



DESIGN AND ACCESS STATEMENT  
PROPOSED LIDL FOOD STORE  
MUMBLES ROAD, BLACK PILL  
SEPTEMBER 2021



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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 submitted.

This Design and Access Statement has been prepared in line with the requirements of the 'Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, which are as follows:

1. "Explain the design principles and concepts that have been applied to the development;
2. Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
3. Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
4. Explain how any specific issues which might affect access to the development have been addressed".

The Design and Access Statement forms an integral part of the application submission and should be read in conjunction with the Architectural Drawing Package. The DAS is informed by other documents submitted with the application including: Planning and Retail Statement; Transport Assessment; Ecological Assessment; Drainage Strategy; and Landscape Strategy.

The conclusions of these reports have been taken into account in preparing the Design and Access Statement.

The Design and Access Statement provides important and detailed information about the scheme and has been written for a wide target audience, including the Local Planning Authority, Local Residents, Statutory and Non-Statutory Consultee's and Elected Members.

The document takes the reader through the various design stages of the scheme and specifically provides information relating to the following elements:

**Assessment**

A detailed analysis of the application site and its surroundings, in both physical and social/ economic terms. It is also important to consider the planning policy context relevant to the redevelopment of the site.

**Evaluation**

An evaluation of the information is collected before the "Assessment" and "Involvement" stages takes place. Based on this information, the Design and Access Statement provides an identification of the constraints and opportunities relating to the redevelopment of the site and identification of the key development principles.

**Design**

Once the development options have been evaluated and any potential conflicts resolved, the design solution is developed.



## PRINCIPAL CLIENT



LIDL GREAT BRITAIN LTD. -  
WATERTON INDUSTRIAL ESTATE,  
BRIDGEND, CF31 3PH

## ARCHITECT & PRINCIPAL DESIGNER



One Design Architects Ltd,  
Unit 5 Mercury Quays, Ashley Lane,  
Shipley, West Yorkshire,  
BD17 7DB

This Design & Access Statement has been prepared on behalf of Lidl Great Britain Ltd to support a planning application seeking full planning permission for the demolition of an adjacent residential building at the former filling station site; The application proposes the construction of a new Lidl food store (Use Class A1) with associated car park, landscaping and a new access to the site.

The Lidl development is proposed to serve the Black Pill & Sketty area, whilst creating extra jobs by redeveloping a vacant plot along a major thoroughfare in the western Swansea area.

This DAS sets out the design principles and concepts that have been applied to the development, demonstrating how the context of the development has been appraised and how the design of the development takes the context into account. The DAS further explains how issues relating to access have been dealt with in the context of local policy.

Given Lidl's commitment to invest in Swansea, the proposed development will, if consented, be constructed at the earliest opportunity to introduce a new retail offering to the local area.





Lidl, founded in Germany in the 1930s, commenced trading in the UK in 1994 and now operates over 800 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 2,500 carefully selected product lines and are able to offer these high quality products at low 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 customer 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.

This year 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'.





Image taken from Bing Maps aerial photography

## SITE SIZE AND TOPOGRAPHY

The application site extends to approximately 1.02 Acres/0.41 Hectares.

The principle frontage of the site is to the A4067 Mumbles Road.

It is proposed that the levels of the foodstore & associated car park will be adjusted to improve pedestrian & vehicular access & circulation.

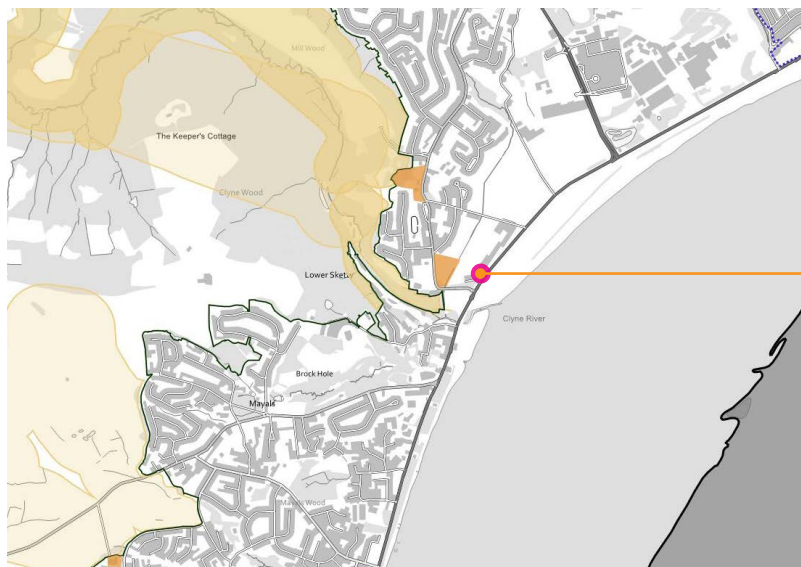
## CURRENT USE OF SITE

At present, the application site is mostly vacant following the demolition of a Shell petrol filling station in 2017, with all above and below ground infrastructure removed.

The site also includes a neighbouring residential property, which will form part of the re-development site to facilitate the store and its associated car parking.







