

Lidl
Mauldeth Road West, Manchester

Design and Access Statement

Revision 01
November 2022

SPACE



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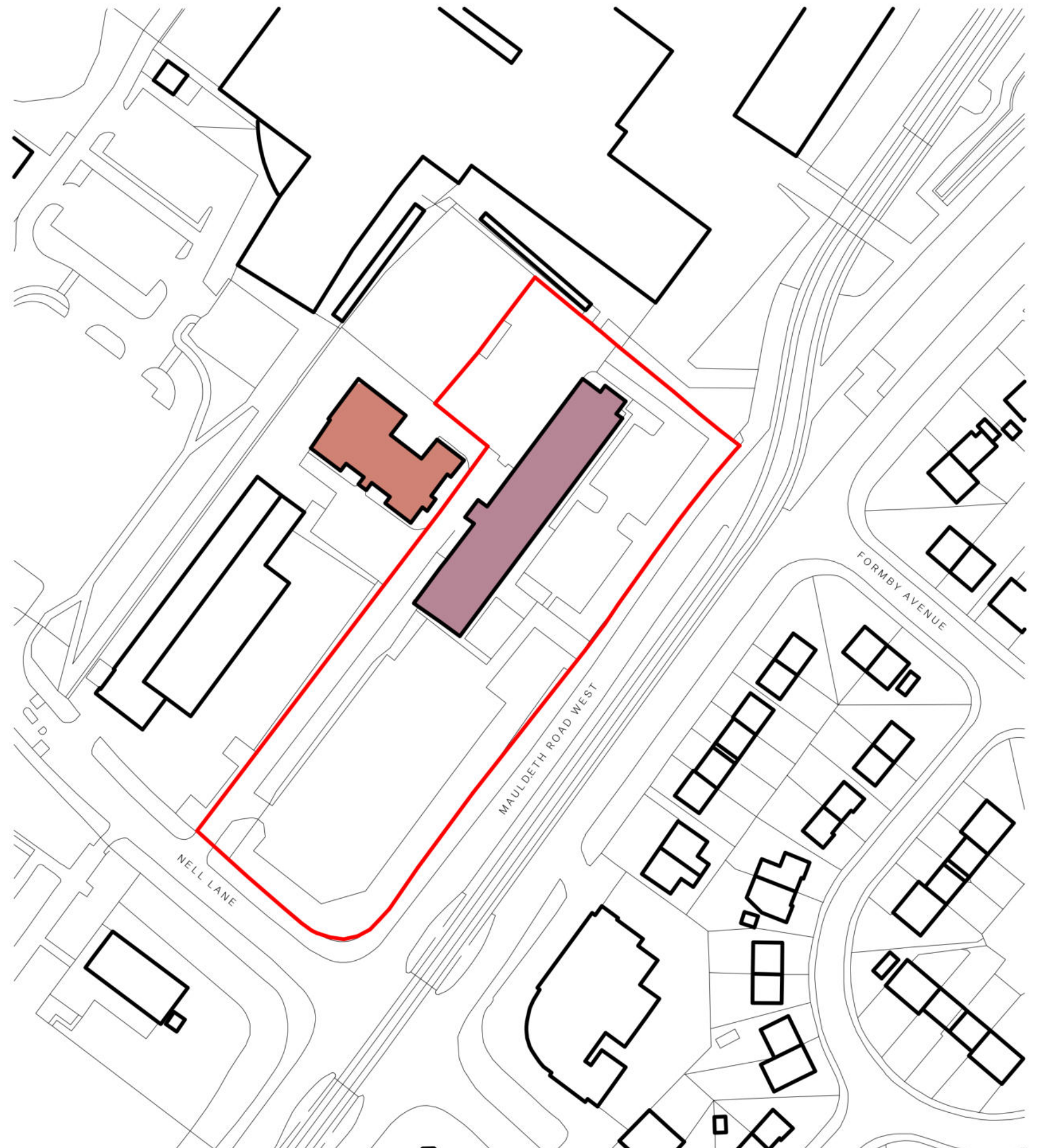
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1.0 Introduction

This design and Access statement (DAS) has been prepared by Space Architects, on behalf of Lidl UK. Full planning application is sought for the construction of a Class E retail unit and associated external works which include parking and landscaping at Mauldeth Road West, Choltan, Manchester.

This proposal seeks to replace a four storey, low-quality 20th century office block with a contextually driven bespoke store. The proposed design has careful consideration towards the scale of the store. This will immediately enhance the site by reducing the height from 4 storeys down to 2 - providing a clear view of the adjacent Grade II* listed, 16th century manor house.

This design demonstrates a high level of energy reduction through Lidl's substantial efforts to outperform the requirements of Part L. By implementing this level of energy efficiency into a plot, that otherwise underperformed, provides the site with a level of expectation for future development.



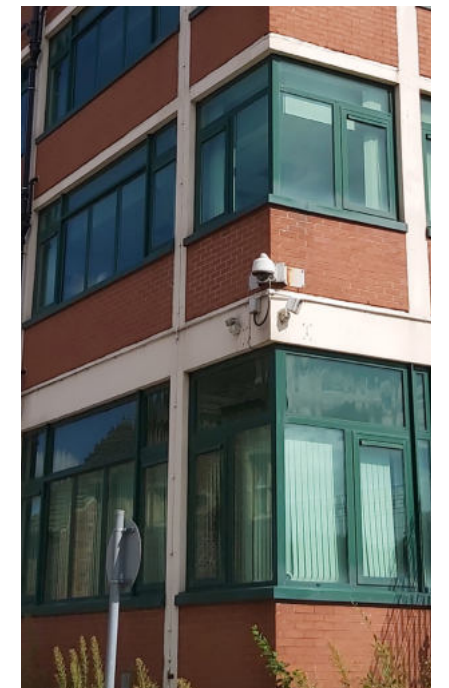
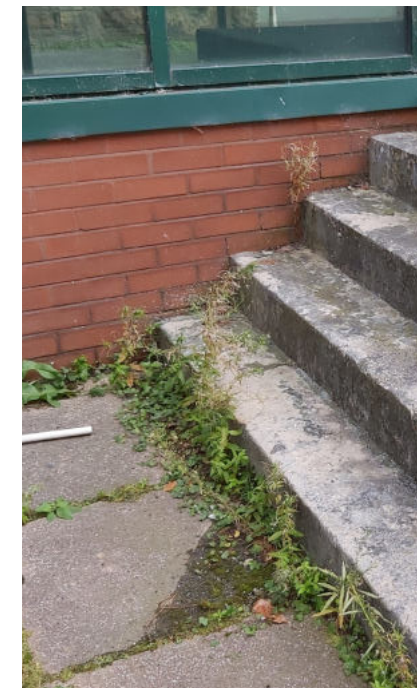
2.1 Site Location and Context

The site is three miles southwest of Manchester city centre, located on Nell Lane on the north side of Mauldeth Road West. The site currently has a small access point off Nell Lane, running parallel to Mauldeth Road West which leads to the existing building entrances. Lowry House currently has an additional entrance, accessed from Mauldeth Road West. The surrounding is predominately 2 storey residential properties with a small high street cluster of local, one storey, shops. Between this and the site is a Metrolink that runs to West Didsbury and Manchester Airport.

To the south/east of the site is a park and children's playground - this can be accessed from Nell Lane through a pedestrianised path. Additionally a skate park, tennis court and a children's 'Sure Start' centre all feed off from this path. This is a close proximity area that contributes towards the setting of the site that has been compromised by the towering office blocks.

The site only offers obscured views from the neighbouring roads and paths from the large screening of trees and wire mesh fencing. The only visible areas of the site are currently the 20th century office blocks, due to the inappropriate scale compared the sites context.

