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ALDI Stores Limited

Proposed Development
Pool Road, Newtown

DAS02 - Design and Access Statement

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This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of ALDI Stores Ltd, to support a planning application for the development of a new foodstore on land off Pool Road, Newtown.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through Planning Policy Wales (PPW).

This statement provides information on:

- Summary of the proposal
- The Brief and Vision
- Site Context & Analysis
- Interpretation
- Design Development
- The Proposal
 - Character
 - Access
 - Movement
 - Environmental Sustainability
 - Community Safety
 - Response to Planning Policy

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design grounds is appropriate.

The Statement is to be read in conjunction with the accompanying Planning Statement and Transport Statement along with submitted reports and studies as requested to form a detailed planning package submission.

Summary of the Proposal

The proposal comprises of full planning application for:-

- A new retail discount foodstore (Use class A1)
- Associated parking facilities for the foodstore comprising of 104 dedicated spaces. The car park will include 6 no. disabled spaces, 9 no. parent & child spaces and 2 electric vehicle charge points, 12 no. cycle spaces (6 hoops) and 5 motorcycle spaces.
- Pedestrian access routes and servicing.
- Structured low maintenance landscaping.

The Brief and Vision

The brief for the scheme is to enhance the Pool Road site through the implementation of an ALDI foodstore. The full application will allow for the development to take place on site providing a greater visual amenity to the area, whilst providing residents of the local area greater choice in fulfilling their shopping requirements.

ALDI Stores Ltd

ALDI is one of the World's largest privately owned companies with over 9,000 stores across Europe, North America and Australia and they are proud to count themselves amongst the leading global retailers.

ALDI opened its first stores in the UK in 1990 and currently operate approximately 950 stores across the UK and Ireland. The company's corporate office is based in Atherstone in the Midlands although regional offices and distribution centres exist in Atherstone, Bathgate, Bolton, Cardiff, Chelmsford, Darlington, Dublin, Goldthorpe, Neston, and Swindon.



ALDI is able to achieve lower prices through an extraordinarily efficient operation, from the sourcing of its products, to the retail experience in store. In an ALDI store, you will not find 100s of versions of the same thing. ALDI focuses on quality rather than quantity; stocking a range of groceries that includes everything shoppers need, every day of the week. This allows ALDI to get the lowest prices from suppliers – then pass on the savings to customers with quantity discounts.

As a Foodstore with predominately own labelled brands, ALDI would not compete directly with existing businesses. For instance, it does not have an in store butcher, fishmonger or café and does not sell cigarettes or tobacco products. This allows local businesses to flourish as customers link trips with the ALDI store and other local shops.

ALDI stores and its discount operation are established and widely recognised within the UK. However, to address the dynamic nature of retailing and changing expectations of customers, the company continually reviews its property portfolio and store operational requirements.

ALDI has developed a number of stores in line with this approach, and the proposed design for the site off Pool Road includes the very latest design features, resulting in a high quality and modern facility for the area.

Please refer to the Planning Statement for more details.