Application Site

(Image taken from Swansea LDP 2010-2025)

## Planning Policy Appraisal

This section of the report outlines the planning policy framework relevant to the planning application. It sets out the policy context at both national and local levels' focusing in particular on those policies relating to design and access.

### Future Wales: The National Plan 2040

Future Wales sets out a spatial strategy as a guiding framework for where large-scale change and nationally important development will be focused over the next 20 years.

**Policy 1** - 'Where Wales will grow' supports sustainable growth in all parts of Wales, with a series of national and regional growth areas, of which the application site falls within the 'Swansea Bay and Llanelli' national growth area.

**Policy 6** - 'Town Centres First' indicates significant new commercial, retail, education, health, leisure and public service facilities must be located within towns and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region.



### LOCAL DEVELOPMENT PLAN

The Swansea Local Development Plan 2010- 2025 was formally adopted in February 2019 with the following policies relevant to this application.

#### **PS 1: Sustainable Places:**

In order to deliver sustainable places and strategically manage the spatial growth of the County, the delivery of new homes, jobs, infrastructure and community facilities must comply with the sustainable settlement strategy. This includes directly development to the most sustainable location and delivering homes and jobs to be delivered in a manner consistent with growth forecasts and employment strategy.

#### **PS 2: Placemaking and Place Management:**

Placemaking and Place Management states that development should enhance the quality of places and spaces and respond positively to aspects of local context and character that contribute towards a sense of place. The design, layout and orientation of proposed buildings, and the spaces between them, should provide for an attractive, legible, healthy, accessible and safe environment. All proposals should ensure that no significant adverse impacts would be caused to people's amenity.

#### **Policy S18: Community Safety:**

Community Safety states that all new developments must be designed to

reduce opportunities for crime. Increasing community safety and reducing crime, the fear of crime and anti-social behaviour, are key to improving the quality of life and well-being for those who live in and visit the County. 'Designing in' Community Safety is key to the delivery of safe and sustainable communities, and should be considered in all developments in all locations.

#### **Policy SI 1: Health and Well-Being:**

Health inequalities will be reduced and health lifestyles encouraged by ensuring that development creates sustainable places that accord with the principles of Placemaking.

#### **Policy ER 1: Climate Change:**

This Strategic Policy provides a framework for sustainable growth by promoting development that mitigates the causes of climate change and which is able to adapt to its likely effects. This long-term approach is part of the Council's commitment to realise the economic, environmental and social objectives set out in the Plan's Vision.

#### **ER 2: Strategic Green Infrastructure Network:**

This policy states that Green infrastructure will be provided through the protection and enhancement of existing green spaces that afford valuable ecosystem services. Green infrastructure is the network of Swansea Local Development Plan multifunctional green (and blue/water)

spaces, corridors and environmental features which surround, thread through, shape and help form settlements and the wider countryside. Many green infrastructure features such as green roofs, SuDS, and green walls can provide benefits beyond their primary functions.

#### **ER 12: Trees, Hedgerows and Development:**

In recognition of the importance of trees to the County, the Plan seeks to ensure that suitable trees, whether they are protected by legislation or not, are retained and protected on any development site.

#### **T1: Transport, Measures and Infrastructure:**

This Strategic Policy emphasises that movement, connectivity and legibility of transport links are critical components in the creation of a successful place and an efficient transport network is critical to support economic growth. The transport network refers to the links and services that help people move across the County, including the highway, public transport, pedestrian and cycle routes, PROWs and bridle routes.

#### **T2: Active Travel:**

The purpose of this Policy is to improve the current Active Travel Network and exploit the County's potential for further routes, by ensuring developments include design features and facilities that make it easy and safe for people to walk and cycle for everyday journeys instead of travelling by

car. Encouraging Active Travel will help to minimise car use, support the Healthy City Swansea agenda and enable the Council to fulfil its legal duty under the Active Travel (Wales) Act to develop, improve and maintain local walking and cycling networks. Standards of good practice include the Active Travel Act Design Standards and other relevant guidance that provide a steer for developers to ensure key principles of design are employed to deliver Active Travel.

#### **T6: Parking:**

Proposals must be served by appropriate parking provision, in accordance with maximum parking standards, and consider the requirements for cycles, cars, motorcycles and service vehicles. In those instances where sufficient parking cannot be provided on site, or is judged not to be appropriate, the developer will be required to provide a financial contribution towards alternative transport measures where appropriate.

The requirement to ensure appropriate parking is provided to serve developments needs to be balanced against the recognition that the availability of parking spaces, and any charges applied, are key tools in facilitating a reduction in journeys by private car and encouraging a change in mode choice towards more sustainable means of travel.







## ACCESS

The existing vehicle access will be improved to suit design standards to highways consultants design, in order to facilitate access and egress into the retail site.

The site is in close proximity to public transport links. Existing bus stops are located along the Mumbles Road, making this an accessible and sustainable location in terms of public and private transport.

Boundaries of the site are defined and comprise of:

- North-east boundary – Residential
- South-east boundary – Highway with green space promenade beyond
- South-west boundary – Residential
- North-west boundary – Green open space

- Existing Site Entrances (ingress & egress of former filling station)
- Proposed Site Entrance





VIEW OF THE EXISTING SITE (2019) FROM NORTH. © Google



VIEW OF THE EXISTING SITE (2019) FROM SOUTH. © Google

## SURROUNDING

The application site is located in an area containing residential, public parks and greenfield sites.

