

## Aldi Stores Limited

Proposed Foodstore Development  
Sheffield Road, Birdwell, Barnsley

### Design, Access, Site Waste Management and Sustainability Report

0705 10/07/13



Spend a little Live a lot

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## 1.0 Introduction

This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of Aldi Stores Ltd.

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 in successive national planning policy guidance and confirmed in the National Planning Policy Framework (NPPF) published March 2012.

The proposal comprises:-

- Retail foodstore.
- Associated parking facilities comprising of 88 total spaces. The foodstore is to include 5 no. disabled, and 8 no. parent and child spaces, 2 no. motorcycle spaces and 10 no cycle spaces.
- Access pedestrian routes and servicing.
- Structured landscaping.

This statement takes account of advice and particularly the Communities and Local Government "Guidance on information requirements and validation" published in March 2010 it addresses amount, layout, scale, landscaping and appearance in terms of design with brief comments on use, which is addressed in more detail in the Planning Statement and Retail Assessment prepared by Planning Potential.

It provides information on:

- The site and its surroundings.
- The application proposals.
- Design principles adopted in the scheme.
- Sustainability

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. It goes on to address broad access issues.

The statement is to be read in conjunction with all other supporting information, reports and studies as required to form this full planning application.

## 2.0 The Client

### Aldi Stores Ltd

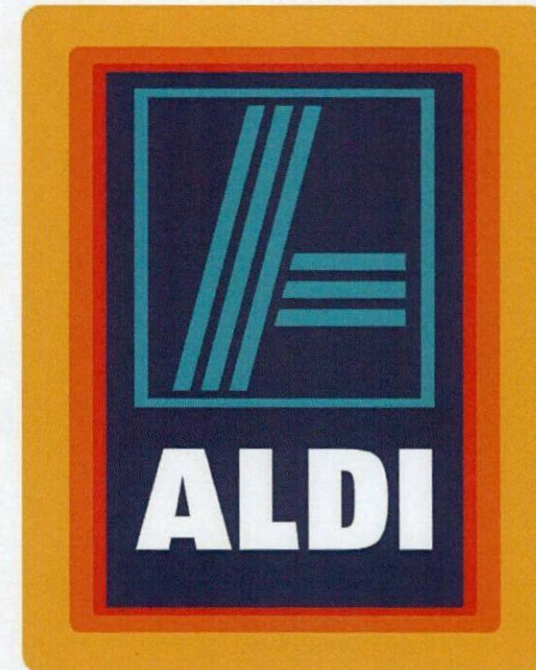
Aldi is one of the World's largest privately owned companies with over 7,000 stores across Europe, North America and Australia and we are proud to count ourselves amongst the leading global retailers.

Aldi opened its first stores in the UK in 1990 and currently operate approximately 460 stores across the Country. The Company's corporate office is based in Atherstone in the Midlands although Regional Offices and distribution centres exist in Atherstone, Chelmsford, Darlington, Dublin, Middleton, Neston, Swindon and Bathgate.

The Darlington Regional Office opened in 1991 and covers the geographical core of North East England, split into two areas North and South Darlington. There are currently 36 stores operating in the South Darlington Region.

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 100's 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 food store with predominately own labelled brands, Aldi would not compete directly with existing businesses within Barnsley. For instance it does not have an in store baker, butcher, fishmonger or café and does not sell national newspapers, magazines, cigarettes or lottery tickets. This, therefore, 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 store includes the very latest design features, resulting in a high-quality and modern facility for the area.

### 3.0 Design Policy and Guidance

High-quality design in the built environment is clearly stated throughout the National Planning Policy Framework (NPPF) (2012). Paragraph 56 states that “good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

The NPPF aims to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Design is a key consideration in the determination of an application for economic development whereby proposals should secure a high quality inclusive design.

The application conforms with the principles of the NPPF in that the proposals seeks to promote economic development in a sustainable location within Birdwell. Indeed the site has previously had consent for retail development under application reference 2009/1259. The redevelopment of this site will serve an extensive residential population and promote increased choice and competition within Birdwell, an identified area of retail deficiency.

The current development plan for Barnsley is the UDP adopted in 2000. A number of the UDP policies have been saved whilst the Local Development Framework is prepared.