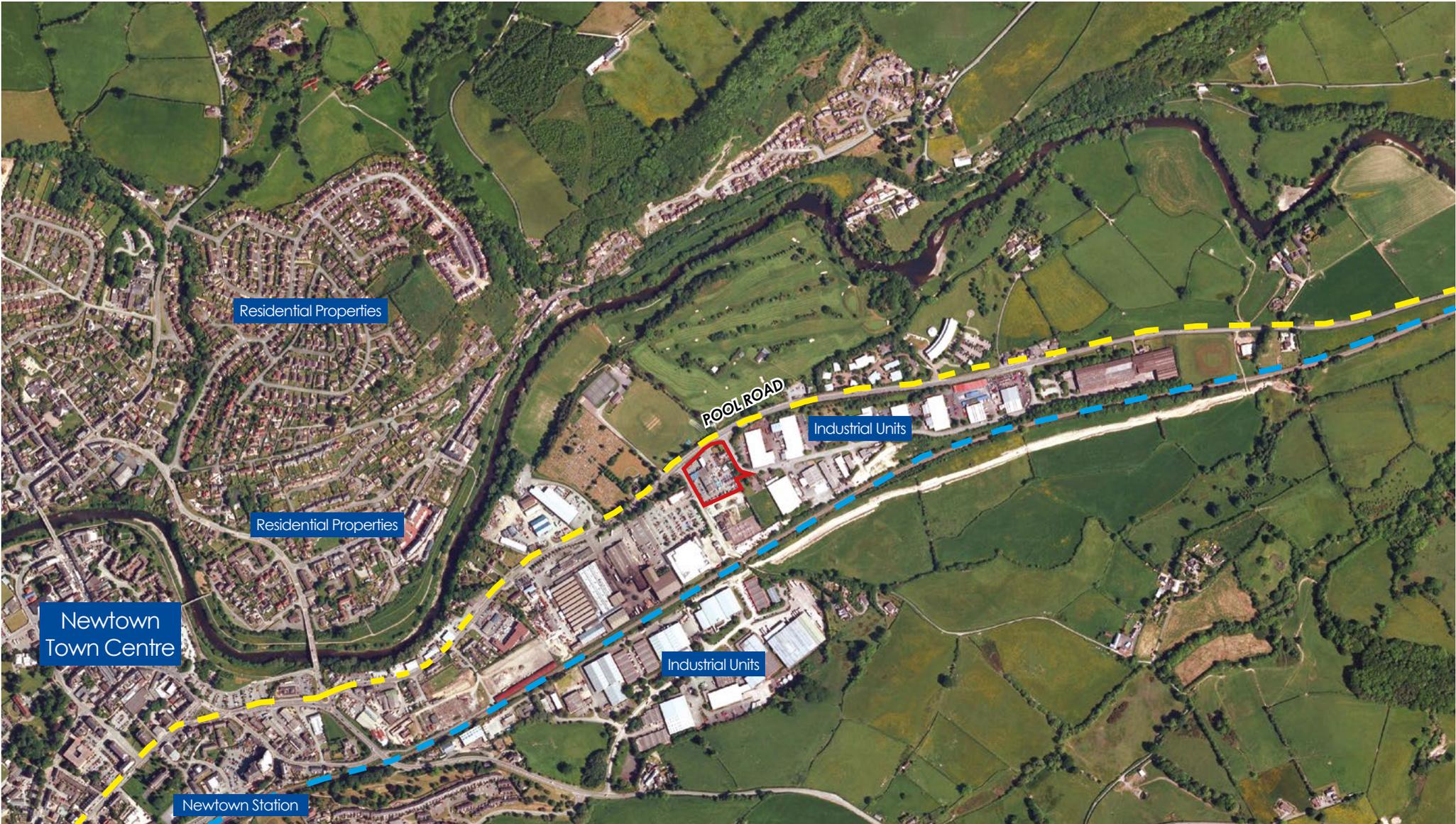
3.0 Site Context & Analysis

The total planning application site area totals 7,592m² (1.87 acres)

The development site is located to the North East of Newtown and situated circa 1.1 mile from the town centre. Newtown has a population of 10,473 and is close to neighbouring villages of Bettws Cedewain and Tregynon to the north, Llanmerewig to the East, Kerry and Dolfor to the south and Aberhafesp to the West.

The site is bordered by Wern Ddu Lane to the West and an Dyffryn Enterprise Park road to the East. Pool Road is directly to the North of the site which connects the site to Newtown's town centre.

Pool Road is predominantly populated with industrial units in close proximity to the immediate site. The wider context is a rural setting with small collection of residential properties (Newtown town centre and residential properties are established to the North West and West). The proposed development is to provide ALDI foodstore provision for the town of Newtown and the wider area.



Development Boundary

Main Highway Route

Railway



3.0 Fig. 1
View towards the development site From Pool Road.



3.0 Fig. 2
View towards the development site From Dyffryn Enterprise Park road Junction.



3.0 Fig. 3
View towards the development site From Wern Ddu Lane Junction.



3.0 Fig. 4
View towards the development site From Wern Ddu Lane.

General Design Principles

The following key design principles for the development of the site have been identified from a detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines:

- To visually enhance the approach along Pool Road by developing this prominent site in an appropriate way.
- To create a safe and convenient customer car park for the ALDI Foodstore accessed from a proposed entrance position along Wern Ddu Lane and egressed from Wern Ddu Lane and Dyffryn Enterprise Park Road to the East of the site, whilst maintaining the pedestrian footpath.
- Improved pedestrian access into the site from Pool Road and a clear pedestrian route through the site.
- To update and enhance the site's visual amenity creating a modern, sympathetic and exciting addition to the local area.
- To create job opportunities for the local area employing local contractors and labour during the construction of the store.



