Whittam Cox ARCHITECTS

KINGSWAY
ROCHDALE

DESIGN & ACCESS STATEMENT
30.03.2022 | ISSUE NO. -
Project No. 170285

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INTRODUCTION

Whittam Cox Architects have been commissioned by Wm Morrison Supermarkets Ltd to extend the existing retail offer at Morrisons Kingsway, Rochdale. Our brief was to provide a new IN'n'OUT Autocentres pod, to be located within the existing car park.

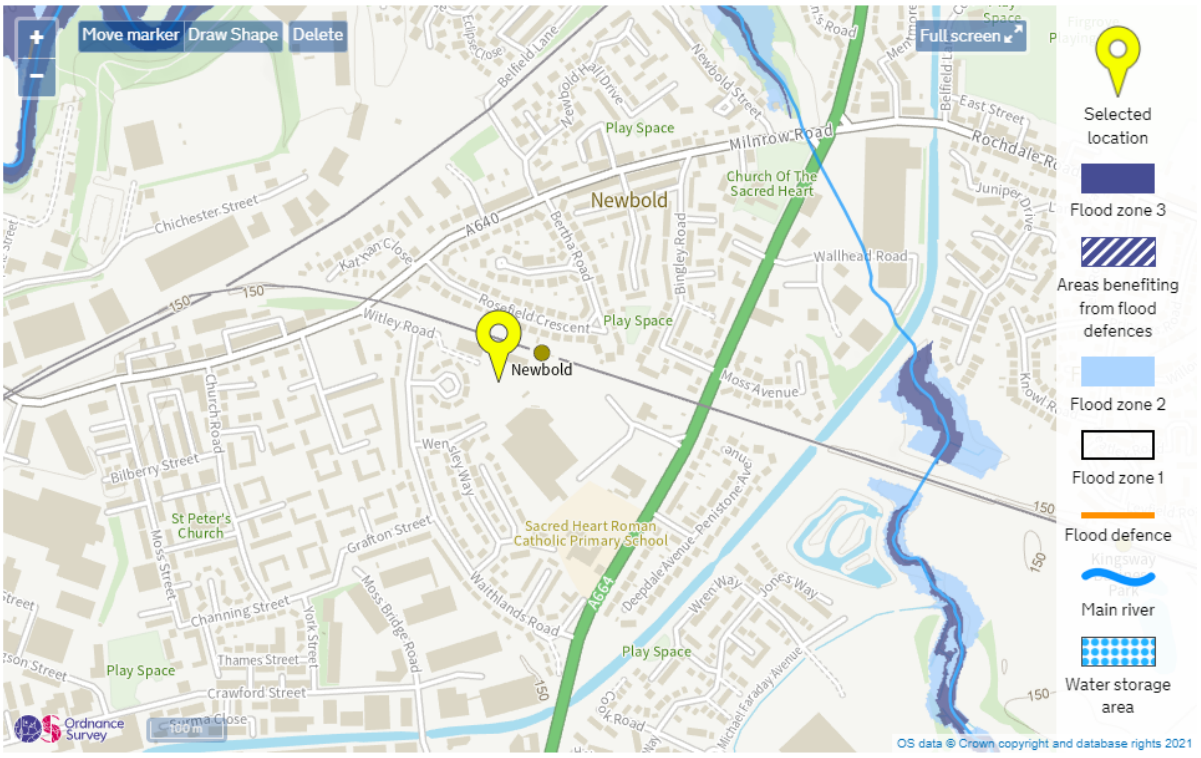
SITE CONTEXT

The site is bounded by The Kingsway Medical Practice and the Rochdale to Manchester Metrolink line to the north; the A664 Kingsway and RRG Skoda to the east; Sacred Heart RC Primary School, and housing on Cotton Fold, Houghton Close and David Lewis Close to the south; and housing on Wren Green and Witley Road to the west. The Morrisons car park is accessed via Kingsway with pedestrian links provided via Kingsway and Witley Road. There are bus stops located on the store access road and Kingsway, and Newbold Metrolink stop is located to the north of the store car park further providing 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 IN'n'OUT Autocentres pod has good access from the existing car park area to the north 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 1 which noted a low probability of flooding. Please see GOV.UK flood map for planning.



SITE LAYOUT

The choice of location for the IN'n'OUT Autocentres 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 pods to ensure that there is no disruption to vehicular and pedestrian circulation and that site will continue to operate as existing. The pods are positioned on existing park bays which will reduce the total parking numbers by 20 standard car parking bays. Existing white lines will be burnt off and the new area will be de-marked to provide safe access into the new pods.

THE DESIGN

IN'n'OUT AUTOCENTRES

The IN'n'OUT Autocentres pod offers a convenient solution for passenger car MOT testing, servicing and repairs within the car park of the existing Morrisons store. The nature of the business operating from the site is such that customers have to pre book, reducing unnecessary trips to the site, and due to this there are very few daily vehicle movements involved with the nature of the pod operation. IN'n'OUT Autocentres aim to provide a sustainable service coinciding with existing local travel and parking patterns. It is envisaged that customers will time their visit to IN'n'OUT with their weekly food shop. The average weekly shop takes approximately 55 minutes which coincides with average MOT test time of 45 minutes and servicing taking up to an hour. IN'n'OUT currently operate 28 locations across the UK using an appointment based system.

The prefabricated modular single storey pods are constructed using high quality, environmentally efficient, factory-controlled construction techniques. The proposal comprises of 2 pods which house the work areas along with associated pit and equipment, and a storage pod to the rear.

The pods have an internal reception area to enable customers to safety access the pods. Vehicles are driven in and out the pods by technicians, via ramps located to the front elevations. There are additional personnel doors to the perimeter. Roller shutters and door locks secure the pods out of hours.

The pod is placed on a concrete base with the pits already formed. The elevations are formed from composite panels which will also display vinyl signage. For further information please see the additional drawings submitted as a part of the application. Once on site the pods are landed into position, manoeuvred together, bolted and sealed. The electric is connected, tested and then certified. The fixed equipment is as follows-

- Air conditioning
- Air compressor
- MOT ramp
- Brake roller tester
- Exhaust emissions analyser (diesel & petrol)
- Tyre changer
- Wheel balancer
- Wheel alignment machine
- Hand tools
- CCTV
- Alarm
- Mag locks
- Key code access
- Full width Automated metal roller shutter
- Mag lock door entry system
- External bollards to protect the pod

With regards to drainage the pods will link into the existing car park drainage system

Due to the operation outlined above we feel that a sequential test would not be appropriate for this application. As a town centre location would require a large car park which can accommodate the pod and associated undesignated parking requirements. As town centre car parks tend to be premium parking and pay and display regulating this becomes difficult. Town centre car parks also do not have established deliveries / curfews which residents / locals are accustomed to. Therefore we feel that IN'n'OUT Autocentres is not suitable as a town centre use.

Wm Morrison Supermarkets Ltd would also add that IN'n'OUT Autocentres offer 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

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 an IN'n'OUT Autocentres 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.