Adjacent to the proposed site is a Grade II* listed, 16th century manor house; currently occupied as a Mosque - previously serving as a pub, restaurant and offices. The site itself has no heritage asset, however it holds close proximity to the listed building. As stated in the Heritage Impact Statement, the existing building causes 'detrimental impact' on Hough End Hall, predominately through scale, massing and height. Taking these impacts into account, they are the areas of improvement, as well as material choice, that are a fundamental basis for the development of the scheme.



2.2 Existing Building

The existing building is a 4 storey office block built in 1970. It has been built with no consideration to the surrounding context - resulting in a negative site impact on Hough End Hall. The existing 16th century Grade II* listed manor house is over shadowed by the office block, with the only view of the manor house being the access road into the site. This is due to the scale and placement of the building being inappropriately designed. The placement is set formerly to the facade of the manor house, and with it being in such close proximity, reduces any opportunity for a view.

The building primarily consists of concrete and red brick strips, with grey cladded panelling on an extension to the north of the building.

This offers no considerable value to the site nor its surroundings. It contributes negatively the heritage asset.



1970 'Crown House'



North East view of existing office block



North West view of existing office block



South view of site - Mauldeth Road West



Mauldeth Road West



Looking onto South East view from the site - Nell Lane



Access Road into site



Existing car park

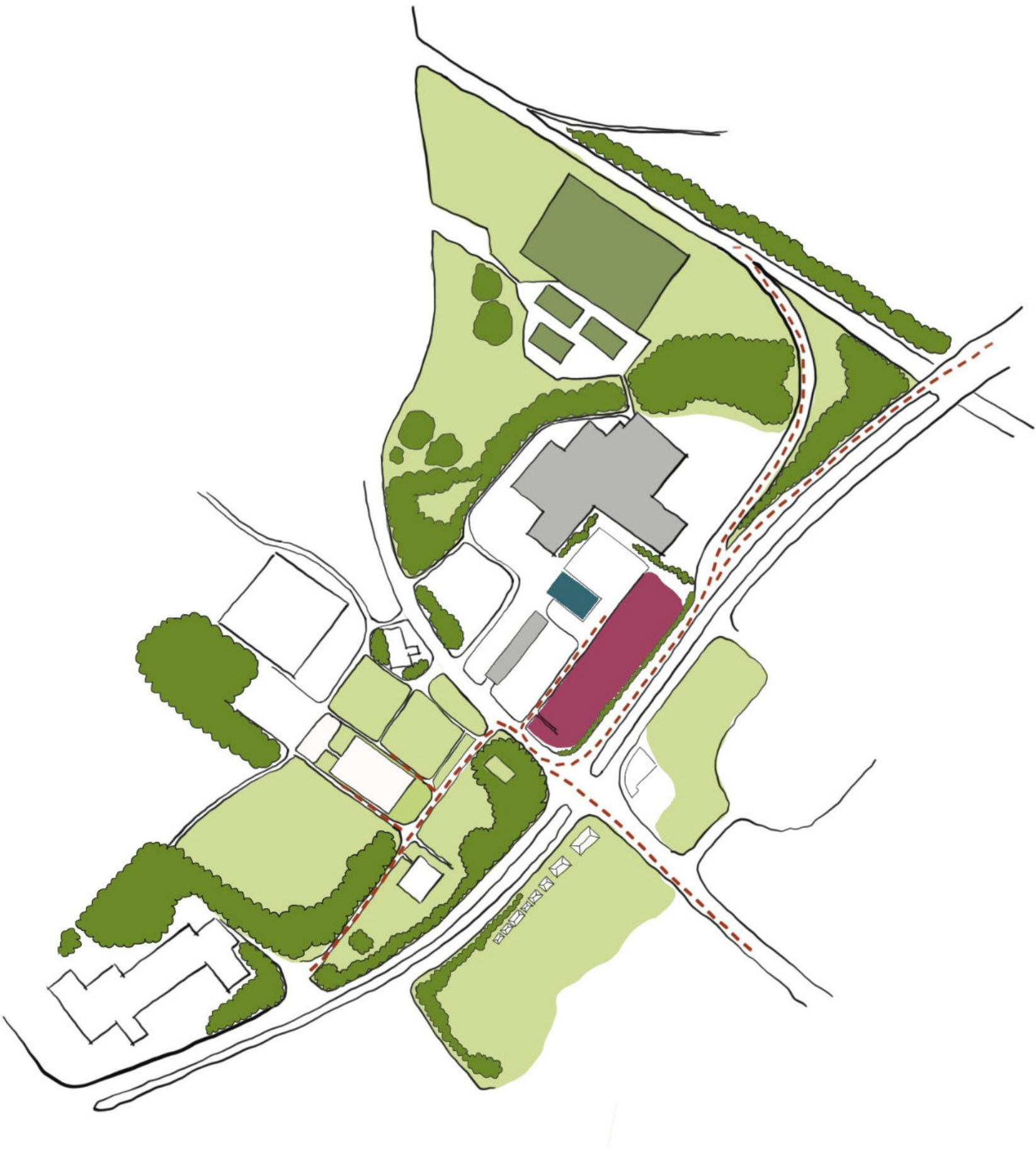
2.3 Opportunities and Constraints

The site is located amongst various forms of transport links, as well as a dual carriage way - making it a highly accessible site for the community. Mauldeth Road West and close surroundings hold a number of bus stops that travel locally and further a field into Manchester centre. One of the bus stops being directly outside of the proposed site entrance on Mauldeth Road West. The site is also located within a 6 minute walk from two tram stops, either end of the store. Both stops have a route through the park and illuminated road side paving.

The site is located in close proximity to local shops, generally shutting at an earlier time than a store will. The activity from the store will generate surveillance and vitality to the area - including the park, as the glazed entrance and car park for the store will be to the south west, facing the green area. As identified in the Crime Impact Statement (2022), this could prevent and lower criminal activity along Mauldeth Road West and Nell Lane.

The proposed development has a bordering lane that gives access to the park and beyond the park, a school. This can provide a safe route and reliable source for the scholars during and after school hours.

The Grade II* listed property adjacent to the site is a prominent consideration to the development of the proposal. We have taken this consideration into account regarding the scale and placement of the proposal. Aiming to reduce harm to the setting whilst engaging the context of the site and its surrounding.



Site plan with access route

2.4 Contextual Heritage

Hough End Hall stands on the border between Chorlton and Withington, the name derives from the Saxon, hof ende, a dwelling on a boundary.

In 1465 a house was built on the site by Jenkyn Moseley.

Nicholas Mosley (1527-1612), a wealthy cloth merchant, rose to become Lord Mayor and was knighted by Queen Elizabeth I. At his investiture, Elizabeth presented him with an oak bedstead and other furniture for his new house in Manchester, which he had recently built on the site of the first property. Built in 1596, this was the first brick building built in Manchester since the departure of the Romans.

Sir John Mosley (1691-1773) was forced to sell Hough End to the Egerton family of Tatton in 1751 to settle his gambling liabilities.

The Egertons had little interest in occupying the property so they let it out to a series of tenant farmers.

The Egerton family bought Hough End Hall and removed a grand staircase, installing it at Tatton Hall.

It was threatened with demolition several times. As early as 1923 people were campaigning to save it. There were several attempts by the council to buy the Hall off the Egerton family and in 1937 agreement was near on acquiring the hall, even then in 1946 the Royal Manchester Institution had to intervene with the council to prevent demolition.

The Hall has since served as a pub and restaurant, then offices, and is currently a mosque.

Hough End Hall has had Grade II* listed building status since 1952.

In the mid 1960s it was sold to a development company who after two unsuccessful attempts managed to get planning permission “for the restoration of the hall with two small office blocks”.

The final deal involved the developers “signing an agreement with the corporation which would ensure the restoration of the hall” and “stipulating that restoration should retain the original character and that all external material must be similar to or in keeping with those originally used” with the further proviso that there “was to be no additions or alterations.”