A pre-application meeting was held on the 06th August 2019, at Powys Local Authority offices in Welshpool. The meeting was attended by ALDI, JLL, Cameron Rose Associates and The Harris Partnership Limited.

The overall redevelopment proposal and layout was deemed acceptable.

The design is a 'blade' mono pitch roof, with the low point being situated towards the south, rising to the north, reaching a high point of 8.3m.

Materials proposed included the ALDI standard anthracite grey and silver cladding, alongside shopfront glazing and ribbon windows.

The proposed materials were deemed acceptable and in keeping with the local vernacular of the area.



Elevation A



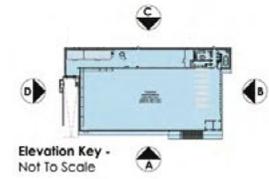
Elevation B



Elevation C



Elevation D



Proposed Elevations taken from The Harris Partnership Drawing Reference 2879 NESW Newtown Elevations V005



6.1 Character

Use

The proposal includes the development of the site for the provision of a new 1315m² sales format food store and the development of a car park in line with ALDI's current requirements.

The development is fully integrated into the area through its connections by foot, cycle and private car transport routes which will remain unaffected.

Amount

An ALDI store is a modest scale supermarket often fulfilling a neighbourhood shopping role as well as attracting customers from the surrounding area. ALDI's customers generally use other shops and stores as well as ALDI in order to fulfil their grocery shopping and local service needs. ALDI is, therefore, complementary to the existing pattern of trading both in existing local/town centre shopping areas as well as working on outskirts of towns.

The proposal is to form an ALDI foodstore with a sales area of 1,332m², with additional warehouse, staff and office facilities, totalling 1,804m² gross internal area (1,880m² gross external area). The scheme provides a total of 104 car parking spaces; 9 no. parent and child spaces, 6 no. disabled spaces, 2 electric vehicle charge points, 12no. cycle spaces (6 hoops) and 5 motorcycle spaces.

Layout

The proposed site layout is informed by the design parameters of the site to allow maximum customer and occupier visibility into the scheme. The proposed orientation of the ALDI foodstore allows the service area of the store to be positioned to the East of the site with a new servicing access proposed off Dyffryn Enterprise Park road which allows for the servicing of the building to remain separate from the customer car park. The proposed scheme implements a new vehicular access position from Wern Ddu Lane. This access point will provide the customer access.

The proposed ALDI provides shop front glazing with an active façade treatment to the principal elevation. The store entrance is located along the Northern elevation, by way of an external lobby arrangement beneath the feature canopy, taking advantage of the prominent view of the ALDI foodstore when travelling along Pool Road and giving customers direction in to the proposed store.

The internal layout and operation of an ALDI store has been designed to be efficient and practical for use by customers. These matters are routinely reviewed and monitored and adjustments made to the model as required. It is also designed to be accessible by all including disabled and elderly persons.

Form and Scale

An ALDI store is a modest scale supermarket that provides a limited product range. The total range of products is approximately 1,800 lines. This is limited in comparison to other grocery stores and supermarkets which carry between 2,500 and 40,000 product lines, with superstores carrying up to 60,000 lines.

The layout of an ALDI store is eminently practical. Its design reflects the company philosophy of offering unrivalled value for money through cost effective management. There is no unnecessary expenditure on elaborate shop fittings, with the resultant savings being reflected in low prices. Merchandise is sensibly displayed in specially designed cases to eliminate stocking time and allow easy and efficient re-stocking. ALDI make enormous efficiency gains in this area and passes the savings directly to the customer.

Appearance

The majority of properties in the surrounding area are industrial units which feature cladding as the primary material. Therefore a simple palette of materials and crisp contemporary style are proposed to complement the local area by way of introducing a modern addition to the local vernacular and immediate context. The new ALDI store utilises a combination of black smooth brickwork plinth, anthracite grey and metallic silver cladding. Bringing a modern aesthetic to the area whilst representing qualities of the nearby industrial properties.