Policy BE5 'Improving Existing Areas of Poorer Quality Built Environment' seeks to enhance the environmental quality of existing housing, commercial and industrial areas. Therefore the regeneration of the site for an Aldi foodstore would rejuvenate the site providing a fresh and modern foodstore and new public realm for the community.

Adopted in September 2011, the Barnsley Core Strategy provides a spatial strategy for the future development of Barnsley up to the year 2026. Policy CSP 29 'Design', supersedes UDP policy BE6 'Design' and expects high quality development that respects, takes advantage of and enhances the surrounding areas. Development should:

- contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment;
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people contribute towards creating attractive, sustainable and successful neighbourhoods.

Policy CSP 1 'Climate Change' requires development to reduce and mitigate the impact of growth on the environment and carbon emissions. Developments must increase the efficient use of resources through sustainable construction techniques and use renewable energy.

Policy CSP 2 'Sustainable Construction' requires all non-residential development to achieve at least BREEAM standard of 'very good' or equivalent.

Policy CSP 3 'Sustainable Drainage Systems (SUDS)' requires all developments to use Sustainable drainage systems (SUDS).

The applicant has addressed design criteria and where possible believes that the proposals provides an attractive sustainable development in an accessible location within Birdwell and will address an identified deficiency in retail provision in the area. The proposal will involve the redevelopment of the former 'Hangmanstone Depot' which has been vacant for a number of years and improve the streetscape on to Sheffield Road with proposed landscaping and boundary features integrating the development. These issues are all addressed within this statement as well as the Planning and Retail Statement and Transport Assessment.

## 4.0 Site and Surroundings

The total development site extends to 5,059sqm (1.61 acres) and is located on Sheffield Road in Birdwell Town Centre to the south of Barnsley city centre.

The site falls within the Rockingham ward which has a local population of 4,500 people living within walking distance.

The site is a vacant brownfield site, formerly known as Hangmanstone depot. Hangmanstone Depot was the site of Allan Finlay's diesel engine export company Hartwood Exports, where many thousands of UK buses and other commercial vehicles ended their lives.

The North West boundary of the site is bound by an existing red brick wall facing onto Rockingham Row and beyond to the residential properties of Birdwell Common.

The South West boundary of the site is formed by Sheffield Road with commercial, residential and retail buildings opposite including a hair & beauty salon and the Take2 Centre, Academy Theatre.

The North Eastern side of the site is bound by Rockingham Business Park which mostly comprises of industrial units.

To the South of the site the residential properties of Wood View face directly onto Sheffield Road with Highways Agency maintenance depot to the rear.

The site slopes up approximately 2m from north to south and 0.5m from east to west.

An existing well established infrastructure and transport links to the local area exist around the site with bus stops located very close to the site along Sheffield Road which is also in easy walking distance of nearby residential streets.

Site aerial



## 5.0 Site Context



View along Sheffield Road with site on left



View along Sheffield Road with site on right



View South along Sheffield Road with wood view on left



View North along Sheffield Road from junction opposite Rockingham Row



View along Rockingham Row with site on right



View of beauty salon on Sheffield Road opposite the site

## 5.0 Site Context



View along boundary wall to Sheffield Road



View of Rockingham business park signage and site boundary wall



View of wall to boundary with Rockingham business park



View across site looking North



View of existing building on site



View across site looking South

## **6.0 Pre-Application Discussions**

Prior to submission of this Planning Application, pre-application consultations were held with Local Councillors and Planning Authority representatives to discuss the development of the scheme and the impact upon the local area. A newsletter was also distributed to the local area to allow local residents to voice their opinions and/or concerns regarding the proposed foodstore and invite them to a public exhibition to explain the development further.

### **Planning Authority**

#### **Planning meeting 19<sup>th</sup> June 2012**

Barnsley Council: Barbara Wilson; Highways, Steve Kirkham; Planning Officer

Aldi Team: Mark Taylor; Aldi Stores Ltd, Nick Charlesworth; The Harris Partnership, Chris Smith; Transport Potential, Claire Temple; Planning Potential.

Brief notes of the meeting are as follows:

#### **1. Introduction**

Aldi outlined their proposals for the area including background on progress with Goldthorpe Distribution.

#### **2. Site History**

The planning history of the site was discussed. The previous application was for a local centre with phase 2 employment development.

