the shopfront emulates the repetition of surrounding pitched roofs, as shown in the diagram below.



Existing Site Section A-A

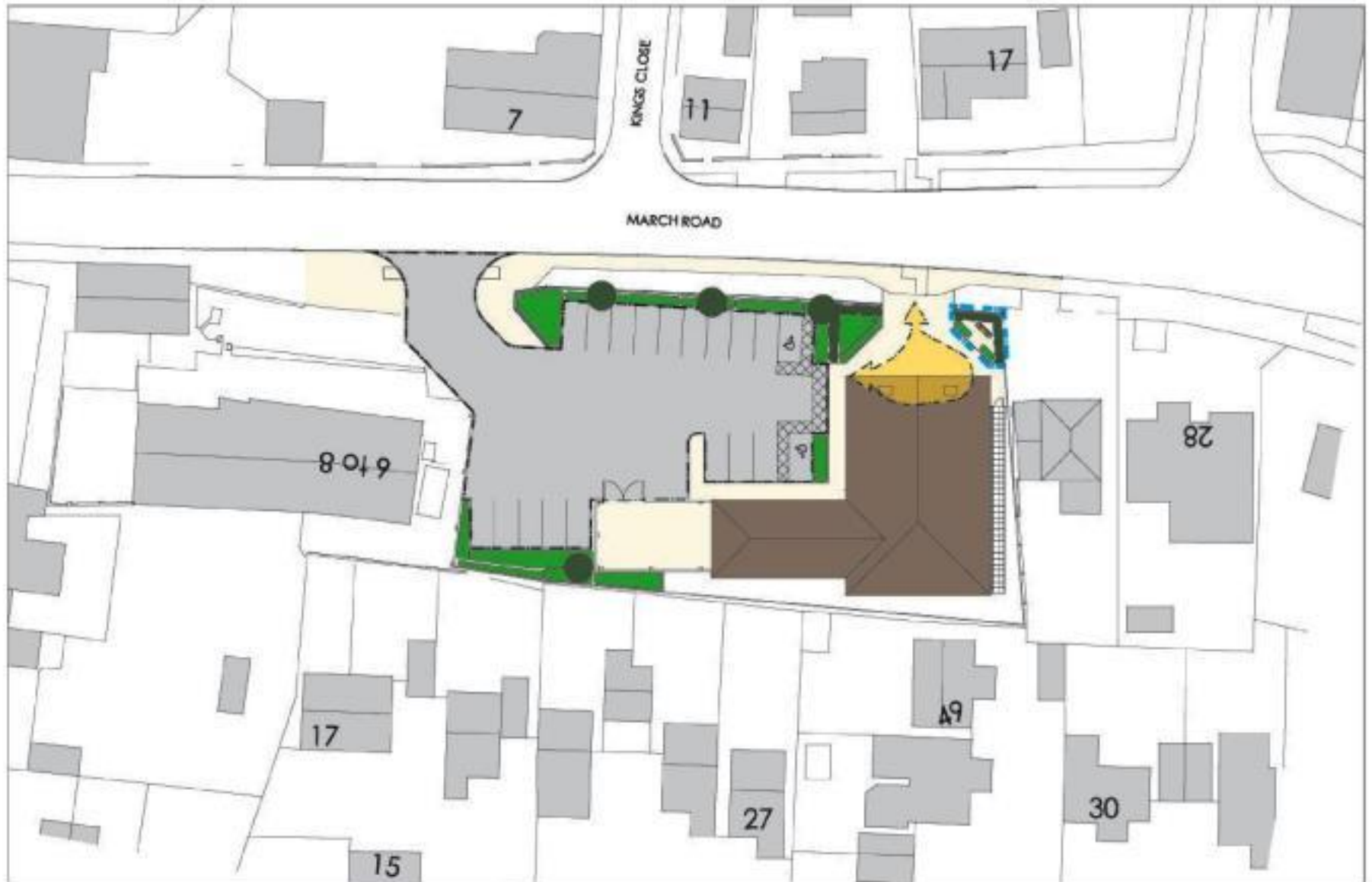


Proposed Site Section A-A



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6.0 LANDSCAPING



Legend	
	Proposed Convenience Store
	Adjacent buildings
	Proposed low level shrub planting
	Proposed trees and hedges
	Attractive customer forecourt with clear pedestrian access
	Convenience Store car park, 19no spaces inc. 2 disabled
	Proposed community garden

6.1 The proposed external landscape is intended to develop the existing overall form into a more welcoming and open environment for visiting shoppers, including a community garden at the entrance to the site creating opportunities for social exchanges.

6.2 Currently, the site entrance does not offer appropriate surfaces for an uncontrolled crossing. The proposed landscaping includes the addition of tactile paving in accordance with the current standards set by part M of Building Regulations.