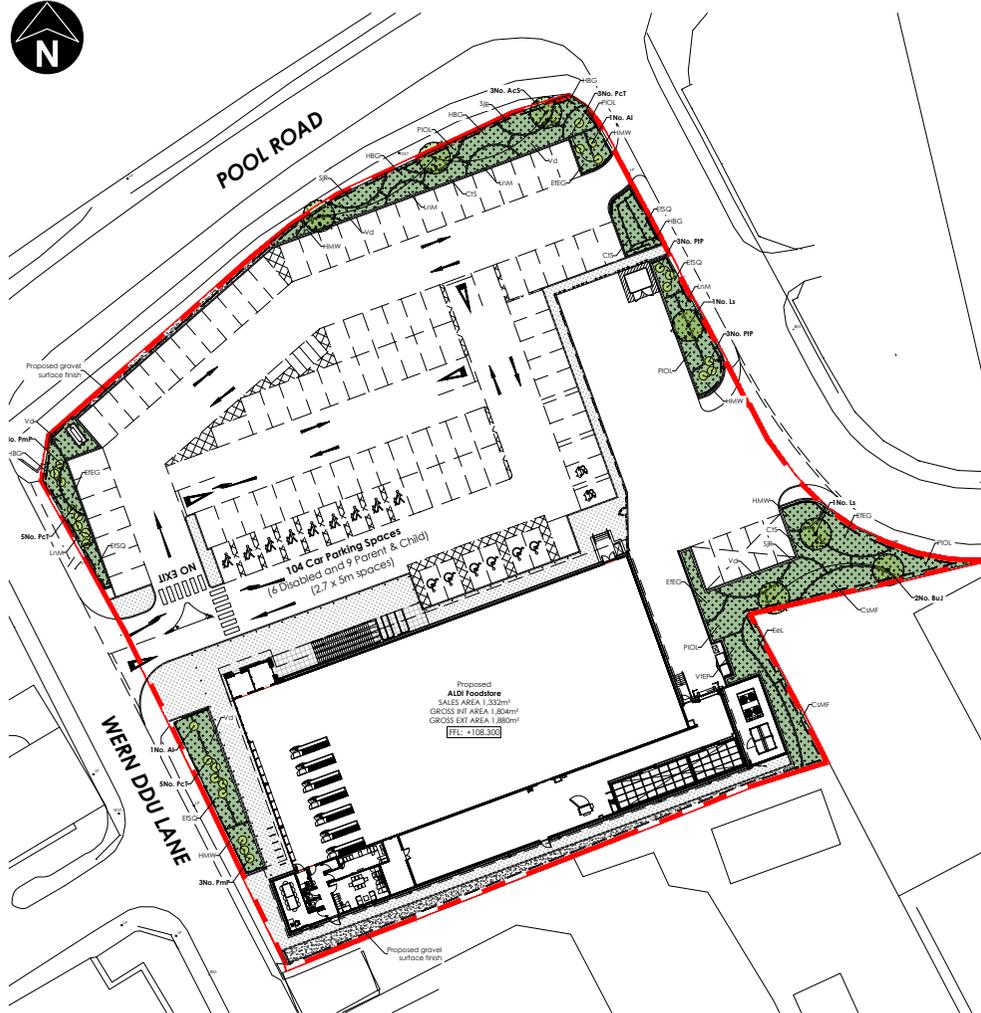
The ALDI store will have large elements of shop front glazing along the Western elevation and to the store's entrance point, together with a contemporary pressed metal entrance canopy in anthracite grey covering the trolley bay area and entrance to provide a feature for both the North and West elevations. The external glazed lobby arrangement will direct customers to the stores entrance providing a focal point.

Ribbon windows will flood natural light over the top of the sales area in line with the canopy structure along the north elevation of the ALDI to add interest and visual prominence to the principle elevation thus assisting in providing an active façade to the store from the main public approach.