#### **3. Highways**

Requirements for right turn lane were discussed; an application to vary the condition of planning permission for the provision of right hand lane in was approved; the reason for the application was that additional searches found fibre optics cables so it could not be provided. A 'fat lane' was to be implemented instead. BW will forward information to CS.

BW suggested there may be a need revisit the right hand turn as there will be more customers. CS suggested that if we were looking at a Tesco Metro the size consented, this would generate more traffic than an Aldi.

Car parking numbers were discussed; Doncaster Road is similar with over 100 spaces. SK stated that if reduce car parking, this will conflict with highways.

#### **4. Design and Layout**

SK pointed out that the previous application for a Local centre had a strong design. There is a sensitive boundary with residents creating a need to consider relationships and approach from highway. NC highlighted the built frontage to Sheffield Road.

SK said that Aldi appeared to have a more bespoke design.

NC said that we could look at material options to reflect local context.

SK suggested we need to separate the proposal from the industrial units at the rear.

Landscaping would need to be incorporated. There is now a Sustainable credential policy in core strategy requiring BREEAM very good and renewables.

SK suggested attending the Design panel which meets once a month. Members are keen to see applications go through this process.

It was agreed that the site provides a gateway into Birdwell and needs something positive.

#### **5. Timescale**

Meeting ward councillors and public consultation will take place prior to a planning application. Positive factor; creation of 20/30 jobs.

Highways and Design could be covered off in more detail at the next meeting.

#### **Councillor meeting 25<sup>th</sup> April 2013**

Barnsley Council: Councillor Lamb

Aldi Team: Mark Taylor; Aldi Stores Ltd, Nick Charlesworth; The Harris Partnership

Scheme proposals were presented and discussed. All matters raised have been addressed as part of the application submission.

#### **Councillor meeting 1<sup>st</sup> May 2013**

Barnsley Council: Councillor Andrews

Aldi Team: Mark Taylor; Aldi Stores Ltd, Claire Temple; Planning Potential

Councillor Andrews requested further information regarding impact on local shops, access issues and local job opportunities. All of these matters were discussed and are addressed as part of the application submission.

## **Planning meeting 17<sup>th</sup> May 2013**

Barnsley Council: Steve Kirkham; Case Officer, Nick King; Urban design, Rob Ellis; Planning Policy

Aldi Team: Mark Taylor; Aldi Stores Ltd, Nick Charlesworth; The Harris Partnership, Pete Rushton; Transport Potential, Rachel Ford; Planning Potential, Claire Temple; Planning Potential

Brief notes of the meeting are as follows:

### **1. Introduction**

Aldi outlined progress since previous meeting and results of local consultation and member briefing.

MT highlighted the new store would employ 30 staff, recruited and trained locally, with Dronfield and Killamarsh cited as examples of stores in a similar location.

### **2. Design**

NC Presented CGI drawings to the Council which highlighted the strong boundary features of the site (existing walls) and in respect of massing that the store will be 1 storey in height and will complement the existing built environment.

NK requested that the new boundary features of the Aldi site need to reflect opposite site wall and the incorporation of a stone wall along the southern boundary of the site next to Aldi store.

MT Noted that a legal agreement has been put in place to keep the brick wall to the north of the site.

SK Highlighted the strong heritage value of Birdwell, and referred to the previous scheme which incorporated local materials.

NK Identified a need to visually soften the site through the use of materials and noted that he preferred the use of stone and/or brick and considered that 'render' is not logical for Birdwell.

SK Design identified as a key issue moving forward. Main concerns identified relate to (i) materials; and (ii) boundary features.

MT Acknowledged the Council's comments and agreed that a revised scheme would be submitted including revised details on:

- Boundary feature – use of a stone wall on the southern
- boundary
- Revised materials in line with Birdwell heritage
- Create a powerful elevation by increasing the roof
- Keep entrance at the front

A newsletter with response cards was posted prior to the public consultation to 800 people that live in the local vicinity of the site, the purpose of the postal consultation was to interact with the local residents, offering them the opportunity to learn more about Aldi and invite them to the public consultation, or provide a response via the reply cards if they could not attend the public consultation.

The purpose of the public presentation was to interact with the local residents, offering them the opportunity to learn more about Aldi and the benefits a new store would bring to the area and to gauge the response of the local residents to the introduction of a new store.