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6.3 Soft landscaping is to be incorporated in the scheme to enhance the character and reinforce site boundaries. It is designed to offer a more attractive layered view and soften the general appearance of the site.

6.4 On a general level, the use of quality hard landscaping, tree, hedge and shrub planting help to create a strong sense of identity within the proposed scheme and further enhances the characteristics of the local area.

7.0 APPEARANCE

7.1 The materials for the proposed development have been selected to complement the local environment; this is reflected with the decision to select a buff brick for the main external walls, in keeping with the surrounding buildings.

7.2 Main roofs throughout the immediate context are pitched and tiled, with the surrounding domestic and commercial buildings reflecting a mixture of both slate and pantiles. The proposal will seek to provide a continuity of this materiality by selecting an artificial slate as the roof finish.

7.3 The feature gable includes high level horizontal timber cladding that has been included to create a visual link between the materiality of the convenience store and the timber loading hatch to the adjacent historical commercial property (see item 1.8 Existing site photos)



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



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DESIGN DEVELOPMENT MODEL – SKETCH STUDY PERSPECTIVE

8.0 ACCESS

- 8.1 Level access will be provided to the convenience store for both customers and staff.
- 8.2 The car park, accessible parking bays, service yard and surrounding customer footpaths have been carefully designed to provide a convenient and safe pedestrian routes to the convenience store.
- 8.3 The building is located opposite a pedestrian crossing and is centrally located within the village, making it easily accessible for pedestrians. The proposal includes 6 cycle spaces to encourage environmentally friendly commutes to the convenience store.
- 8.4 The site is located within easy walking distance of public transport links, with the nearest bus stops being less than a five minute walk away.

9.0 CLIENT STATEMENT

9.1 AN INTRODUCTION TO LINCOLNSHIRE CO-OP

Lincolnshire Co-op is an independent co-operative society. Its purpose is to bring together ideas, energy and resources to make life better in communities. It has around 300,000 members and 2,900 local colleagues in Lincolnshire and the surrounding counties and an elected board of directors who oversee the business. The Society provides valued services and supports the local economy from outlets across its trading area including food stores, filling stations, post offices, travel

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branches, funeral homes, coffee shops, a florist, a crematorium and community libraries. It also cares for people's health and wellbeing through its pharmacies and support for a network of health walks. Local good causes benefit through its Community Champions scheme and together, colleagues and members also look after the local environment through volunteering.

As well as its trading outlets, Lincolnshire Co-op owns properties from flats and houses to commercial premises. The Society brings land and buildings back into use to create attractive environments. With Lincolnshire Co-op as landlord, rents stay local and are invested in schemes that benefit the community. We do this co-operatively with our members, customers, colleagues, suppliers and all the organisations, businesses, charities and good causes we work with.

Together, we focus on four main priorities – providing and supporting valued services, helping to grow the local economy, caring for our health and wellbeing and looking after our local environment.

9.2 VALUED SERVICES

We provide and support valued services through our trading outlets, including food stores, pharmacies, post offices, travel branches and funeral homes. We also support wider community services such as volunteer-run libraries. Our Community Champions scheme sees our members linked directly to a good cause near them. Every time they shop using their dividend card, a donation goes to that group. Our colleagues' fundraising and money from the sale of carrier bags also goes into the pot.

9.3 LOCAL ECONOMY

A successful local economy is good for everyone, and we recycle our profits back into our communities. Our members benefit from dividend every time they shop with us and have access to lots of exclusive offers and discounts from other local businesses. In our food stores, the Love Local range gives producers a route into a wider market. We also use local firms to build, maintain and bring forward our services and developments. We're a landlord for lots of different business and residential tenants too. The rents we receive stay local and help us invest in schemes that benefit the community

9.4 HEALTH AND WELLBEING

Our community pharmacies provide all kinds of free advice services, and our health champions promote wellbeing campaigns. We also take our services out into the community whether it's through the network of health walks we support, our pop-up health pod, sessions in local schools or support for grief counselling.



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9.5 LOCAL ENVIRONMENT

Looking after our local environment is about our surroundings; where we live and work. We want our physical presence in our communities to be the best it can be.

Our outlets and properties can be a source of pride in the local area and we can work with communities to bring neglected sites back into use. Together with local groups, we've used our resources and our energy to move forward projects including a community garden and two woodlands. Colleagues across the business take care of where they work. Our volunteering programme means our team are often out giving green spaces and buildings some TLC.

10.0 SITE INVESTIGATION

Please refer to submitted document - Land off March Rd Coates P1
Land off March Rd Coates P2

11.0 DRAINAGE STRATEGY

Please refer to submitted document - Calc.6883.SW
- 6883-100P1-Drainage

12.0 TOPOGRAPHICAL SURVEY

Please refer to submitted document - CHS 22-131-01

13.0 TRACKING DIAGRAM

Please refer to submitted documents - MRC-SK001
MRC-SK002
MRC-SK003
MRC-SK004