The site and surrounding area is identified in the Natural Resources Wales' Flood Risk Map as an area of medium & low risk of river flooding.

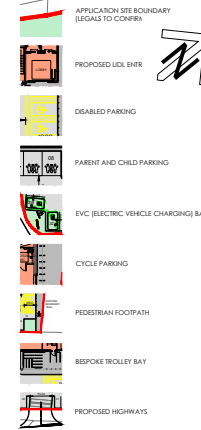
Adjacent land uses include, to the:

- North-east boundary – Residential
- South-east boundary – Highway with green space promenade beyond
- South-west boundary – Residential
- North-west boundary – Green open space





SITE LAYOUT KEY:



**OBJECTIVE AND PRINCIPLE**

Lidl's proposed development will create a new neighbourhood foodstore with 1,102m<sup>2</sup> sales area (2,029m<sup>2</sup> gross internal floor area over two floors). The development will also provide a free customer car park and an specific delivery dock area within the car park.

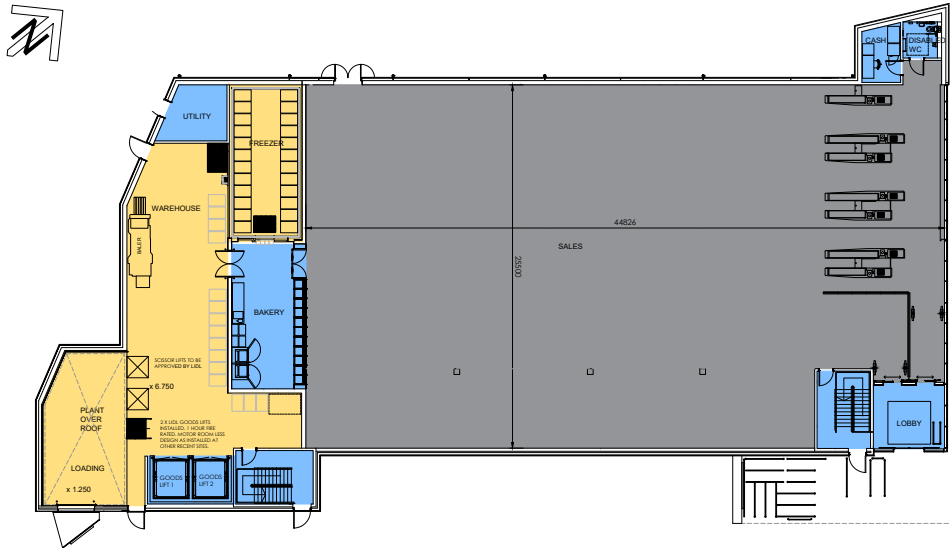
The store will be built in accordance with Lidl's brand new specification providing a light, spacious sales area with no suspended ceiling. Proposed elevations have been considerably designed along the main aspects, providing activity and identity to the public frontages which:

1. Respond to the geometry and topography of the site;
2. Maintain adequate clearances and safe distances to existing site boundaries;
3. Respect the character and remain in keeping with other developments in the area;
4. Provide easy and safe vehicular and pedestrian access to the existing highway;

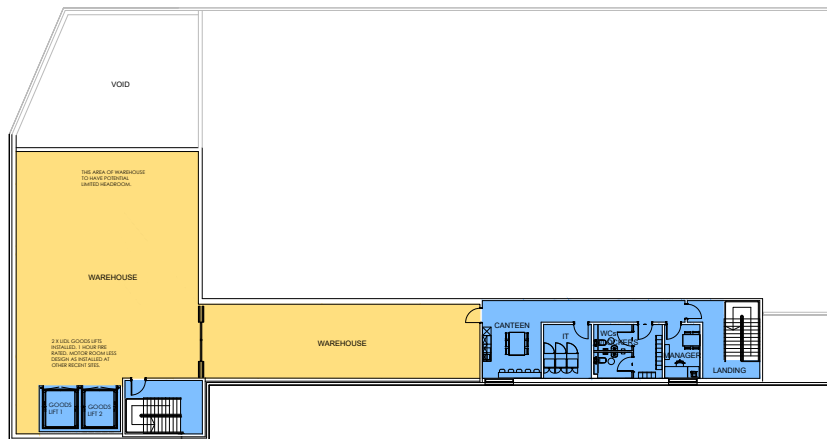
The proposals for the site layout and store will incorporate Lidl's corporate branding.







PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PROPOSED LAYOUT

The proposed layout accords with Lidl's operational requirements and is designed to ensure good visibility into the site from the local highway network and effective functionality in terms of servicing. The plant will be enclosed on the roof, situated away from adjacent residential properties.

The car parking spaces have been positioned to the front elevation of the store. The car park area has been designed to allow easy manoeuvrability of vehicles, with safe and easy access to and from the proposed store.

Disability and parent and child spaces are provided adjacent to the store entrance to provide easy access for these users. Electric vehicle charge points are also provided adjacent to the car park entrance.