The findings from the public exhibition will be presented in the Statement of Community Involvement.



# What to expect from an Aldi store

**ALDI store:** Aldi is one of the world's largest privately owned companies with over 3,000 stores across Europe, North America and Australia and we are proud to have ourselves amongst the leading global retailers. Aldi opened its first store in the UK in 1991 and currently operates approximately 500 stores across the country.

**Aldi prices are:** on average, around 40 per cent lower than most supermarkets. This is due to the fact we working smarter with our strong products and services.

**In an Aldi store, you will not find any of the excess of the other store.** Aldi focuses on quality rather than quantity, stocking a range of groceries that includes everything shoppers need, every day of the week. This allows us to put the lowest prices from competitors. These are on the shelves to customers. And the best price of the range is our label, called the *ALDI price* you're also not.



The stores offer ranges of fresh fruit and vegetables, fresh baked bread, great tasting wines, delicatessen and great meat ideas - all selected for their quality. All in a modern award winning premises equipped, regularly featuring additional items and services. Quality is not compromised when you make a visit to Aldi.





**Aldi also provides a clean, modern and friendly store with great products but without those hidden extras such as trolley collectors, bag packers, "flee" bags and "live" loyalty points.**

## Next Steps

Thank you for taking the time to visit our exhibition, if you have any further comments, queries or questions - feel free to join a member of the team. They are all happy to help.



## Let us know what you think

We would love to hear your feedback on the exhibition. You can visit [www.aldi.co.uk/feedback](http://www.aldi.co.uk/feedback) or email [feedback@aldi.co.uk](mailto:feedback@aldi.co.uk) or call 0800 123 4567. Please take the time to let us know what you think about the exhibition. We will be happy to hear from you. Alternatively you can send your comments to [feedback@aldi.co.uk](mailto:feedback@aldi.co.uk) or call 0800 123 4567.

We will then make the options available and make the appropriate arrangements. We will be happy to hear from you. We will be happy to hear from you. We will be happy to hear from you.

Thank you for coming and please keep in touch!

**Spend a little. Live a lot.**

**Aldi** A new Aldi Store for Sheffield Road, Birdswell, Barnsley

*Aldi, the nationwide food retailer, is proposing a new neighbourhood foodstore, as well as part of our commitment to community consultation, we are holding this exhibition to local business owners and representatives can understand a little more about the proposals.*

*This exhibition displays some more information about the details of the scheme alongside some currently related questions. Members of the team are on hand to help with any queries you may have and will happily talk you through the proposals.*

*You can also call on our telephone consultation line: 01659 281848. Following this exhibition if you have any further comments or queries.*



**The site of the new Aldi Store is on Sheffield Road.** The site sits to the south of Barnsley town centre and is a major arterial route to the town.

**The proposal is to currently occupied by vacant buildings, that do not offer any contribution to the local street scene.**

**The site already benefits from planning consent for retail units.**

**The proposal will bring the site into a beneficial use, introducing a modern foodstore and car park, providing a local discount retailer for residents, as an alternative to larger foodstores.**

**The site is a busy arterial route with five stops located very close to the site in easy walking distance of nearby residential areas.**

**The site falls within the Rotherham ward which has a large local population with 1,121 people living within 500m of the site. This offers a number of ways in which people can visit the store, including walking and cycling. The Aldi store would be a local neighbourhood food facility for residents providing the opportunity for a weekly shop. The store will increase resident choice and complement the smaller retailers in the area.**



**Spend a little time in a lot**

## The Proposal, Form and Scale

**ALDI**

**The Aldi Store would:**

- Create opportunities for local people.
- Employ local contractors and labor during the construction of the store.
- Play an active role in the community, working with local residents and schools and supporting local events and initiatives.
- Provide a welcome addition to Bruffield Road and offering a modern, high quality convenience food store.
- Offer low prices and high quality products. Aldi customers often opt as judged on their shopping without compromising on quality and enjoying exceptional value for money.



**The proposal introduces a contemporary foodstore to regenerate the area creating jobs in jobs.**

**Aldi Foodstore** is a local representative and focused to their community regarding the products over the design of the store. Aldi is proposing a scheme to complement the street scene and neighbouring properties.