The Ancient Monuments Society stated that the restoration had been “botched including reconstituted stone for the window mullions, sills and heads and that the inside had been gutted.”



Two images from 1964

3.1 Scheme Development

Brief

The brief for this project was to create a bespoke Lidl store that goes beyond a standard development; this approach is in order to sympathetically replace a 1970s office block, currently overshadowing a Grade II* listed Manor House.

This proposal has gone through various iterations and feasibility studies - internally challenging the possible options to create a suitable and thoughtful proposal for the setting of the site.

The final proposed development is the result of a detailed site analysis, looking closely at the Grade II* listed setting and appropriate measures to cause the least amount of harm as well as enhancing the current site. Working with consultant reports, including Heritage and Environmental statements. Resulting in a thoroughly developed design that implements recommended elements regarding site and its setting. Additionally the design is in alignment with the Pre-App advice - which focuses mainly on the attributes of Hough End Hall and its setting.

Key Features

Key features developed through the design process and Lidl standard procedures.

Massing

The massing of the proposed building is sensitively considered to respect the existing Grade II* listed building (Hough End Hall), adjacent to the site. This has been scaled down to a generous one storey development and set back from the facade of Hough End Hall to allow for view into the setting of the listed site whilst introducing a contemporary design - complimenting the striking gabled features of the Hall.

Access

Access to the shared site has been retained - with only minor accommodations made to allow for the site to be readily used by both Lidl and Hough End Hall. Local road widening is proposed. Refer to Highway Engineer design.

Site Context

The site and its setting has been a primary factor in the development of the design. It has influenced the bespoke facade and materiality to create a sympathetic response to Hough End Hall.

Community Use

The store will provide vitality, as well as safety to the site. The precedent benefit Lidl can add to the community makes the longevity a advantageous element to support the surrounding community - including the schools.

Hough End Hall

The Grade II* listed hall, currently used as a Mosque, has been an integral factor throughout the development of the store. It has been vital to deter from causing harm to the site, in which had previously been compromised by the existing 1970s office block. In order to retain the character of the setting, the proposed store includes a contemporary take on the Hall's materiality as well as well as the bespoke facade that takes influence from the existing hall's roof.

Materiality

The materiality has been influenced by the Hall's English bond brick detailing. The intention was to not replicate but to compliment the existing material.

Site Parking

Lidl has an effective site parking scheme for customer - allowing for easy access spaces as well as the deterrence of over crowding.

User Efficiency

Although a bespoke store, the fundamental efficiency's are implicated throughout the design. The store layout and site parking, as previously mentioned, allow for easy and efficient use. Along with the site being close to various form of transport - making it accessible to the whole community. A new pedestrian link through the site improves accessibility to Hough End Hall.

3.2 Pre - Application Advice

Pre-Application advice was received from Jennifer Connor at Manchester City Council. The input made has been considered and shown in the proposal with further development in response to the pre-app advice - which will be reflected in the following drawings. As well as this, there has been continuous engagement with the Heritage consultant ensuring the decisions made are in-line with the heritage assessment of the site.

Material

The design has introduced significant improvement to the site as well as to the original scheme. It was advised ‘to offset the harm, by way of high quality design, landscaping and materials to provide a suitable setting for the Hall.’ This has been reflected in the revised proposal - contextually responding to Hough End Hall and its materials. The facade of the store has been re designed to add architectural quality, supported by the choice of material that has been recommended in the pre-app.

Glazing

A glazed facade that wraps around the front of the store is a bespoke addition that has been included to on the pre-app recommended basis. This gives a view through to Hough End Hall, providing a stronger relationship between the sites setting.

Car park

To elevate the level of architectural quality in car park, the pedestrian path running perpendicularly to the store entrance, consists of conservation paving. This supports the request from the pre-app to match the traditional heritage value of the site setting.

Highway elevation

The elevation visible from the highway and pedestrian path has been re designed to add tactility and suitable proportions that are in keeping with Hough End Hall. Along with this, additional glazing has been incorporated to the elevation, connecting with the facade. This encourages a relationship with the site and adds a lightweight transition through the site towards Hough End Hall.

Following the pre-app and internal reviews, the brick detailing has been revised to give an interesting, contemporary appearance to the highway and pedestrians. This also correlates with the language of the residential properties across the road - as well as the materiality of Hough End Hall.

North Elevation

The north elevation has been elevated in terms of architectural interest by following the language of the proposed roof. It provides animation and visual interest, following the advice of the pre-app, to a potentially unassuming elevation.

4.1 Materiality

Lidl has a strong corporate identity which is evident in its typical store appearance. Significant departure from its standard store types have been made to create a unique response for this site.

The proposed material for the main body of the building is a English bond brick course with protruding brick detail; creating a representation of the contrasting colours in the existing Grade II* listed building through shadowing. This was an important quality that has been carried through the most recent versions of design.

The contrasting roof will be formed from an panelled zinc coloured material. This is an elevated architectural quality that is based off the standard Lidl specification roof. This material allows to be ‘wrapped’ around the top of the building, whilst adding depth and tactility. The zinc colour subtly blends in with the surrounding roofs from the residential properties.

The entrance of the building will be a double height glazed panel. With connecting metal spandrel panels.

The proposed materials for the car park are as follows:

- Tarmac to access road and parking bays
- Conservation paving along the entrance and surrounding the store front for pedestrian access.
- Concrete to the HGV access ramp



Hough End Hall

Existing Garde II* listed Mosque.
English bond brick detailing.