Goods deliveries will be made via the loading bay, which is situated adjacent to the warehouse space. The store's dedicated delivery facility will be accessed via an delivery pod positioned at height for level access from the vehicle.

A vehicle tracking exercise has been carried out which confirms a delivery vehicle can access the store without adversely affecting vehicle ingress and egress to the site.

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

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

Proposed Ground Floor Plan

KEY:



Sales Area

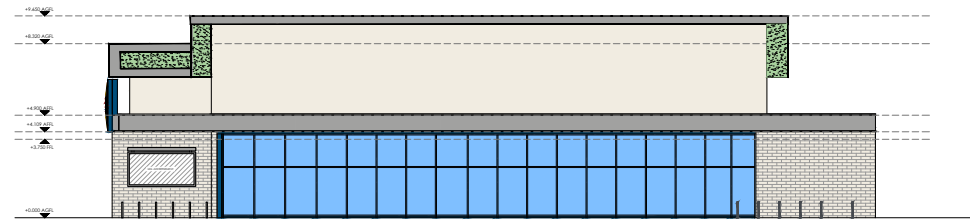


Ancillary Areas

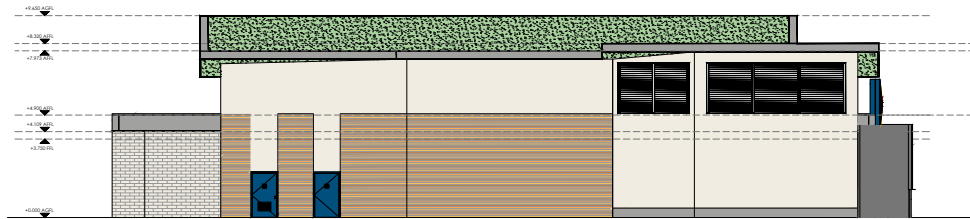


Warehouse Areas

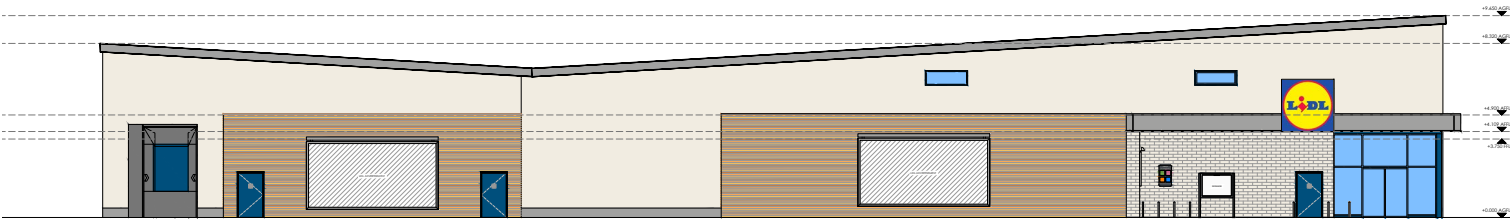




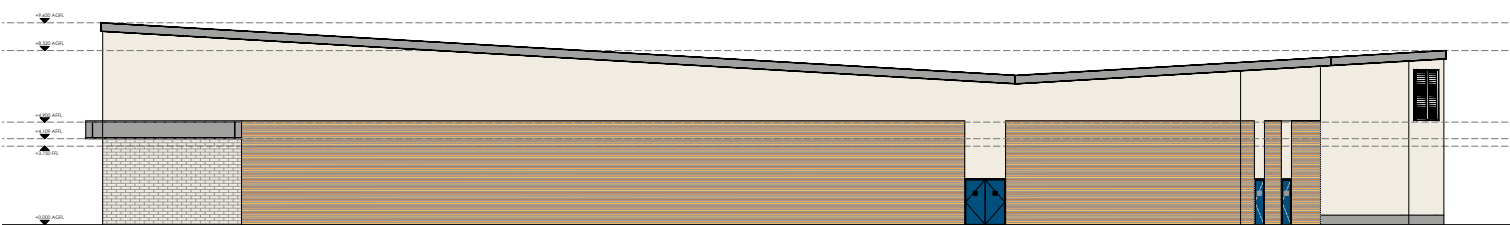
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

## APPEARANCE

The visual appearance has been considered as part of the proposal to blend in and strengthen the existing context as much as possible. The use of a considered material palette ensures the development responds to the context.

