

**Albion Gateway
Derby Road,
Burton Upon Trent
Phase Three**

Document

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1.0 Background Information

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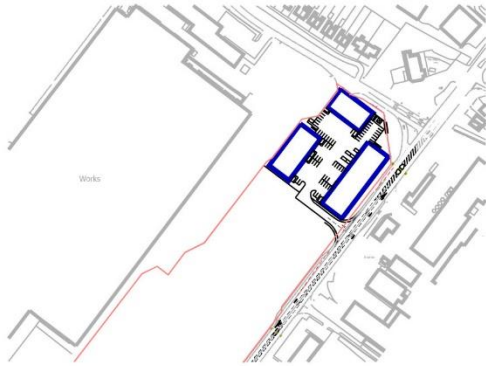
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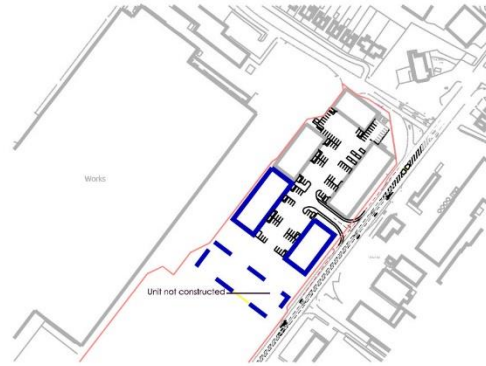
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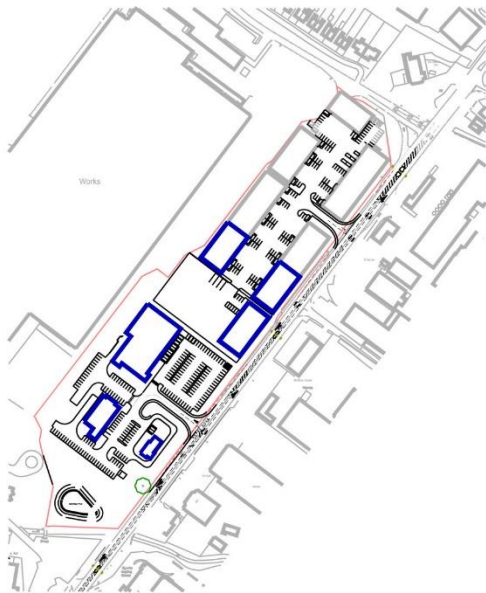
Image 1.0 Aerial photograph of the Site



Phase 1 Employment



Phase 2 Employment



Phase 3 Commercial plus revised and extended employment

1.0 Background Information

1.3 Brief

Summary

The development proposed will represent the third phase of the commercial development originally approved under Outline Planning Permission P/2011/01130/JN/PO.

This third Phase is the subject of a full Planning Application for employment use, a supermarket, drive through and Builders Merchant.

This brief design and access statement supplements the Design and Access Statement prepared by Roberts Limerick for the Original Outline Application

Scheme evolution

Phase One consisted of employment use, closely followed by further employment use in Phase 2. The Phase Two approval being only partly implemented. Phase Three will comprise Commercial uses plus extended employment all as shown on the schematic plans opposite .

2.0 Scale and amount



Section Through Employment



Section Through Retail and Drive Through

Employment

The proposal is to extend two of the existing terraces constructed under the Phase 2 development (Proposed units 3-4 and 8-10) offering a variety of unit sizes as listed below along with a stand alone bespoke unit for a named tenant. (Unit 5,6,7.) As with Phases one and two party walls shown can be omitted to provide larger units should the market demand dictate.

The massing and scale of the proposed units are typical, at circa 6.5m high eaves, for buildings of this type and use allowing for future installation of first floor office accommodation

Appropriate car park numbers, totalling 45 spaces (including 5 disabled) are distributed locally to the units

Proposed Gross internal areas are as follows

Unit 3	5,290sq.ft
Unit 4	3,880sq.ft
Unit 5/6/7	10,071sq.ft Plus 3,321sq.ft Mezzanine
Unit 8	2,645sq.ft
Unit 9	2,620sq.ft
Unit 10	3,880sq.ft
Total	28,386sq.ft Plus 3,321sq.ft Mezzanine

Retail, Drive Through and Gymnasium

- The proposal is for an Aldi food store of 1856.78m² gross internal area (GIA), with on-site car parking for 123 no. vehicles, a Drive Through of 155.72m² (GIA) with 24 car spaces and additional retail 465sq.m (GIA) with first floor gymnasium 595sq.m (GIA)

- The aim of the development is to provide a high-quality attractive modern food store and Drive Through for the local community supported by additional retail and health and fitness facility.

- The layout proposals have been carefully considered to ensure that the scale of the proposed store respects its setting.

- The proposed food store will be a single storey mono pitched roofed building, offering a fresh, contemporary, high-quality design, enhanced by a strong landscaping scheme. The architectural detailing includes generous glazing to the entrance and main façades, with a mixture of Microrib Cladding Panels/Charcoal Brickwork and Rainscreen Cladding to create a visually appealing modern aesthetic.