Zinc Roof

Zinc panelled roof - wrapping
around edge of the roof

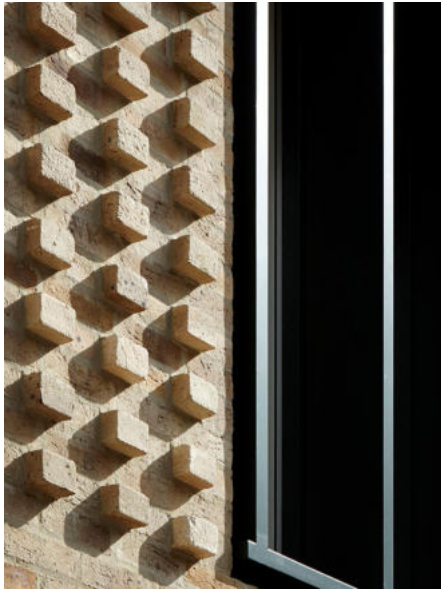
York Stone Paving

Conservation paving to match tradi-
tional heritage values



Protruding Brick Detail

English bond brick with protruding
detailing to convey contrast



4.2 Energy and sustainability

Refer to separate Energy Usage and Sustainability Statement

4.3 Scale

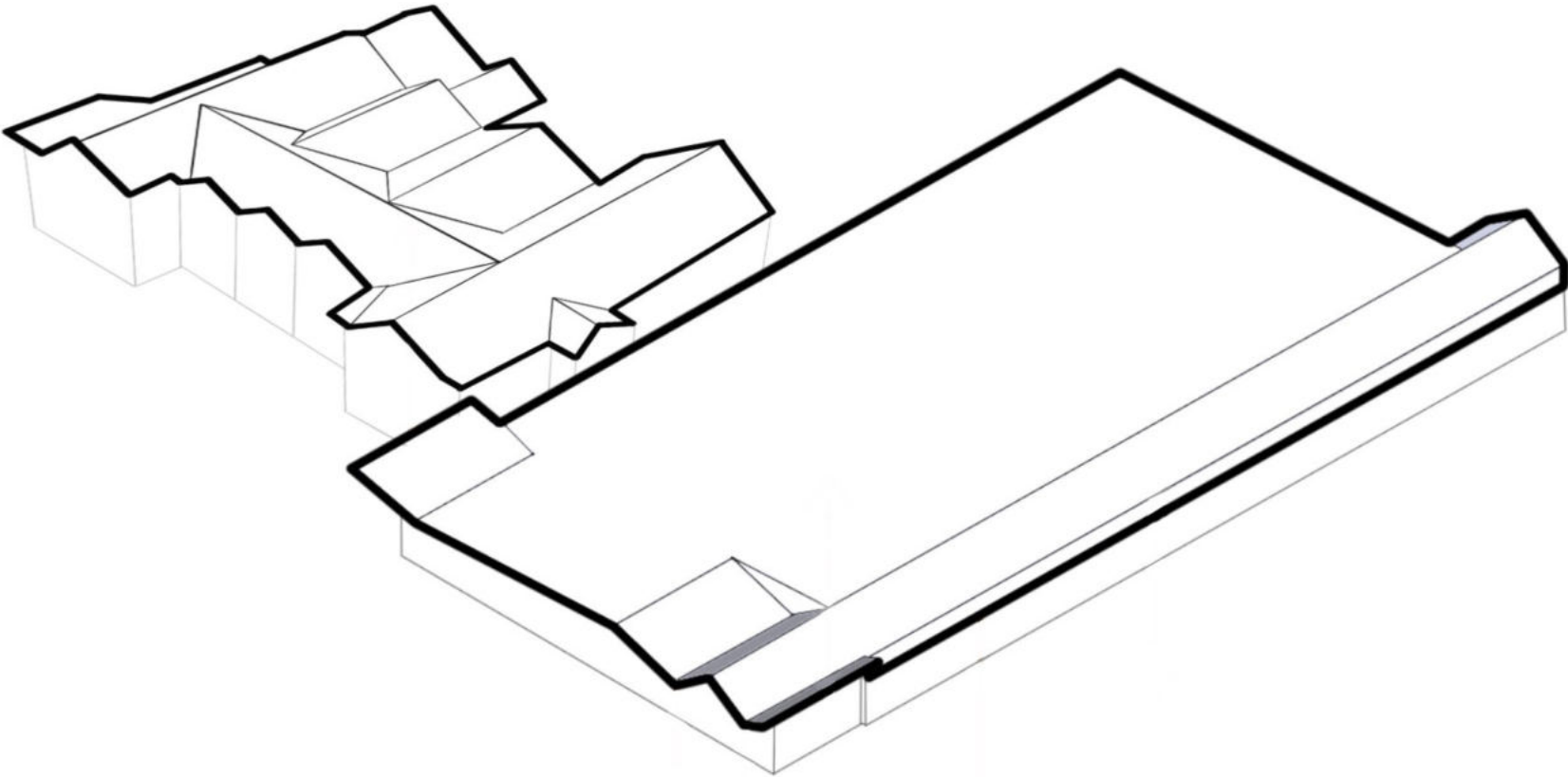
The consideration into the scale of the proposed development has been a major attribute to the design and development. The height and scale of the surrounding buildings are represented in the proposed development - being a double height single storey, communicated a two storey development. As the southern and eastern boundary has no adjoining developments, there is full solar gain potential; utilised by the large scale glazing wrapping around the facade.

As stated in the Heritage Impact Statement, the scale of the existing development compromises the setting of the Grade II* listed site. The proposed store will contribute positively the setting by reducing the overall scale and height - setting facade back further north to open up view to the Hall, as well as incorporating glazing which creates a sense of light weight transparency through to Hough End Hall.

As outlined in the Sustainable Design Guide (SPD) the design should respond to the scale and massing of surrounding buildings. Therefore, the height of the proposed building would represent a reduction in comparison to the existing building and would respond with a scale more consistent with the surrounding context.



Existing site



Proposed scale

5.1 Use

Use

The project comprises of the demolition of the existing 4 storey office block and the redevelopment for a new Lidl foodstore (Use Class E). The proposed foodstore would consist of a sales area, warehouse, in-store bakery, staff welfare area and customer toilets. Externally, a customer and staff car park, landscaping and access.

Amount of development

The proposed development would comprise of gross internal area - 1988m2 and site area of 6866m2.

Car parking is proposed for a total of 85 vehicles, including 4 accessible bays, 9 parent and child bays and 2 electric vehicle charging points. Additionally, 10 cycle bays will be provided at the store entrance, plus further cycle bays fixed to the rear of the trolley store.

Local Policy

Taking into consideration the Sustainable Design Guide (SPD), new developments must clearly display defined spaces and strong frontages. Also, maximising natural surveillance should be highly regarded during the design of the new development.

The layout has been formulated with Lidl’s operational requirements along with extensive site analysis and constraints, surrounding context and the adjacency of the Grade II* listed property to the north west of the site.

A large, glazed store front will wrap around either side of the building towards the east and the west; creating a high architectural quality along Mauldeth Road West. As well as encouraging natural surveillance towards the car park area and entrance.

The plant area and loading dock is placed at the rear of the building, to the north. This is out of sight to pedestrians and residential properties.

A 2.5 high acoustic fence is proposed along the northern boundary in accordance with the Noise Assessment.

Internal environment

The design proposal reflects a scheme that is beneficially well proven throughout many Lidl stores over the country. It promotes efficiency and a user friendly layout.