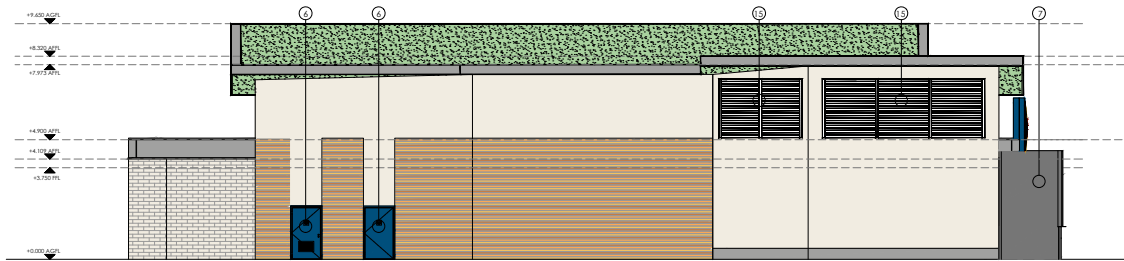
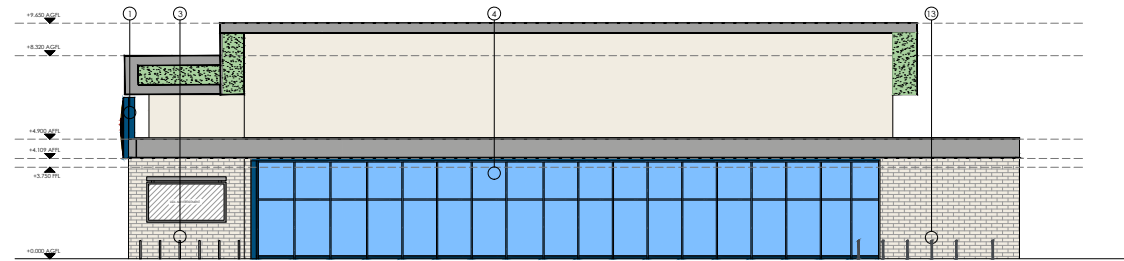
The main elevations façade treatment will consist of a mixture of materials. The external walls to be white render (RAL 9010), grey plinth (RAL 7038) below. Natural stone and timber cladding bays along North, South and West elevations break the elevation into individual elements.

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:

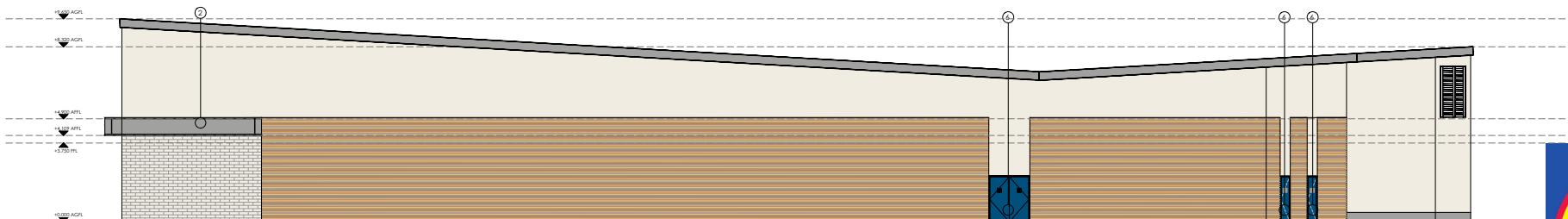
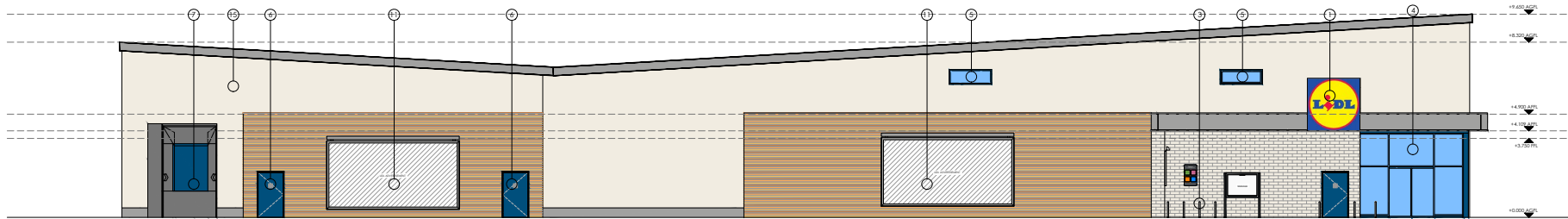
- The roof will be encased in metal roof sheeting in grey (RAL 9006) with matching colour trims;
- Windows will be double glazed in blue (RAL 5010)
- Powder coated aluminium framed glazed shopfront in blue (RAL 5010);
- The delivery bay door and other powder coated steel doors will be coloured blue (RAL 5010); and
- The oversailing canopy will be finished with metal flashing in grey (RAL 9006).