**The store includes:**

- Development of a secure site holding to regenerate the area, creating a long term viable investment.
- Flow of traffic by the site parking and pedestrian access from the main road through the site to the store entrance.
- On-site parking for customers.
- A flexible design approach to suit optimum use can be made of the site.

The store will be high quality development that incorporates a mixture of uses of materials giving a contemporary feel to the surrounding area. This respects neighbouring properties and its surroundings on the surrounding.

The proposal will include all parking spaces, including 5 disabled and 5 purely and child and secure bicycle parking.

Work on the store could start as early as July and the store could open in August.



**Speed a little Live a lot**

## **6.1 Design Development**

Further to the planning meeting of 17th May 2013 the design proposals continued to develop through regular dialogue with Barnsley Council.

The key amendments are noted below;

### **25<sup>th</sup> June 2013**

A revised scheme was issued to Steve Kirkham and Nick King.

The layout and CGI showed the following revisions;

- Site plan altered to show the building position moved back 500mm, note this is as far as we can re position due to the close proximity of the rear boundary.
- Low Stone wall to the front of the Aldi unit to match in with the surrounding area.
- Additional trees to the frontage as requested.
- The attached visual shows a flat roof store in stone with a stone boundary wall to the site frontage as agreed

### **4<sup>th</sup> July 2013**

Following additional discussions a further revised scheme was issued to Steve Kirkham and Nick King.

The CGI showed the following revisions;

- Increased stone reveal adjacent the shopfront.
- Larger pillars to the store entrance.
- Columns recessed to Sheffield Road and removed at high level.

3D Visual



3D Visual



## 7.0 The Process and Design Principles

### General Design Principles

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

- To create a modern, well positioned and exciting addition to the local area.
- To visually enhance the area by redeveloping a vacant site.
- To enhance the street scene along Sheffield Road to create a strong urban space without impacting on adjacent properties.
- The creation of strong pedestrian routes through the site from the surrounding area and retain local routes.
- To complement existing landscaping and add new landscaping where needed to complement the overall design.
- To create a safe and convenient vehicular and service access to the site.
- To create a modern, well positioned 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, creating between 25-30 Jobs for local people within the store plus addition employment for maintenance, window cleaning etc

## **8.0 The Scheme**

### **8.1 Use**

The development proposes a single storey Aldi foodstore unit with car parking, servicing and landscaping to support the local residential community and integrate with the existing shopping and leisure facilities nearby the site and provide employment use to serve the area.

The site is in a prominent position off Sheffield Road in an area of retail, commercial and residential buildings with an existing planning approval for retail.

The site also benefits from an accessible location and provides a suitable opportunity for retail led regeneration to serve the local community. The site is ideally located to serve the needs of residents of Birdwell within a walking catchment which will enhance the local area.

### **8.2 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 and larger out of centre stores.

The proposal is to form an Aldi foodstore with a nett sales area of 1125sq.m with additional storage, staff and office facilities of 386sq.m, totalling 1518sq.m gross internal area (1571sq.m gross external area). The scheme provides a total of 88 no. customer and staff car parking spaces including 5no. disabled, 8 no. parent and child spaces, 2 no. motorcycle spaces and 10 no. cycle spaces.

The accommodation has been located to the south of the site along Sheffield Road to make best use of visual linkages and both vehicle and pedestrian access. The scale of the development is a response to the surrounding context, providing local shopping facilities and job opportunities in the Barnsley area.

### 8.3 Layout

The proposed site layout is informed by the design parameters on the site including the position of existing landscape, adjacent properties and by the way in which the public can approach the site on foot, by bicycle and by car and for ease of servicing for Aldi's operational needs and format.

The store has been located on the south west boundary and orientated to allow levels across the car park to gently slope up a maximum of 1:40 towards the main entrance also permitting this gentle grading and allow access/fire escape to the warehouse and staff areas for personnel only.

The main glazed elevation of the building is visible from Sheffield Road to allow the creation of an active street frontage. The car parking is situated to the front of the store making it visible from Sheffield Road the main approach to the site.

The positioning of the building also allows ample space for parking to the north east of the site which can be accessed immediately off the site entrance.