Materials Specification for ALDI Foodstore

- Combination of smooth black brickwork plinth, anthracite grey and metallic silver cladding. Polyester powder coated aluminium shopfront glazing frames & doors - RAL 7016 (Anthracite)
- Polyester powder coated aluminium high level window frames – RAL 7016 (Anthracite)
- Polyester powder coated aluminium canopy fascia – RAL 7016 (Anthracite)
- Satin polished stainless steel trolley bay rails
- Polyester powder coated mild steel Fire Exit & Personnel doors
- Sectional up and over door to service bay – RAL 7016 (Anthracite)





Landscaping and Boundary Treatment

Proposed ornamental trees and native species and other landscaping will be added to the site to soften the appearance of the car park and service areas. The hard and soft landscaping within the development boundary will be enhanced by pedestrian routes and new ornamental and native planting. This proposed ornamental shrub planting will provide interest to the site and provide ALDI with a low maintenance landscape proposal.

Changes in materials have been carefully selected to highlight the routes through the ALDI car park, in particular, marked pedestrian crossing linking the store entrance. The scheme will have formal landscaping including a quality paved area beneath ALDI's entrance canopy which will further emphasise this area on arrival from the pedestrian crossing approaches to the store entrance. The formal entrance into the site is intended to have a scheme wide approach marking the arrival with clear directional signage for the key elements within the site.

A new 450mm high timber knee rail fence will be implemented to the Northern, Eastern and Western site boundary.

To the Southern boundary situated along the rear of the Aldi foodstore a 2.4m paladin fence is proposed.

A 2m high timber close boarded fence is proposed between the service yard and customer car park.

6.2 Access/ Movement

The vehicular access for customers to the site will be from a new junction from Wern Ddu Lane with a secondary left out only egress from Dyffryn Enterprise Park Road. The proposal will be fully DDA compliant with level access. Within the site it will be gently graded throughout to allow free flowing movement. Access for servicing is proposed from a new junction off Dyffryn Enterprise Park Road.

In accordance with current DDA standards, there is provision for 6 no. disabled parking spaces these spaces will be 6.2m by 3.6m and level with footpaths. Disabled parking and 9 no. parent and child spaces are easily accessible and located adjacent to the store entrance, together with a dedicated area for cyclist visitors into the site, comprising of 6 hoops allowing for 12 cycle spaces. These cycle spaces are easily visible from the principle vistas into the site and are positioned in front of the shopfront glazing to create natural surveillance over them.

High levels of transparency and visibility will be the approach for the new development, with suitable directional signage provided to the site informing visitors of the location of disabled and parent & child parking spaces. External areas will also be suitably illuminated.

ALDI operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with approximately 3-4 articulated vehicle deliveries per day of fresh food and ambient goods. The delivery is assembled at the centralised distribution depot in Neston. There is one fresh milk delivery made by a rigid vehicle, and finally there is 1 refuse collection and 1 animal waste collection per week which is generally undertaken by a 12m rigid vehicle, this is undertaken when the store is operational. This is covered in more detail in the accompanying Transport Assessment.

The ALDI store will be constructed with a dedicated internal storage area, delivery ramp and dock leveller system. This enables the drivers to unload products without any external activity. This system reduces potential noise created and therefore does not give rise to harmful effects on any sensitive receptors.

For further details please refer to the Transport Assessment.

6.3 Environmental Sustainability

Aldi are committed to achieving sustainable development as part of its operations. As a group, Aldi operates an Environmental Management Policy, which has been endorsed by senior management. The objectives for achieving sustainable development as part of their operations includes the day-to-day running of their retail stores, to designing sustainability initiatives within their new buildings. This statement addresses Aldi's sustainability proposals that will be built into their new developments.

ALDI are committed to reducing the amount of waste in demolition and construction by implementing measures to achieve the efficient use of resources. The design and layout will also facilitate the collection and storage of waste. Efficient methods of powering and heating ALDI's store is an important way to help reduce impacts on climate change, reduce energy consumption and reduce energy costs.

ALDI uses a mix of conventional and renewable energy to power its stores. In terms of renewable energy, ALDI does not heat its stores by conventional gas methods. A heat recovery system using a refrigerant-to-water heat exchanger is used to heat the sales area of each store by using the heat from refrigeration processes. This provides a significant store heating kWh reduction of approximately 80-85% and a 45-80% reduction in carbon dioxide compared to typical gas-fired methods. The new refrigeration system will be F-Gas exempt and have negligible direct carbon dioxide emissions in comparison to HFC refrigerants.

Efficient methods of powering and heating ALDI's stores is an important way to help reduce impacts on climate change, reduce energy consumption and reduce energy costs.