# PROPOSED DEVELOPMENT - MUMBLES ROAD, BLACK PILL ELEVATIONS [TBC]



- PROPOSED MATERIALS FINISHES  
(DRAWINGS TO BE REVISIT IN CONJUNCTION WITH UDL SPECIFICATION.  
MATERIALS INDICATED ARE ILLUSTRATIVE ONLY AND MAY NOT MATCH THE FINAL TRADE
- ① NEW UDL 100mm DEPTH INTERNALLY ILLUMINATED 2000mm x 2000mm
  - ② FABRIK CLADDING COLOUR: SILVER METALLIC, RAL 9006
  - ③ STAINLESS STEEL TROLEY BAY/RAILS
  - ④ PROPOSED FULL HEIGHT CURTAIN WALL GLAZING COLOUR: BLUE, RAL 5010
  - ⑤ PROPOSED WELF ARE WINDOW (OBSCURE GLAZED) COLOUR: BLUE, RAL 5010
  - ⑥ PROPOSED DOOR/WIDE DOOR/UTILITY ROOM COLOUR: BLUE, RAL 5010
  - ⑦ PROPOSED DELIVERY DOOR SECTION DOOR WITH DOCK SHIELD
  - ⑧ NEW METAL CLADDING TO SITES/FACIALS NEW TRIMS, FLASHINGS, GUTTERS AND RW/ COLOUR: SILVER METALLIC, RAL 9006 150 @ RW/TS TO HAVE A16 CLIMB GLAZERS
  - ⑨ PROPOSED COMPOSITE ROOF CLADDING TO BE INSTALLED TO MATCH WALL CLADDING COLOUR: SILVER METALLIC, RAL 9006
  - ⑩ HDV ROLLER 1500mm HIGH BLACK AND YELLOW
  - ⑪ WALL MOUNTED BILBOARDS SHOWN INDICATIVELY SUBJECT TO SIGNAGE APPROVAL
  - ⑫ STAINLESS STEEL BOLLARDS TO BE DOMED TOP MARINE GRADE 316, 1000mm HIGH
  - ⑬ GALVANISED SHEPHERD CYCLE STANDS
  - ⑭ GALVANISED STAINLESS STEEL DRIVERS STANDS
  - ⑮ BRICK SOLETS
  - REFINED WALLS IN WHITE RAL 9010
  - CLADDING PANELS IN SILVER METALLIC RAL 9006
  - RENDERS FINISH TO MATCH RAL 7038
  - PROPOSED TIMBER CLADDING
  - PROPOSED NATURAL STONE (MANUFACTURED TO BE COOPERATED)
  - GREEN ROOF

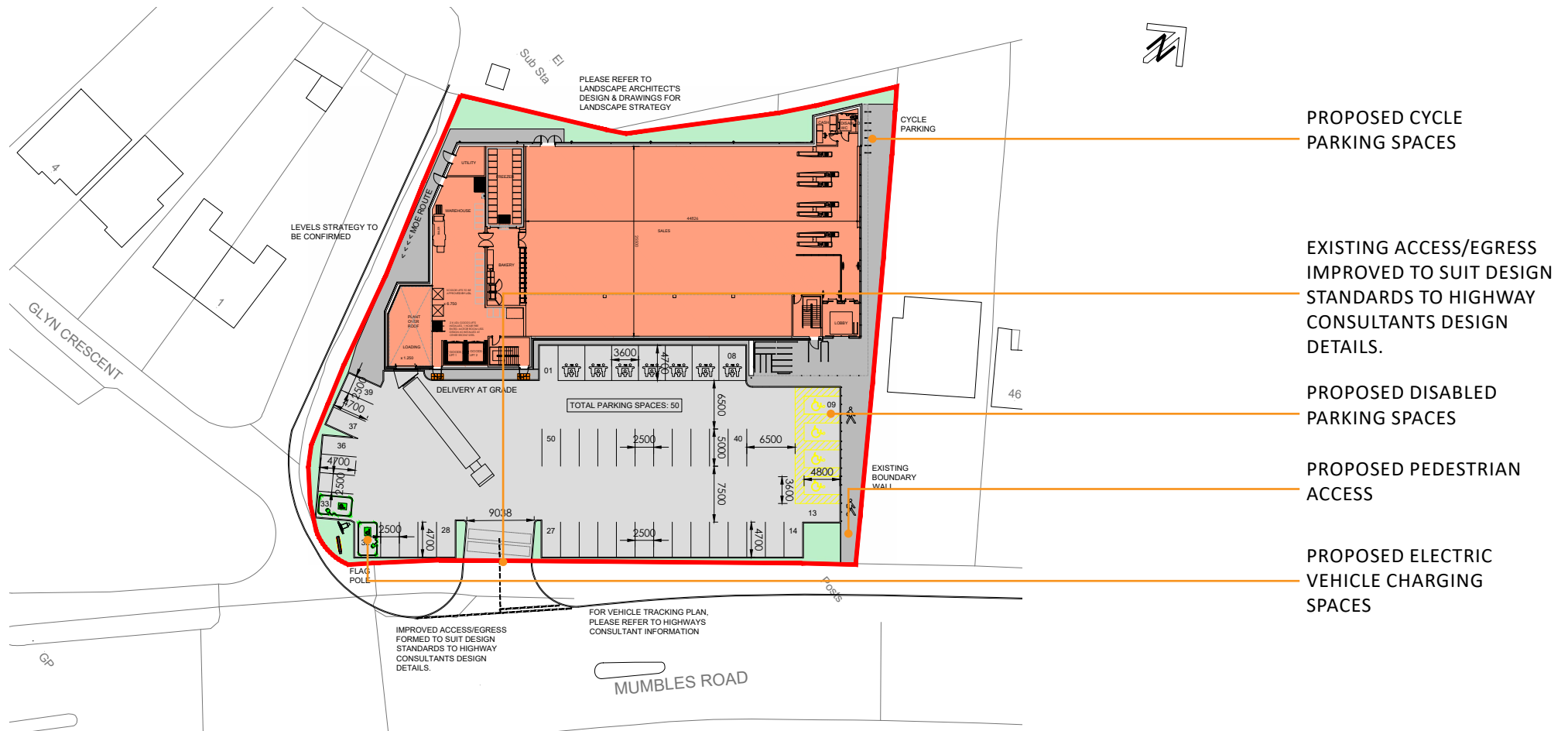






# PROPOSED DEVELOPMENT - MUMBLES ROAD, BLACK PILL

## PROPOSED SITE PLAN



PROPOSED CYCLE PARKING SPACES

EXISTING ACCESS/EGRESS IMPROVED TO SUIT DESIGN STANDARDS TO HIGHWAY CONSULTANTS DESIGN DETAILS.