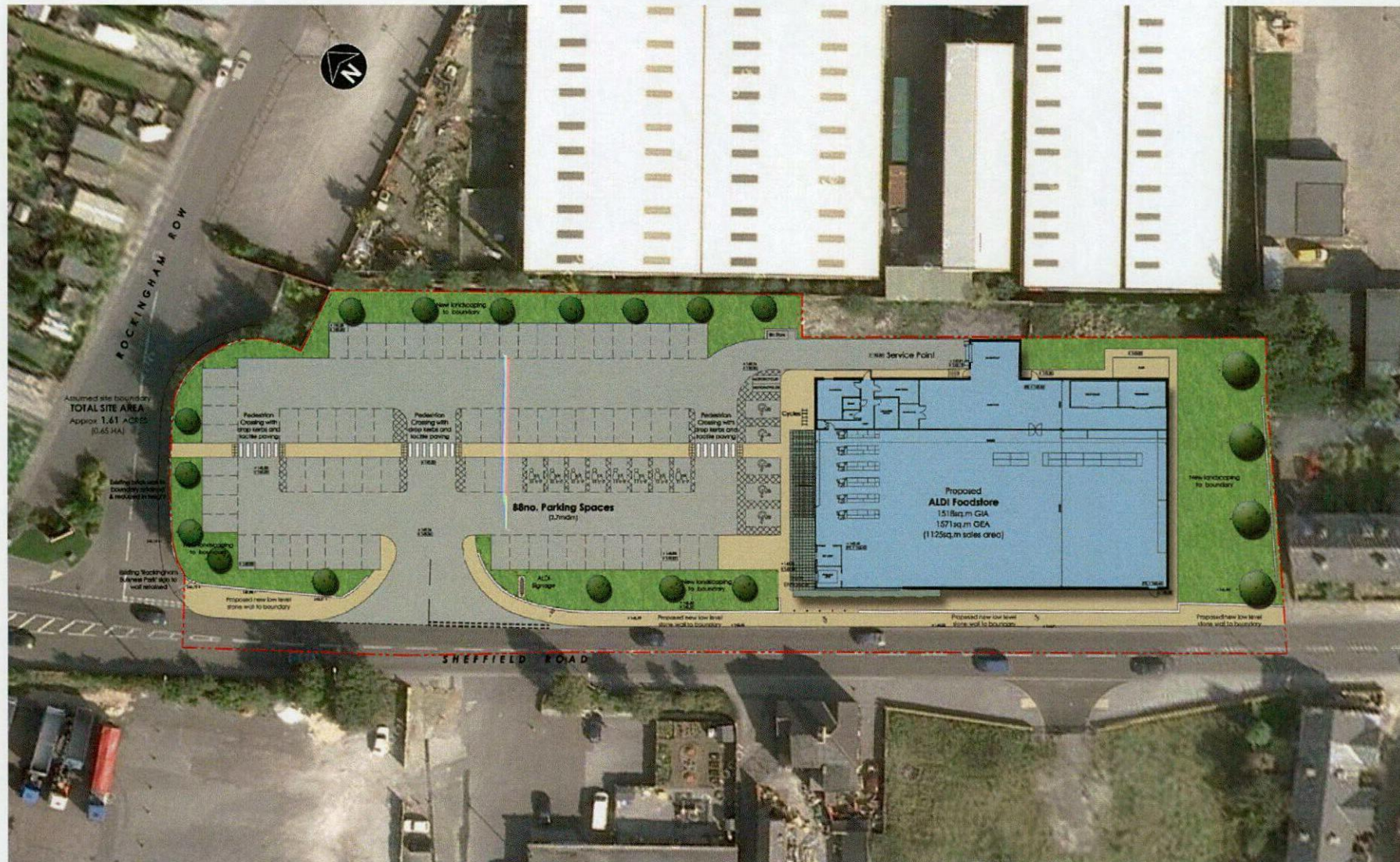
The use of landscaping helps to screen the building from the residential properties of Wood View to the south of the site.

The warehousing element of the scheme has been located to the rear of the food retail element to maximise active shop front to Sheffield Road creating a more open and inviting development. Servicing will be located east of the site to maintain visual amenity of the area, away from the main store entrance and thus away from customers.

The existing brick walls to the northern boundaries of the site will be retained with new landscapes borders to soften the perimeter of the scheme. The primary aspect facing Sheffield Road is proposed to be opened up with the introduction of a stone boundary wall and landscaping. The low level stone wall will visually link the new development to the existing Wood View properties.