A local sourcing policy is utilised for its construction phase that reduces the environmental pollution of long distance transportation. The proposed store would be sourced from the Neston regional distribution centre (RDC) which is the closest ALDI RDC to the site in the UK which also reduces delivery mileage of stock to its stores on a daily basis.

Sustainability Themes

- Minimise Energy Use: the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- Sustainable Building Materials: this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- Sustainable Construction: this theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- Sustainable Transport and Accessibility: the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.
- Waste Management: the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- Site Management: the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

The sustainability measures that are proposed as part of Aldi's development proposals have been developed in accordance with these themes.

Therefore the project will:-

1. Comply with all Statutory Environmental Regulations;
2. Ensure that all environmental matters are taken account of in any business decision;
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected;
4. Endeavour to attain a reputation for effective environmental management;
5. Attempt to maintain resources which are scarce or non-renewable;
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment;
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used;
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised;
9. Undertake an on-going procedural review of its operations in order to minimise the environmental effect of its operations;
10. ALDI is ever mindful of its responsibility to the environment.

Recycling and Waste Reduction

ALDI Stores Ltd is wholeheartedly committed to minimising all waste and if it should occur every effort will be made to recycle such materials.

Operational Waste

ALDI Stores Ltd reduces the amount of waste created by careful and efficient management and, also, provides the recycling of such waste where practicable. Waste reduction is maximised wherever appropriate, as well as the use of environmentally friendly cleaning agents which do not contain phosphates or CFCs. Electrical energy and heating energy is conserved by the widespread use of time switches.

Site Waste

Strict site procedures help to keep site waste to an absolute minimum which not only helps environmentally, but also reduces costs applicable to ALDI's operatives.

As with operational waste, every effort is made to recycle the waste. The use of nickel cadmium rechargeable batteries for tools is also encouraged. Where recycling is not possible, materials will be disposed of safely and efficiently. All waste materials are stored in a safe and secure manner and kept in appropriate containers.

ALDI Stores Ltd utilise registered waste carriers and where substances, which ALDI are not registered to dispose of are involved, ALDI ensure that only companies with the relevant waste disposal management licence are contracted.

When waste changes hands ALDI ensure that transfer notes are completed and signed by both parties and a written description of the waste handed over.

Sustainability Issues

ALDI place sustainability issues at the heart of their business decisions identifying that this is essential to use resources efficiently with the minimum of energy consumption, to deliver a project that is flexible, durable, has longevity and, where practical, fixtures and fittings that can be re-used.

Products will be specified from suppliers/manufacturers who uphold the correct environmental codes and who source their materials from sustainable sources or approved producers.

Where possible and practical, water based paints will be used and, where not, low toxic paint will be used.

Light fittings will be of low energy type and switched on by presence detectors.

All timber, including that for formwork and studwork will be FSC certified and obtained from renewable sources backed by certification to current government standards.

Where possible materials and labour will be sourced locally to create energy savings.

Materials will either be of long life usage or, where there is potential for frequent changes and the item cannot be re-used, the material will be of recyclable type. The aim is to make the building work as non-toxic as possible to the environment.

Conclusion

The environmental issues facing us all are extremely important and it is evident by the aims set out in our policy document that ALDI Stores UK is fully committed to these issues.

Summary of Measures for Sustainability

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
Minimise Energy Use		
	Improving Building Envelope	<ul style="list-style-type: none"> - Improve building fabric performance by using materials with low U values. - Reduce Air Permeability for the development.
	Reducing Energy Demand	<ul style="list-style-type: none"> - Use of LED technology for internal / external lighting. - Detailed Specification of energy saving fitting for refrigeration system.
	Allocation of Renewable Energy	<ul style="list-style-type: none"> - Re-use of waste heat from refrigeration system to heat the retail area
	Further Measures	
Sustainable Building Materials	Material Specification	<ul style="list-style-type: none"> - Use of recycled and secondary aggregates where possible. - Use of timber from sustainable sources, including the reuse of timber where possible, whilst procuring new timber from sustainable sources such as FSC and PEFC sources. - Use of materials that where possible have a low embodied energy, including making firm commitments to procure materials from local sources where possible. - Procuring materials will be done with consideration to manufacturers and suppliers with accredited EMS and ISO Standards.
Sustainable Construction		<ul style="list-style-type: none"> - The contractors will be signed up to the relevant CCS come and comply with best practices in construction and site management. - Working hours would be restricted to ensure disturbance is minimised outside of these times.
Sustainable Transport and Accessibility		<ul style="list-style-type: none"> - Cycle parking for the site is provided for Customers and staff. - Local Residents can visit the store on foot. - One twin-headed Faster Charger for Electric Vehicles will be provided at all new stores with two dedicated parking bays.
Water Conservation and Management	Water Use within the Retail	<ul style="list-style-type: none"> - A pulsed water meter would be proposed for the development to monitor water use. - 2/4 litres WCs in retail store.
	Minimising Flood Risk	<ul style="list-style-type: none"> -Proposals would be put forward that would not add to the flood risk in the area.