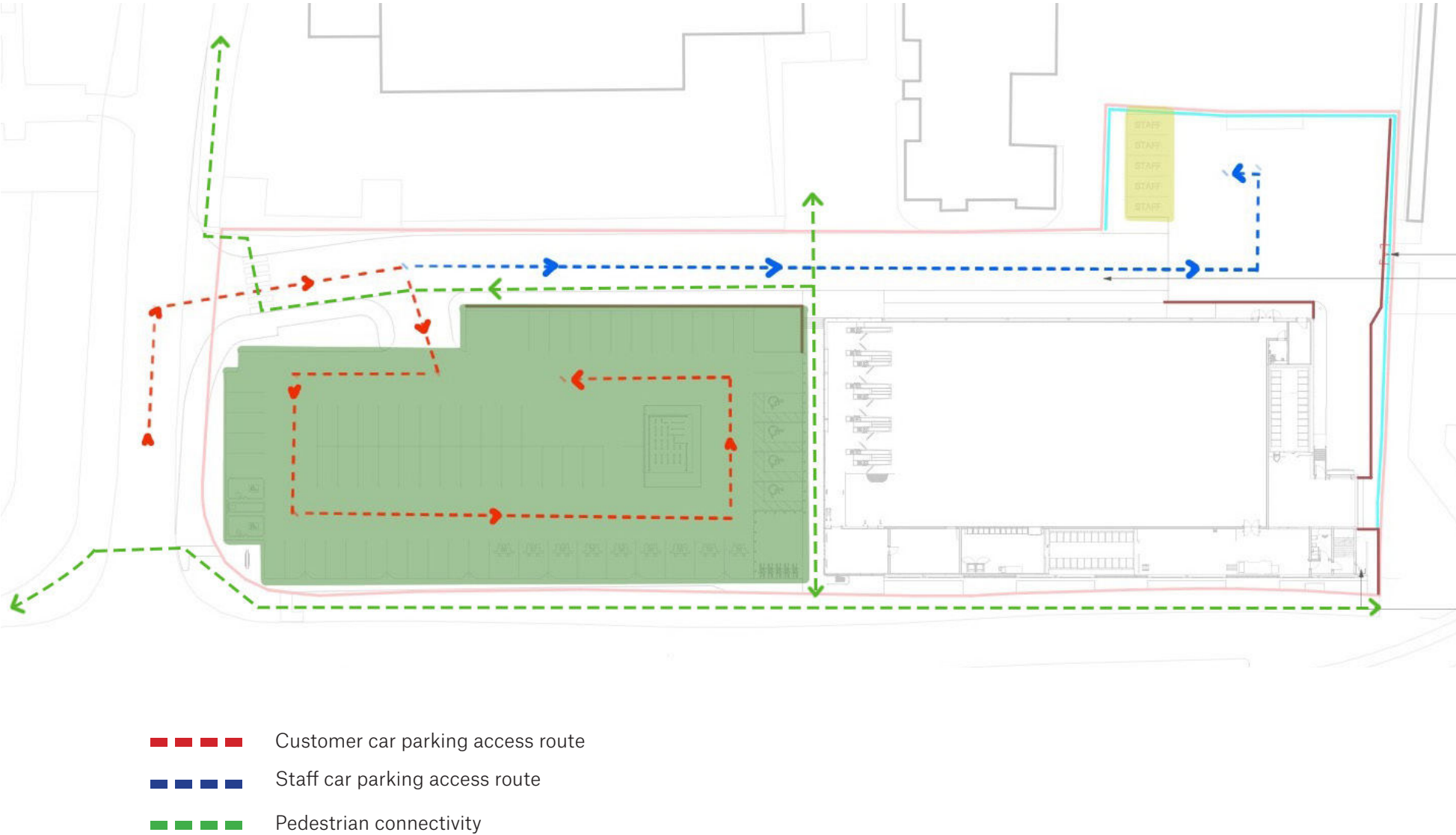
5.2 Site Parking and Access

The proposed store is to be located to the north / west of the site boundary, with car parking to the south / west of the store.

The proposed development will utilise the existing site access from Nell Lane, from the south west of the site. This will also be used for the HGV access, to allow for deliveries to be made within the proposed site. An existing pedestrian access point will also be utilised from the existing site - from the eastern boundary line on Mauldeth Road West. This provides a safe and accessible route from public transport.

Customers will enter the south west entrance through the glazed automatic doors. Which are suitable for disabled access and fire exit. Then leading to the main sales floor - looping back to the tills and exit through glazed automatic doors. This entrance/exit are both close proximity to the disabled and child and parent bays at the front of the store, segregating service vehicles from pedestrians.

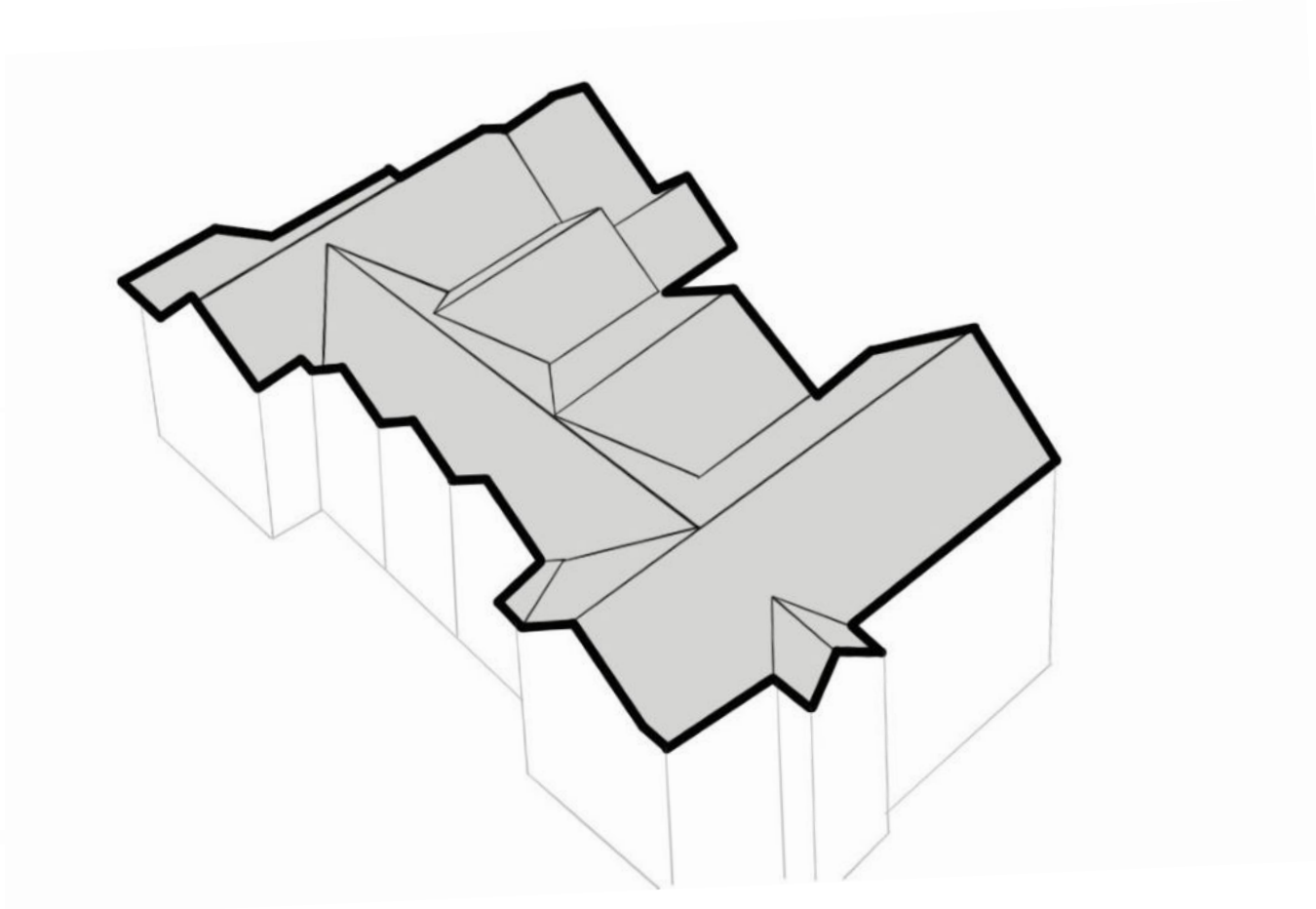
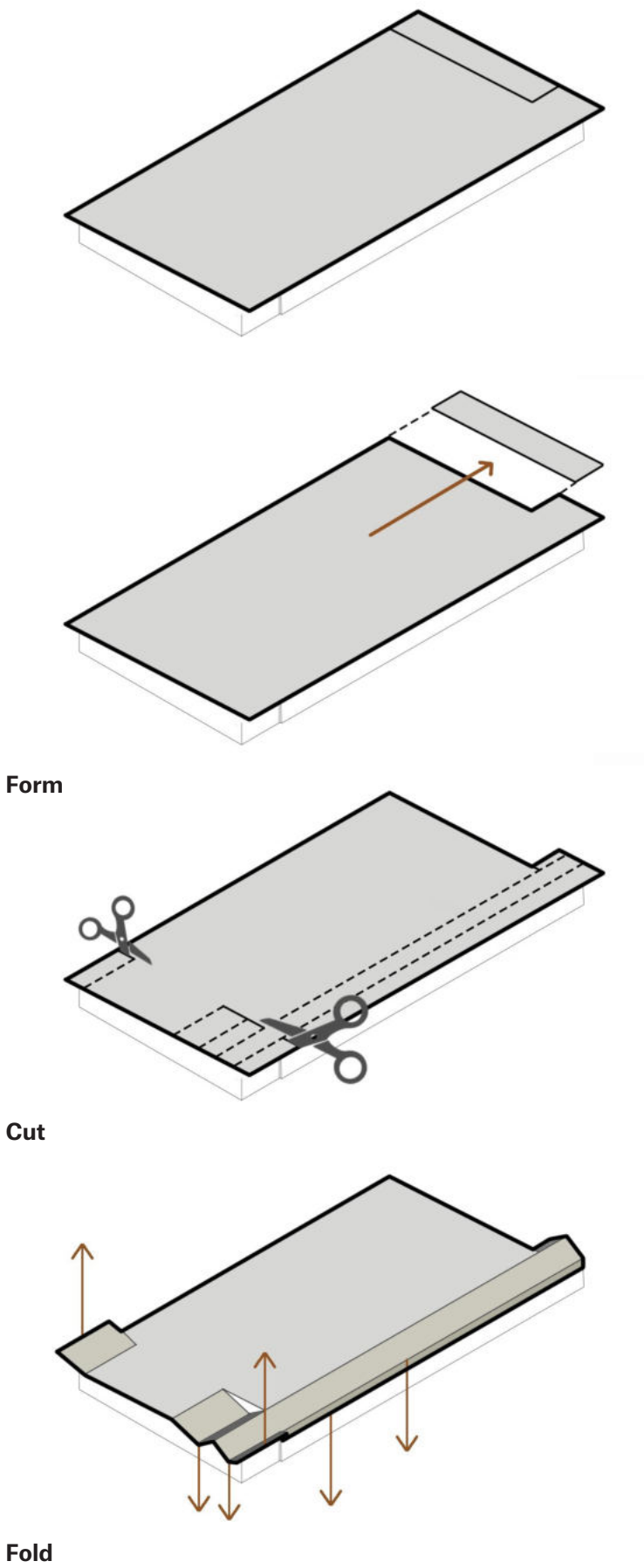
The ancillary, bakery and warehouse all run along the exterior of the sales are to the north and east side of the store. The loading dock, accessible from the warehouse are based at the rear of the store to the north, segregating service vehicles from pedestrians.