2.0 Scale and amount (cont)

The proposed Aldi food store includes:

- 1254m² sales floor space, mainly for food, with a small range of non-food products
- Ancillary storage, servicing and staff areas.
- Delivery bay and unloading area

The Drive Through is also mono pitched roof, and rectangular in plan with clerestory glazing to the high level perimeters to flood the space with natural light.

The further retail consists of 465 sq.m gja with flexibility to sub-divide. The gymnasium will be at first floor accessed via a separate entrance/ fire exit and will be 595sq.m gja. Again a mono pitched roof profile matching the Food store design will be used to maintain scale across the development



Site Layout

3.0 Layout

Employment

The employment units within this application complete the Phase One/ Two development and share the existing access off Derby Road.

The design follows the principle agreed on the previous Phases where the building forms are used to contain the service areas and where possible screen these from the Derby Road. The two blocks constructed under the Phase 2 approval (Postal numbers 1/2 and 11-16) will be extended to create five new employment units numbers 3/4/8/9 and 10 whilst units 5/6/7 are bespoke for a named tenant. (Builders Merchant)

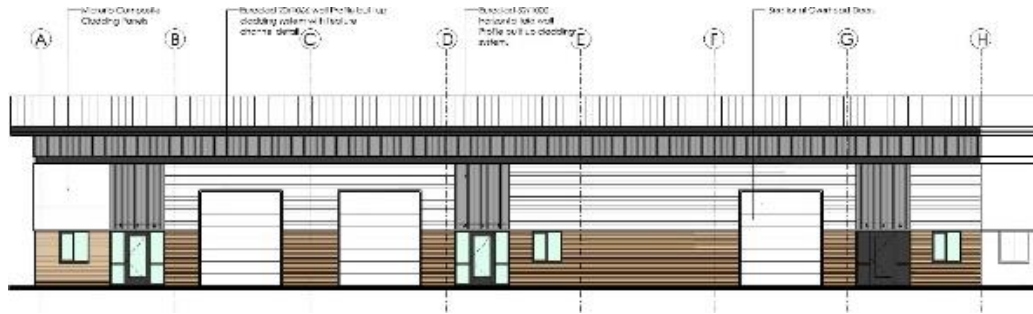
Retail, Drive Through and Gymnasium

The site layout has been developed around the single approved access point off Derby Road. The Drive Through has been located adjacent the entrance with prominent views along Derby Road whilst still allowing clear visibility to the Food Store, further retail and gymnasium beyond.

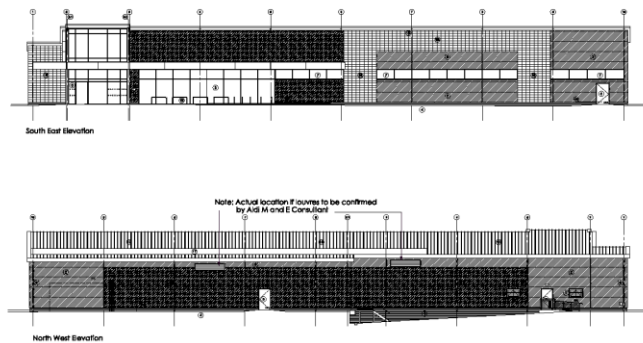
The Food Store footprint has been selected from a number of alternative arrangements so that the service area is at the rear of the site.

In addition to the fixed access point a number of services and easements cross the site which have restricted the layout opportunities.

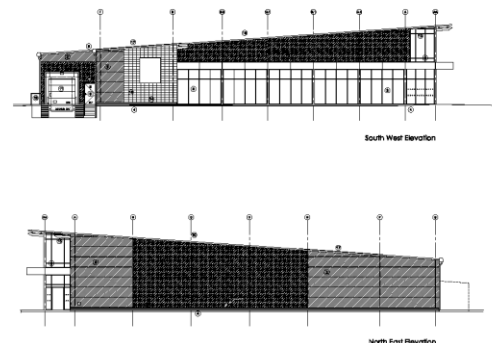
4.0 Appearance



Typical Commercial Elevation



Food Store Elevation



Commercial

The units within this application complete the Phase One/ Two development and share the existing access off Derby Road.

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The external design will replicate the existing units and materials will match those Units already constructed and approved Under Phases 1-2.

Retail, Drive Through and Gymnasium

To complement the commercial units, the food store is predominantly a cladded façade broken up with elements of rainscreen cladding to the South East and South West Elevations. The entrance is to have a large glazed shopfront and canopy providing focus to the main elevation. The canopy, which is illuminated from below, also provides a covered, well lit area over the trolley store and cycle parking.

The south east and south west elevation has a large glazed area at the entrance point presenting an active point of focus and glazing feature drawing the eye to the entrance and exit lobby of the store.

