



WILBRAHAM ROAD CHORLTON-CUM-HARDY, MANCHESTER

DESIGN & ACCESS STATEMENT

13.06.2022 | ISSUE NO. -

Project No. 170285

whittamcox.com

INTRODUCTION

Whittam Cox Architects have been commissioned by Wm Morrison Supermarkets Ltd to extend the existing retail offer at Morrisons Wilbraham Road, Chorlton-cum-Hardy. Our brief was to provide a new Barclays pod, to be located within the existing car park.

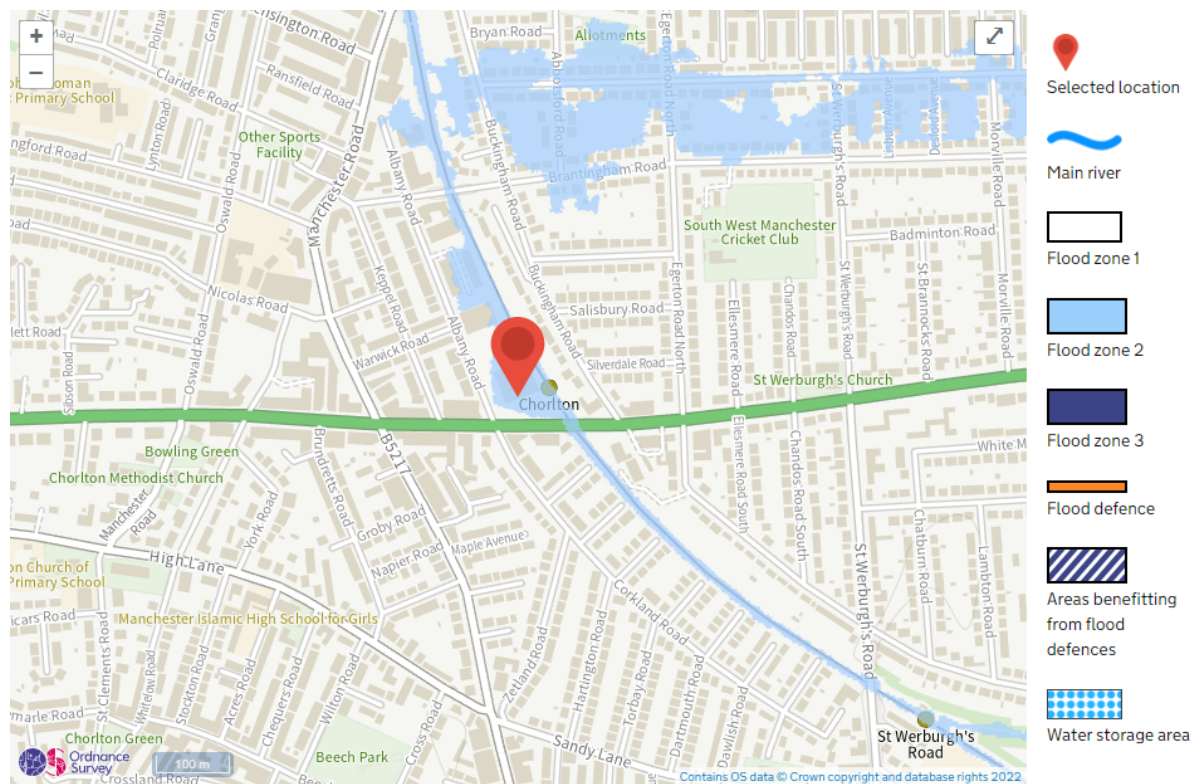
SITE CONTEXT

The site is bounded by Albany Road Trading Estate to the north; Metrolink tram lines and Chorlton Metrolink stop to the east; the A6010 Wilbraham Road to the south; and Albany Road to the west. The Morrisons car park is accessed via Albany Road with pedestrian links provided via Albany Road and Wilbraham Road. There are bus stops located on Wilbraham Road and the adjacent Chorlton Metrolink stop further provides accessibility to the site.

SITE ANALYSIS

The site is located within the existing Morrisons car park and as such is comprised of a maintained tarmac surface and some landscaping. The proposed Barclays pod has good access from the existing car park area to the south of the store entrance.

The rainwater run-off from the roof is the same surface area as that from the existing car park surface therefore no local flooding or detrimental conditions are envisaged and there are no direct risks from flooding. It therefore must be stated that the proposed modular pod will not have a detrimental effect on the flood risk to the existing area or businesses on site. The existing site lies within flood zone level 2 which noted a medium probability of flooding. Please see GOV.UK flood map for planning.



SITE LAYOUT

The choice of location for the Barclays pod is not only complimentary to the existing use of the site but also purposefully promotes economic activity within a key retail location.

Access to the pod is via the existing Morrisons car park access and through the existing retail car park. Careful consideration has been placed in the positioning of the pod to ensure that there is no disruption to vehicular and pedestrian circulation and that the site will continue to operate as existing. No parking spaces will be lost with the installation of the pod as it is positioned on a paved area against the southern elevation of the store building.

THE DESIGN

BARCLAYS POD

The Barclays pod is a new standalone conversation space hosted by local Barclays colleagues, open for customers' everyday banking needs. Located within the car park of the existing Morrisons store, the new pod reduces journeys and increases convenience for the public by coinciding with existing local travel and parking patterns. Customers will be able to "walk-in" or book an appointment with Barclays colleagues in advance.

The interior houses two private desk areas for customer appointments which can be converted into a flexible seating setup for seminars and events. The space is heated and air conditioned for comfort and is designed to be fully accessible from the outset, with a wide entrance door and ramp.

The pod is cashless. Thus, while a variety of banking services will be available for customers, cash deposits and withdrawals will not be provided, and no cash will be kept in the pod at any time.

Nothing of any value is left overnight in the pod. The pod is secured out of hours via two heavy duty door locks. In addition there is internal CCTV and a tamper alarm; which will automatically trigger an alarm to Barclays central security Team. The pod will also have the bollards installed around the outside to prevent accidental/malicious damage.

The pod is placed on steel feet to level it on the existing car park surface.

The elevations will also display vinyl signage. For further information please see the additional drawings submitted as a part of the application.

With regards to drainage the pods will discharge water run-off from the roof onto the existing car park surface, which will then discharge into the existing car park drainage system.

At the end of the building's use on this site, the pod will be removed, and the original car parking use will be re-instated. The pod can be relocated to an alternative site to prolong the life span of the pod.

Wm Morrison Supermarkets Ltd would also add that the Barclays pod offers a service which is highly valued by Morrisons customers and firmly aligns with their plan to bring more and more popular and useful services to the communities that they serve. There is no disruption to their normal operation.



Artist's impression of a Barclays pod

CONCLUSION

The scheme seeks to revitalise the existing Morrisons car park by offering more choice to customers and generating new employment opportunities through the provision of a Barclays pod.

Wm Morrison Supermarkets Ltd hope that the advantages of this proposal as well as the overall benefits to the local community will be supported.