PROPOSED DISABLED PARKING SPACES

PROPOSED PEDESTRIAN ACCESS

PROPOSED ELECTRIC VEHICLE CHARGING SPACES





**GREEN ROOF**

The ecological and environmental side has been considered also as part of the proposal. The store will have a 3 degrees mono pitched roof. The use of a sedum blanket will be adopted and layed above a 50mm sedum substrate.

The sedum roof will provide an attractive, bio-diverse and sustainable roof finish visible to the customers visiting the store.

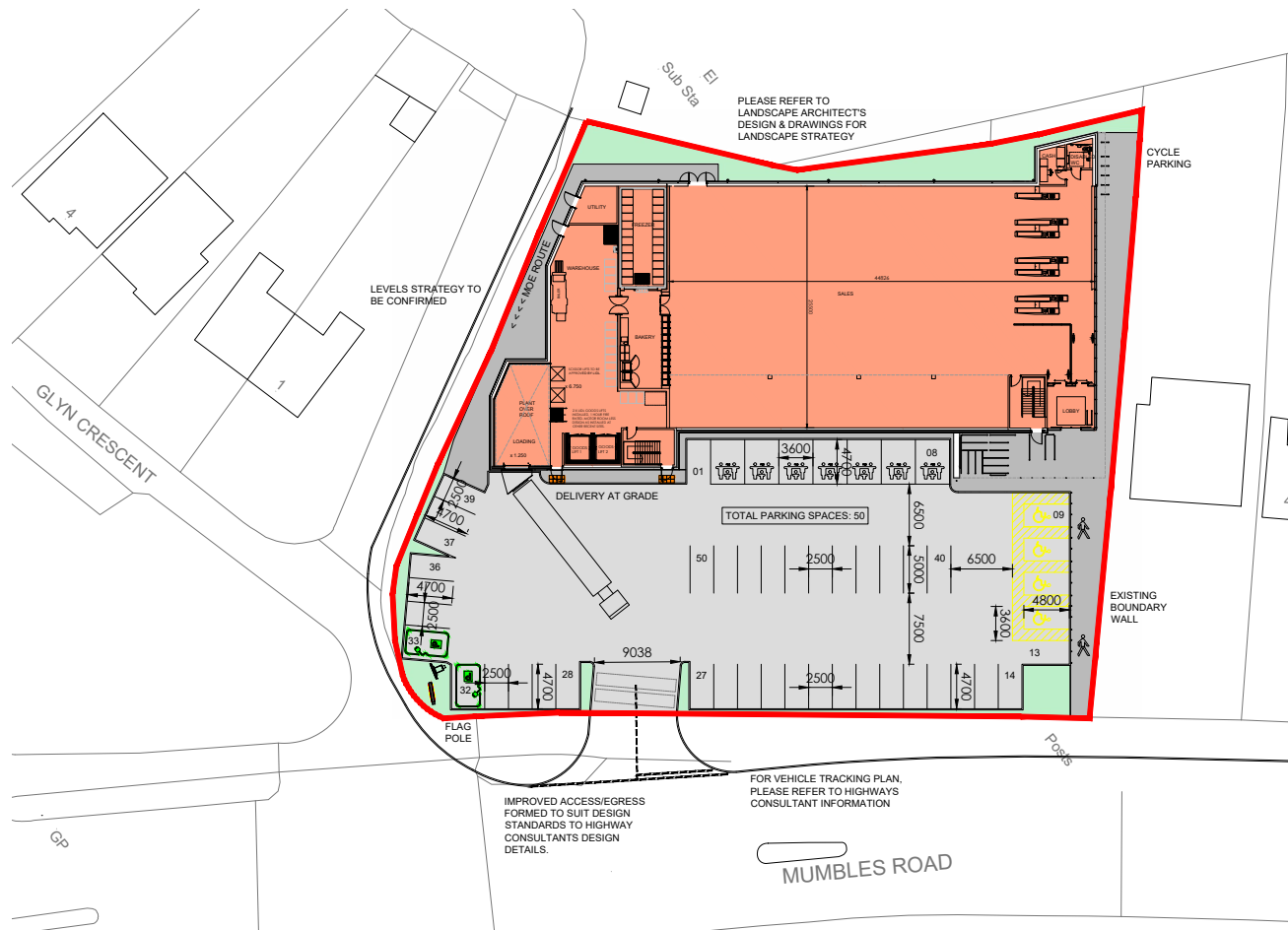
The extensive green roof will feature many benefits which include:-