This is an important element of the building as orientation is critical to guide the movement of customers through the site.

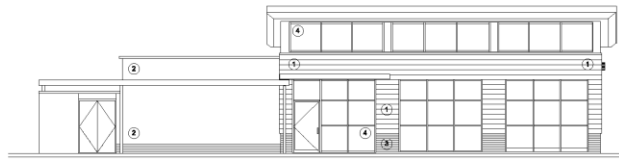
From a consumer's perspective, it allows natural daylight into the retail space along the whole length generating a pleasant ambience.

4.0 Appearance

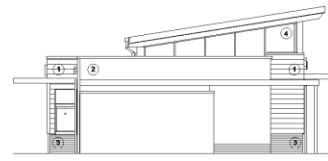
Retail, Drive Through and Gymnasium (cont)

The drive through consists of a rectilinear plan shaped customer area, with a raised mono pitched roof to match the food store, with clerestory glazing to the high level perimeters to flood the space with natural light. To the side and rear of this, less dominant flat roofed elements wrap around containing the amenity and staff areas. The building will be formed predominantly with a combination of cementitious plank cladding and white rendered panels, grey aluminium framed glazing, and grey profiled metal roofing. To the north west and north east elevations (public facades) large glazed panels are incorporated to reflect the food store design

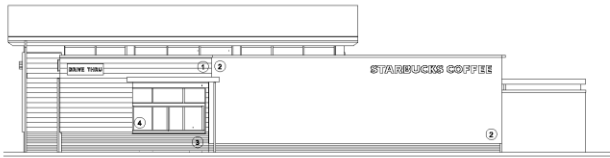
The further retail/gymnasium sits alongside and is complimentary to the proposed food store ie, mono pitched roof, like cladding materials and expansive glazed entrances again providing focus to the main entrances,



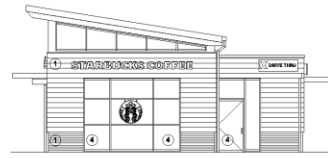
North West Elevation



North East Elevation

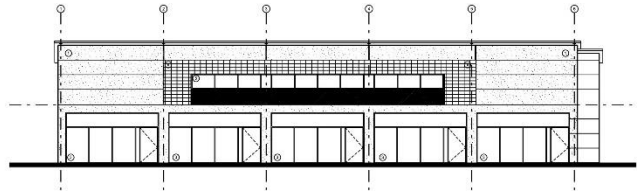


South East Elevation

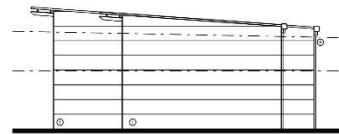


South West Elevation

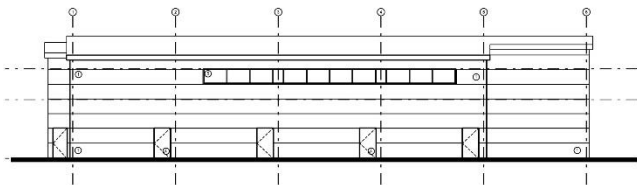
Drive Through Elevations



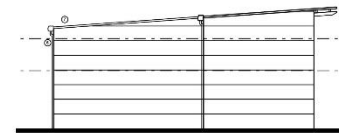
South East Elevation



North East Elevation



North West Elevation



South West Elevation

Further Retail/ Gymnasium

5.0 Access

Commercial

Vehicle and pedestrian access will be via the existing entrance formed off Derby Road for the Phase 1/2 development. See separate Transport Statement

Retail and Drive Through

The Retail and Drive Through will be accessed off a new access previously approved (and already formed) through a reserved matters application.

Clearly marked disabled parking bays and in the case of the Food Store, Parent and Toddler spaces will be provided, positioned next to the main entrance.

Access into the building will be via a flush threshold, and there will also be level thresholds between paving and car parking. This approach complies with legislation associated with the Disability Discrimination Act and permits unhindered access both for Disabled wheelchair users and those users with restricted mobility. Internally, the merchandising layouts will permit unhindered passage for disabled wheelchair users. A customer wheelchair accessible WC will be provided with access from the sales/seating area. A consistent floor datum will be maintained throughout the units and into the staff / back of house areas. Door openings are designed to give unhindered passage to disabled wheelchair users.

5.0 Landscape

The phase 3 landscape proposals follow the previous schemes approved under the Phase 1 and 2 development and have been coo-ordinated with the site constraints.

The existing hedgerow along Derby Road has been retained where possible and infilled/reinforced to match the earlier development. The existing mature lime tree has been retained and the layout acknowledges the likely root spread. This completes a comprehensive landscape strategy for Albion Gateway



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Project
PIRELLI
DERBY ROAD
BURTON UPON TRENT

Drawing Title
PROPOSALS

Scale: 1:1250 at A3 Date: 23 Oct 2016
approx 1:1250 at A3 23 Oct 2016
Drawing No: 257
2016./105 Rev B



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