5.3 Appearance

The development of the roof is a crucial element to creating a contemporary response to the sites setting. Although a bespoke store, the fundamental functionality of the Lidl brand identity, that has become a well developed building style, was not to become unrecognisable. By keeping a simple roof concept that has been influenced by the surrounding provides the 'corporate identity' whilst entailing a sympathetic and exciting enhancement to the well known store.

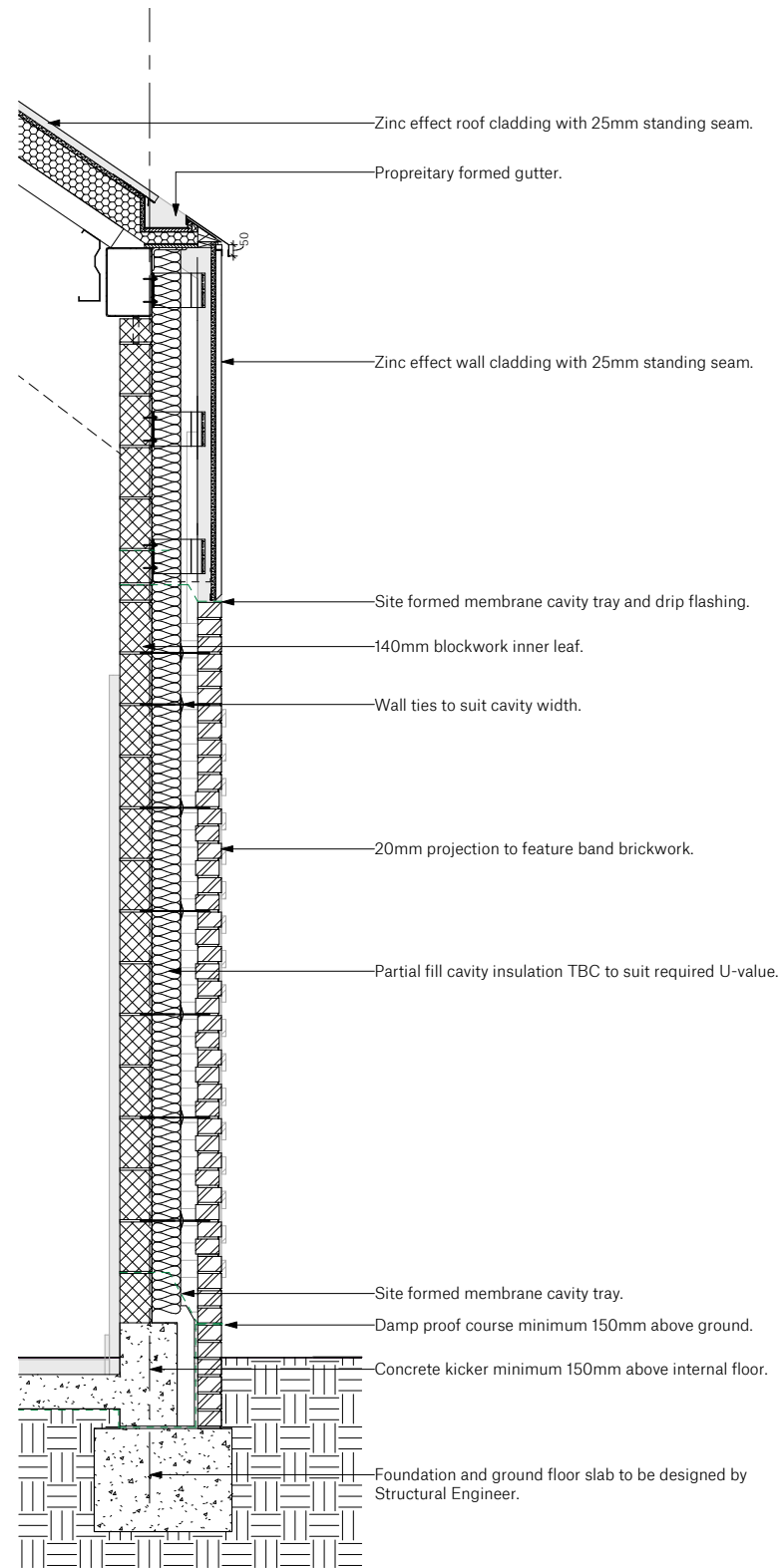
The proposed roof is an uncomplex approach to the combination of Lidl's corporate standard roof and the introduction of the contemporary response. The roof comprises of a series of folds from a single material that emulates one piece of sheeting. This is represented in the diagram to the right. The roof of Hough End Hall has similar elements in its profile, captured in a minimalist representation that can be viewed by passer bys in conjunction with Hough End Hall.