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
Waste Management	Construction Waste	<ul style="list-style-type: none"> - Recycling would occur during the construction phase where waste would be segregated and split into recyclable components. - General waste would be disposed of responsibly and sent to licenced waste handling facilities.
Reduction of detrimental Environmental Effects		<ul style="list-style-type: none"> - Hydrocarbon traps will be placed around the perimeter of the car park area where necessary. - The development does not include materials that are toxic to humans. - All insulation materials and refrigerants have an ODP value of 0 and a GWP of 5 or less. - Where necessary, land contamination would be remediated. - External lighting will be compliant to best practice guidelines from the institute of Lighting Engineers (ILE) Guidance note: GN01.
Site Management	Commissioning and Handover	<ul style="list-style-type: none"> - A building user guide and building education would be provided as part of the development's handover.

6.4 Community Safety

The proposal has been designed with safety and crime prevention in mind. It will adopt principles of secure design wherever possible to provide a secure building and site.

The following principles have been considered when designing the building:

External Layout ALDI

- The general layout of the development is relatively simple and easy for customers to understand and it is clear where they should and shouldn't be. Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.
- Most of the car parking area is well overlooked from the frontage of the building and is readily visible from Pool Road, allowing a good level of natural surveillance.
- Glazed areas to the side of the buildings are protected with anti-ram raid bollards.
- Cycle parking for customers will be close to the ALDI store entrance.
- The proposal will introduce new lighting columns across the site which will have LED lights fitted to give a uniform level to the car park and service area. Lights will be operated by a time clock and photocell override. Lights will be protected with covers against vandalism.
- Bin stores will be fully enclosed in the bin cage to the service yard.
- Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/miss-use.
- The site boundaries will be secure to prevent access into neighbouring properties.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.

Building design ALDI

- Windows will be installed to BS7950 with perimeter steel door and frame sets. The windows will be fixed glazing. Windows will have laminated double glazed units.
- External security shutters over the entrance / exit doors out of hours.
- Doors and windows are manufactured from steel with no visible external ironmongery.
- An intruder alarm will be installed to the building (Monitored).
- The entrances to the ALDI store for customers are in obvious positions and clearly visible from the car park
- There are no recesses to the ground floor of the building exterior.
- There are no areas to the roof that are accessible.

6.5 Response to Planning Policy

PPW places emphasis on encouraging sustainable and inclusive patterns of development through good and inclusive design. Good design gives the opportunity to reduce energy use, tackle CO₂ emissions and promote sustainable patterns of development. The accessible location of the site, combined with the modern design of the building will ensure these issues are addressed.

The application conforms to PPW as the proposal seeks to promote economic development and facilitate sustainable economic growth by building in a highly accessible location that will promote increased choice and competition.

Design is a key consideration in the determination of an application for economic development whereby proposals should secure a high quality inclusive design.

Please see the supporting Planning Statement for a detailed planning policy justification for the proposals.

This Design and Access Statement is submitted in support of a proposal for the comprehensive and coherent development of land off Pool Road, Newtown. Careful consideration has been given to determine appropriate locations for building layouts, massing, access points and pedestrian routes, whilst also focusing on the overall scheme, the existing topography, landscaping and neighbouring properties that are in close proximity to the site.

The proposal comprises of a 1,880sqm (gross external floor area) ALDI foodstore with car parking, servicing, landscaping and access. The development is accessed via vehicular and pedestrian routes. Utilising a combination of contemporary design with a mix of modern materials and detailing ensures a high quality development that integrates successfully with the existing vernacular.



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