This layout has proved to be the most appropriate for accessibility, whilst at the same time minimising impact upon the local area. The foodstore will present new hard and soft landscaping and DDA compliant access routes into the site. The proposed unit will create a focal point on Sheffield Road for approaching visitors to the site.

The layout of the proposed development should take into account safe and convenient access to the highway and should not generate problems in principle of privacy or overlooking of immediate neighbours. This development achieves all these points. 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.

[illegible]

## 8.4 Form, Scale

An Aldi store is a modest scale supermarket that provides a limited product range. The total range of products is approximately 850 - 1,000 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 pass the savings directly to the customer.

The scale of the proposed store has been driven by the objective to address local need and meet customer expectations. In design terms the relationship of the site and the new store within its setting is an important guiding consideration.

The buildings in the immediate vicinity of the site are predominantly residential in scale, from single storey to two/three storeys in height with pitched roofs.

Taking this into account, the proposal is to provide a building of scale and massing which has no adverse impact upon the locality. The general reference to the scale of the new foodstore proposal will effectively be 2 storeys in height similar to the nearest properties in overall mass on Sheffield Road.



PROPOSED ELEVATION A



PROPOSED ELEVATION C

## 8.5 Appearance

The retail, commercial and residential properties in the immediate area of the site vary in quality and materials – materials being largely stone, red brick and render.

With this in mind and taking into account the adjacent properties and the mix of contrasting materials in the immediate vicinity the overall design of the proposal has been developed in a contemporary modern style, with a simple palette of materials designed to complement the nearby properties whilst also creating a crisp and sharp edition to the streetscape. The proposal will be striking and clear in overall form.

Large elements of shopfront glazing together with an oversailing canopy line shall signify the entrance to the store facing mostly onto the primary elevations from which the public shall approach. High level glazing will flood light over the top of the sales layout in a ribbon arrangement in line with the canopy structure and add interest to the main elevation.

The stone façade will work alongside the softer landscaped elements around the boundary edge and provide a more complementary proposal for the adjacent properties.



PROPOSED ELEVATION B



PROPOSED ELEVATION D

Elevations A-B

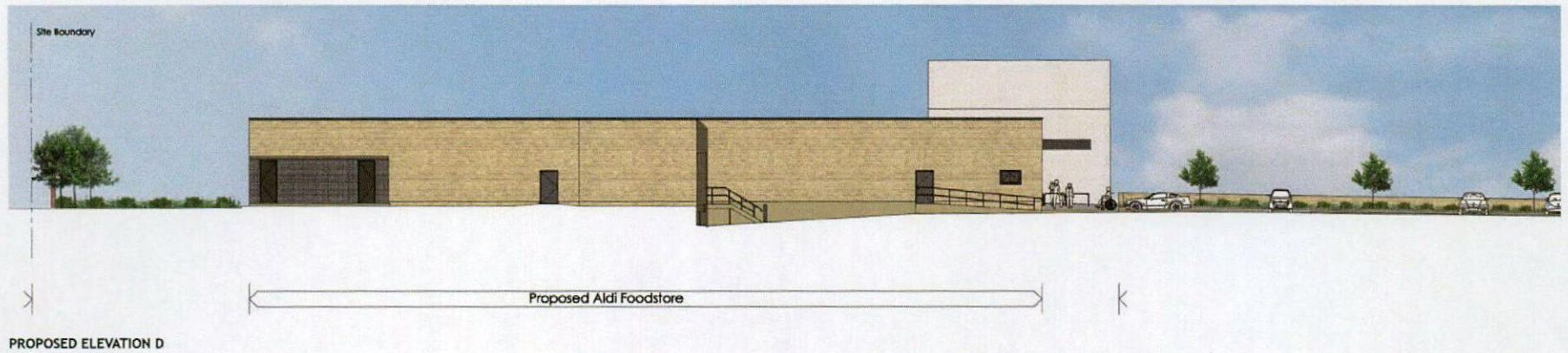


PROPOSED ELEVATION A



PROPOSED ELEVATION B

## Elevations C-D



## 8.6 Access

A new vehicular access point has been located off Sheffield Road and has been designed to ensure clear access to the development for customers and for efficient servicing. The scheme will also incorporate new pedestrian links across the site connecting the foodstore to the existing public footpaths off Sheffield Road.