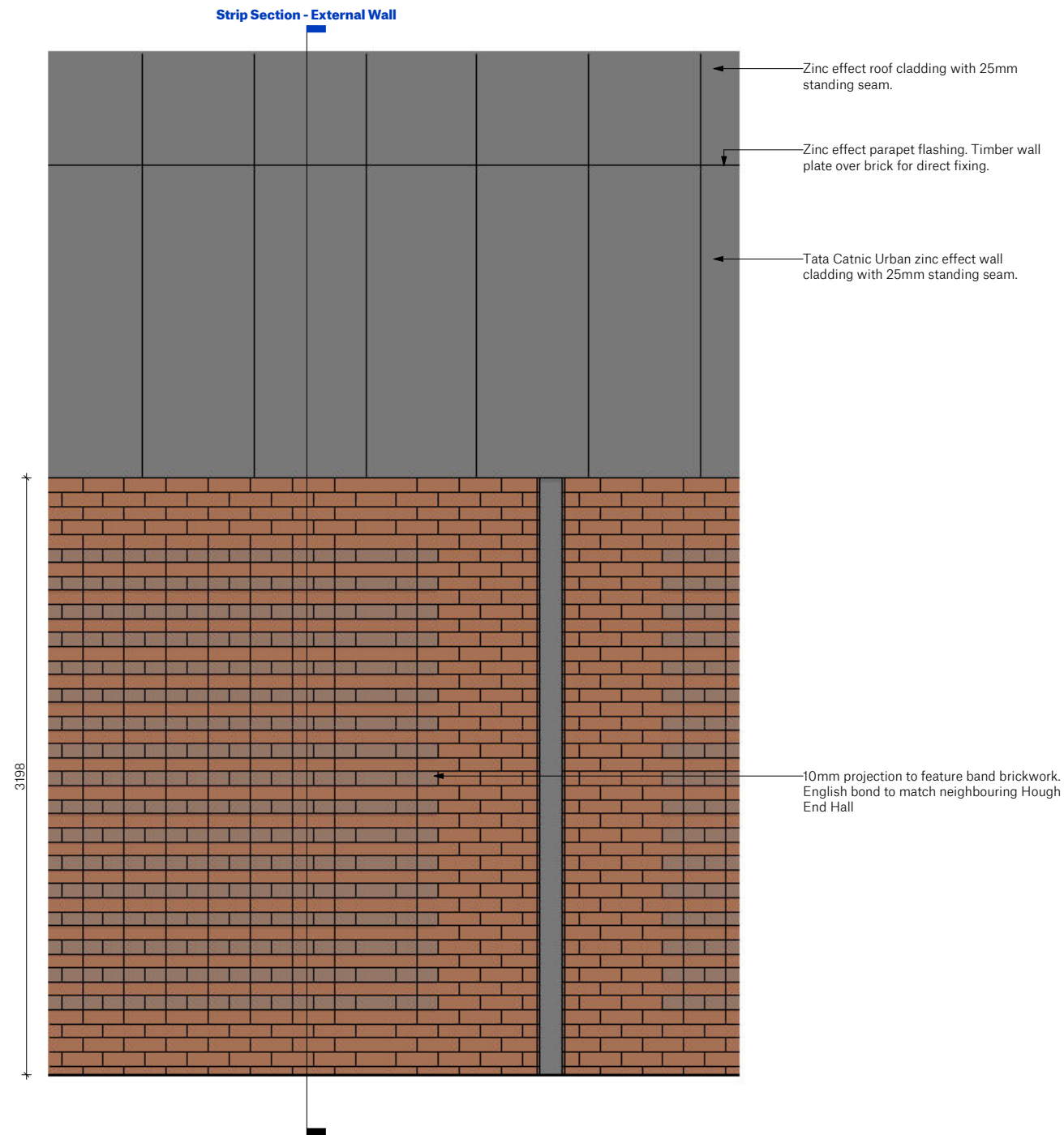
Existing Grade II* listed roof



The primary material for the proposal is brick with a projecting brick detail. This detail is inspired by the proportions of the window openings from the Grade II* listed Hough End Hall. This contribution to the developed design is to emphasise the relationship between the two buildings whilst reducing the concept to a more contemporary attribute. The use of proportion design allows the proposal to take influence and create enough contrast from Hough End Hall, without it becoming a replica.