- Insulation from the cold winters, as the growing medium acts as efficient insulator and conceals the entirety of the curvature of the roof
- The growing medium and vegetation on green roofs act as insulators from the heat in the summer
- Green roofs can help to reduce the rate of water run-off by slowing down the movement of water from the roof to the ground and absorbing water into the green roof system
- Green roofs offer a clever solution to help to mitigate the increasing problem of climate change by using the sedum plants to absorb carbon dioxide

Proposed Lidl Store - Examples of sedum green roof finishes







## VEHICULAR ACCESS PROVISION

Proposed vehicle access from Mumbles Road will ensure the provision of safe ingress and egress into the site. Adequate parking of 50 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 - 4.7-5.0m x 2.5m
- Parent and Child - 4.7m x 3.6m
- Disabled - 6.0m x 3.6m (including 1.2m hatching zone)
- Electric Vehicle Charging Spaces - 6.0m x 3.6m

## PEDESTRIAN ACCESS PROVISION

Pedestrian routes are provided through the site and cycle storage areas are identified on the layout. The proposed development will ensure a maximum 2% gradient across the site to allow for those with mobility impairments having no difficulties in accessing the store. Level access thresholds are to be provided into all the main entrance points into the food store unit. The scheme will be fully DDA compliant, including WCs and disabled parking spaces.





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.
- Solar panels installed on the roof.
- 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.



## PEDESTRIAN MOVEMENT

The site is well located to encourage pedestrian travel from the nearby residential area of Black Pill, Lower Sketty and Swansea University with a well-lit footway adjacent to the site on the A4067 Mumbles Road. A Pelican crossing is situated 200 metres south-west of the site, providing access to the shorefront footpath which forms part of the Wales Coast Path.

## **Cycling Access**

The proposal is well placed near a cycle path along the A4067, and is within 200 metres of the National Cycle Network route 4, with Swansea, the Mumbles & Dunvant within 4 kilometres of the site. Its proximity to route 4 means the proposed store is well placed to attract staff and customer cycling trips. The proposed development will provide six bicycle storage spaces, which are easily accessible and are visible from the store to encourage natural surveillance.

## **Public Transport**

The site is considered to be in a reasonable location to offer staff and visitors the opportunity to travel to the site via bus, with a number of stops on the A4067 Mumbles Road, with two stops towards Swansea and the Mumbles within 400m of the site served by several bus routes connecting to the wider area.

## **Vehicular Access**

The site is proposed to be accessed via the improved access point onto the A4067. The proposed layout has been designed to ensure sufficient room for a max legal 16.5m articulated vehicle to safely enter, manoeuvre and exit the site in forward gear. A total of 50 parking spaces are to be provided including 4 spaces for disabled customers, 7 parent and child spaces and 2 electric vehicle charging spaces.

## **Conclusion**

The design of the proposed development has been mindful of the access policies in the LDP including Policies PS2, T2 and T6. The site is well located to encourage sustainable modes of travel for staff and visitors living in the surrounding residential areas of Black Pill and Sketty. The extended cycling and bus networks through the local area will also allow opportunities for sustainable travel for longer trips. A Travel Plan will be agreed to maximise the potential for sustainable patterns of travel to and from the store.

These measures will result in environmental benefits (less CO2), social improvements (inclusive mobility and a healthier population) and economic benefits (less congestion).





## COMMUNITY SAFETY

The proposed site layout has adopted the following 'core principles' of designing for community safety and which are intended to improve the design and management of the physical environment and to promote community cohesion.

### **1. Integrated Approach:**

The proposed scheme has been designed to ensure a safe and accessible environment for customers arriving on foot, cycle and car, whilst ensuring that the site can be safely serviced by delivery vehicles.

### **2. Environmental Quality and Sense of Ownership:**

The proposed re-development of the site will improve the environmental quality of the area, providing a significant improvement to the Mumbles Road street scene, providing an active frontage which promotes natural surveillance of the site and a sense of ownership.

### **3. Natural Surveillance**

The position of the retail store on the north- western boundary of the site ensures that the car and cycle parking areas are in full view from Mumbles Road.

### **4. Access and footpaths**

The proposed development ensures that all pedestrian access into the site provides safe and dedicated pedestrian walkways.

### **5. Lighting**

Lighting columns will be provided for car parking and pedestrian routes around the site to reflect their requirements.



## REFERENCES

### REFERENCES

Supplementary documents that have been used to develop the scheme proposals include:-

- National Planning Policy Wales
- Swansea LDP
- CDM2015 requirements and future maintenance

### LIST OF DRAWINGS

19211 AD 100 – Location Plan  
19211 AD 101 – Existing Site Plan  
19211 AD 102 – Demolition Plan  
19211 AD 110 – Proposed Site Plan  
19211 AD 111 – Proposed Ground Floor Building Plan  
19211 AD 112 – Proposed First Floor Building Plan  
19211 AD 115 – Proposed Boundary Treatments  
19211 AD 116 – Proposed Site Finishes  
19211 AD 118 – Existing & Proposed Tree Layout  
19211 AD 119 – Proposed Site Topo Overlay Plan  
19211 AD 120 – Proposed Site Section  
19211 AD 121 – Proposed Street Scene  
19211 AD 123 – Proposed Roof Plan - Option 2  
19211 AD 124 – Proposed Elevations - Option 2



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