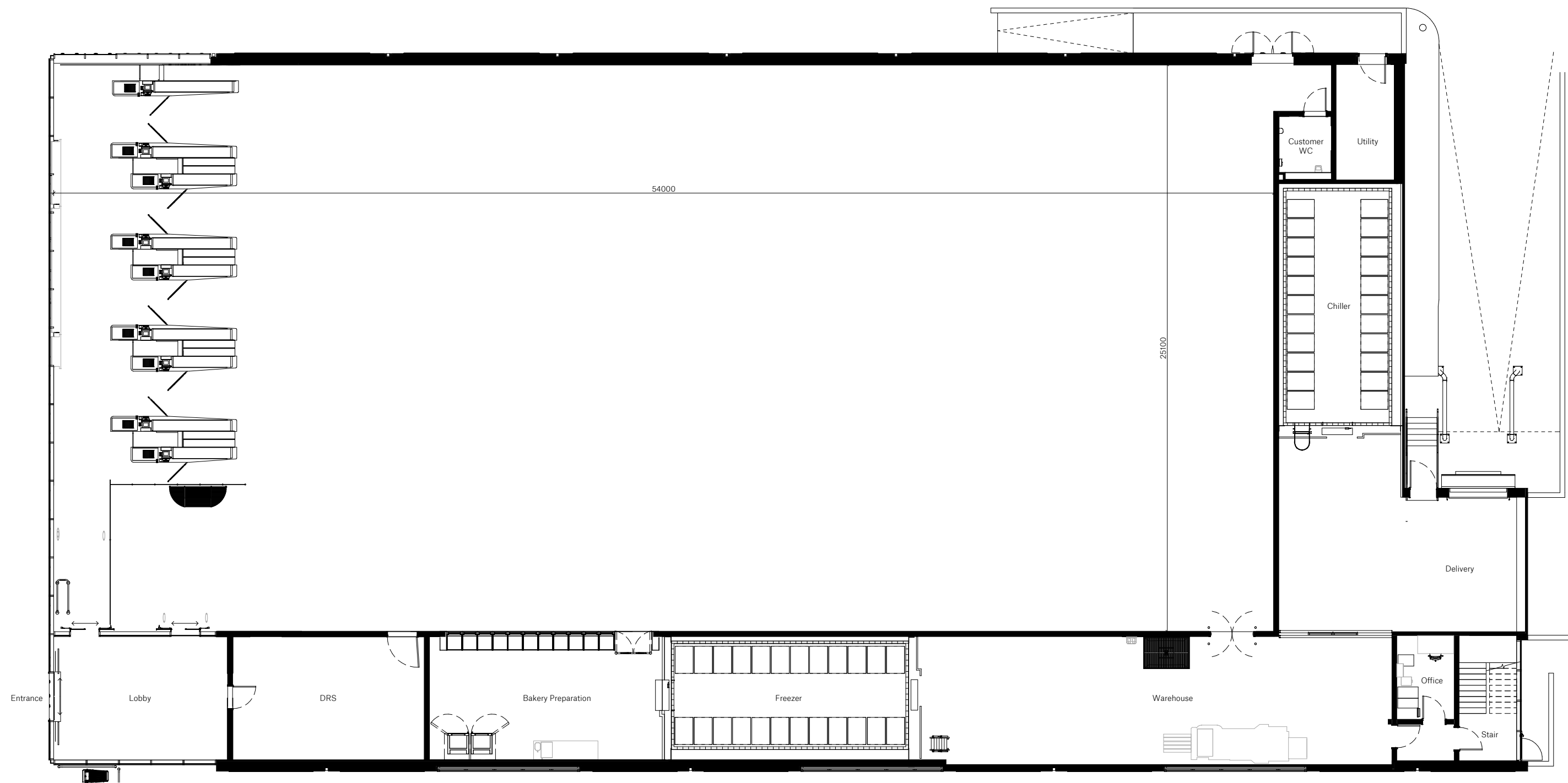
Strip Section - External Wall
1:20



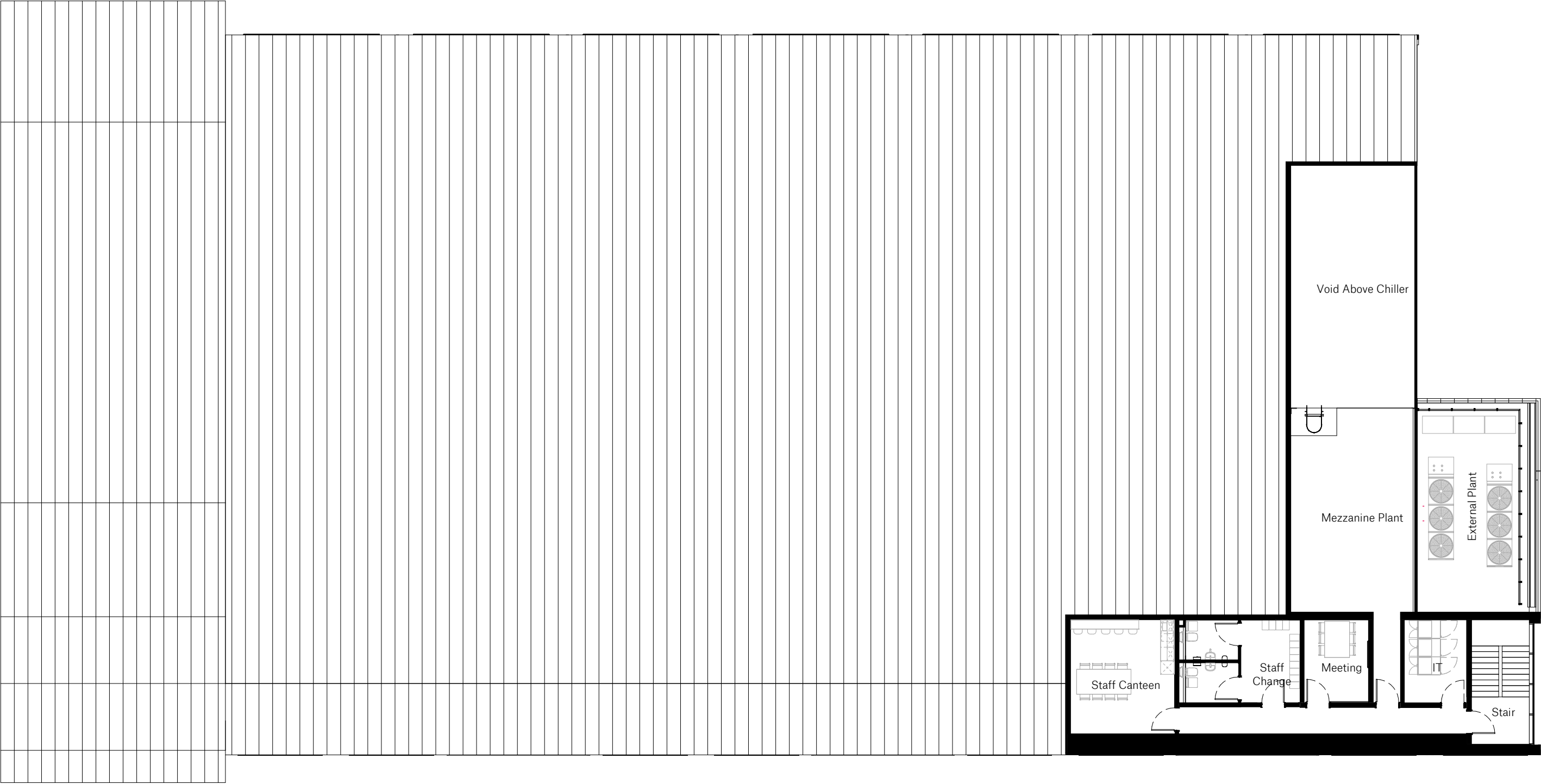
External Brick Setting Out
1:20



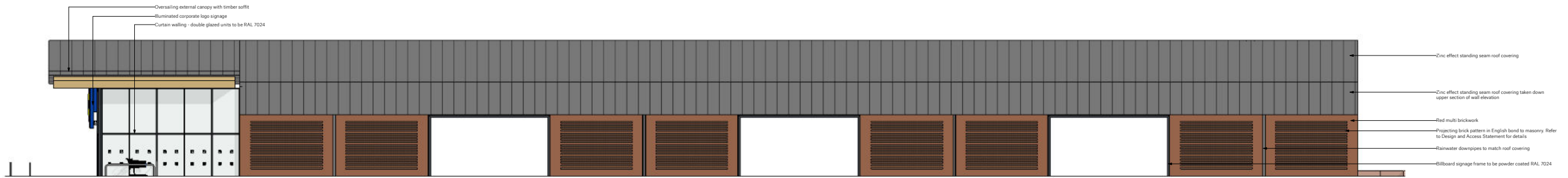
5.4 Layout



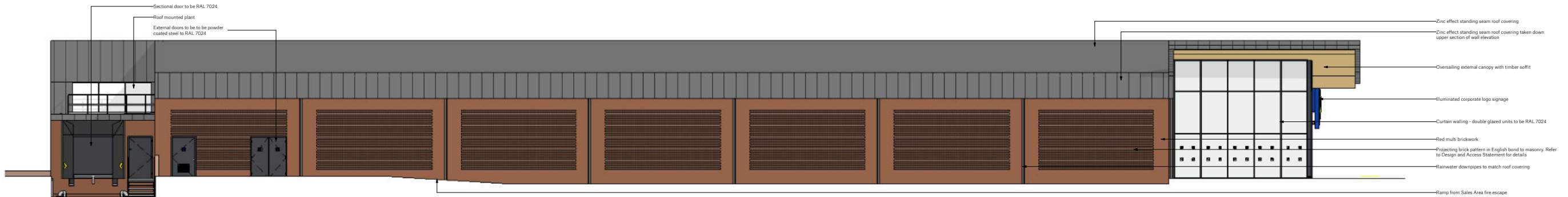
Proposed Ground Floor Plan



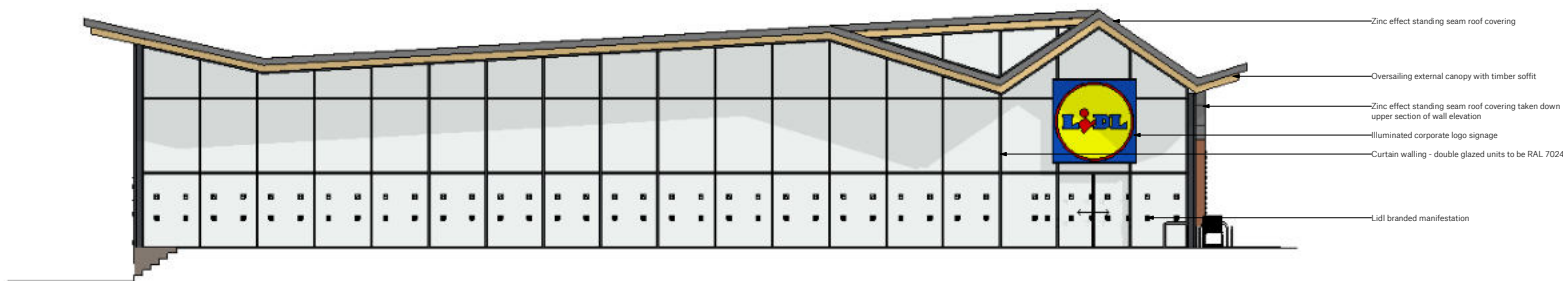
Proposed First Floor Plan



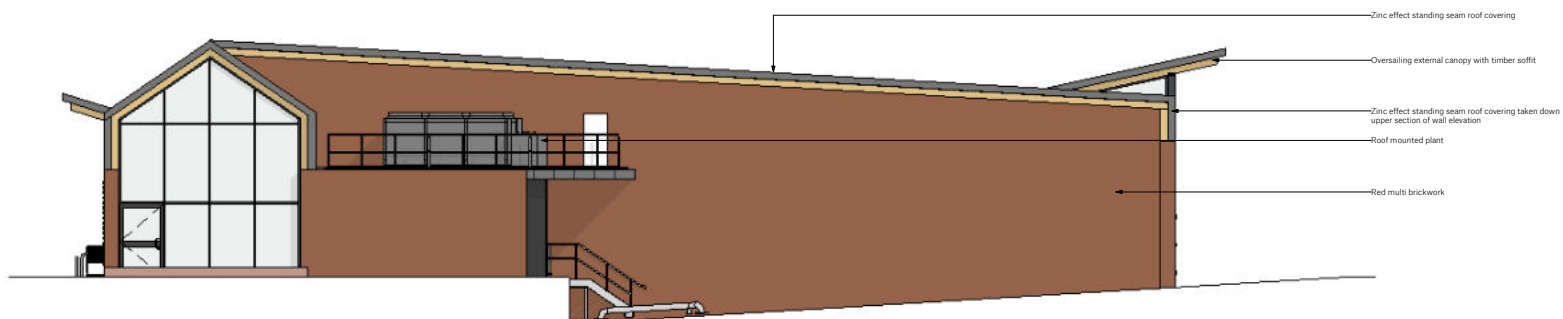
South East Elevation (To Mauldeth Road West)
1:100



North West Elevation
1:100



South West Elevation (To Nell Lane)
1:100



North East Elevation
1:100