The proposal will be fully DDA compliant with a level access threshold to the store entrance with gently graded levels throughout the site to create free flowing movement. Pedestrian links are also included into the site to the store entrance. Contrasting tactile paving and dropped kerbs will be provided to the road crossing points giving safe access.

In accordance with current DDA standards, there is provision for 5 no. disabled parking spaces. The spaces will be 6m by 3.6m and level with footpaths. Disabled parking and parent and child spaces are easily accessible located adjacent to the store entrance together with a dedicated area for 2no motorcycles and cyclist visitors into the site, creating 10 cycle spaces. The general car parking spaces will be 5m by 2.7m providing a more generous size to ease parking.

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 be suitably illuminated.

The foodstore will be serviced from the new access road from Sheffield Road to the side of the store adjacent the north boundary. A small path runs around the back of the foodstore to permit fire escape access from the staff and warehouse areas to a place of safety.

Aldi operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with one articulated vehicle delivery per day of mixed goods. The delivery is assembled at the centralised distribution depot in Darlington. In addition, there are two local fresh bread and milk deliveries made by small vans.

Stores are constructed with a dedicated internal storage area, delivery ramp, sheltered canopy and dock leveller system. This enables drivers to unload products without any external activity such as forklift trucks, cages or scissor lifts. This system reduces potential noise and therefore does not give rise to harmful effects on residential amenity.

The site is easily accessible by public transport with existing bus stops within close walking distance of the site.

## Pedestrian & vehicular access routes



## 8.7 Landscaping and Boundary Treatment

The proposed landscape scheme has been developed to create a pleasant landscape setting which compliments the proposed architecture and maximises the effective integration of the built form within the surrounding environment. The landscape will consist of ornamental shrub and tree planting to create a soft treatment to the sites boundaries and provide landscape areas around the perimeter of the car park.

Tree planting to the sites boundaries will provide structure to the landscape and an element of visual screening of the car park from the surrounding roads of Sheffield Road and Rockingham Row as well as from the surrounding properties. A mix of low to medium height shrub species will provide a strong and bold planting statement to the western and north-western boundaries whilst still allowing visual permeability through to the building. The planting beds to the north-eastern and southern boundaries will be more medium to large height species to provide an important element of screening from adjacent properties.

The general planting design is to be formal and ornamental in character with the simple palette of shrubs arranged in groups to give a striking effect which will be easy to maintain. Species within the shrub mixes will be selected based on their suitability to the site, resilience, performance and seasonal interest.

## **LANDSCAPE SPECIFICATION**

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

### **SUBSOIL**

Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:

- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm

Immediately before spreading topsoil, remove stones larger than 50mm.

### **TOPSOIL**

To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 :2007. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:

Areas for Ornamental Shrub Planting: minimum 450mm

### **CULTIVATION**

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m<sup>2</sup> to all planted areas.

### **CLIMATIC CONDITIONS**

Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

### **SOIL AMELIORANT**

Peat free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

### **TREES**

All trees within shrub beds to be planted in separate pits in accordance with tree planting details.

Tree pit to be 1000mm depth including minimum 150mm thick drainage layer of well washed gravel with a geotextile layer separating growing medium from drainage layer. Pit bottom to be broken up to minimum depth of 250mm and sides to be scarified.

Trees to be backfilled with topsoil : tree planting compost 1:6 by volume. All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and the following methods should be implemented to secure them: Trees in soft - double staked using 75mm dia.

pressure treated timber stakes and cross bar, secured with tree tie and spacer at a height not exceeding 1/3 of the tree height. Trees in hard - Platypus underground guying system or equal approved.

#### **SHRUB PLANTING**

All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with compost.

**MIXES:** To be arranged in groups of 3,5&7 with no two groups of the same species touching.

#### **MULCH**

75mm depth of 8-35mm ornamental bark mulch to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

#### **MAINTENANCE**

All planting areas to be maintained to a high standard for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The site is to be visited at minimum once per month. Any defects or plant losses occurring in the first 12 months to be replaced at the contractors expense. All planting beds to be re-firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of mulch is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned at appropriate times of year to promote healthy growth and desirable ornamental features. All arisings to be removed. Watering should take place as necessary to ensure establishment and continued success of all planting.

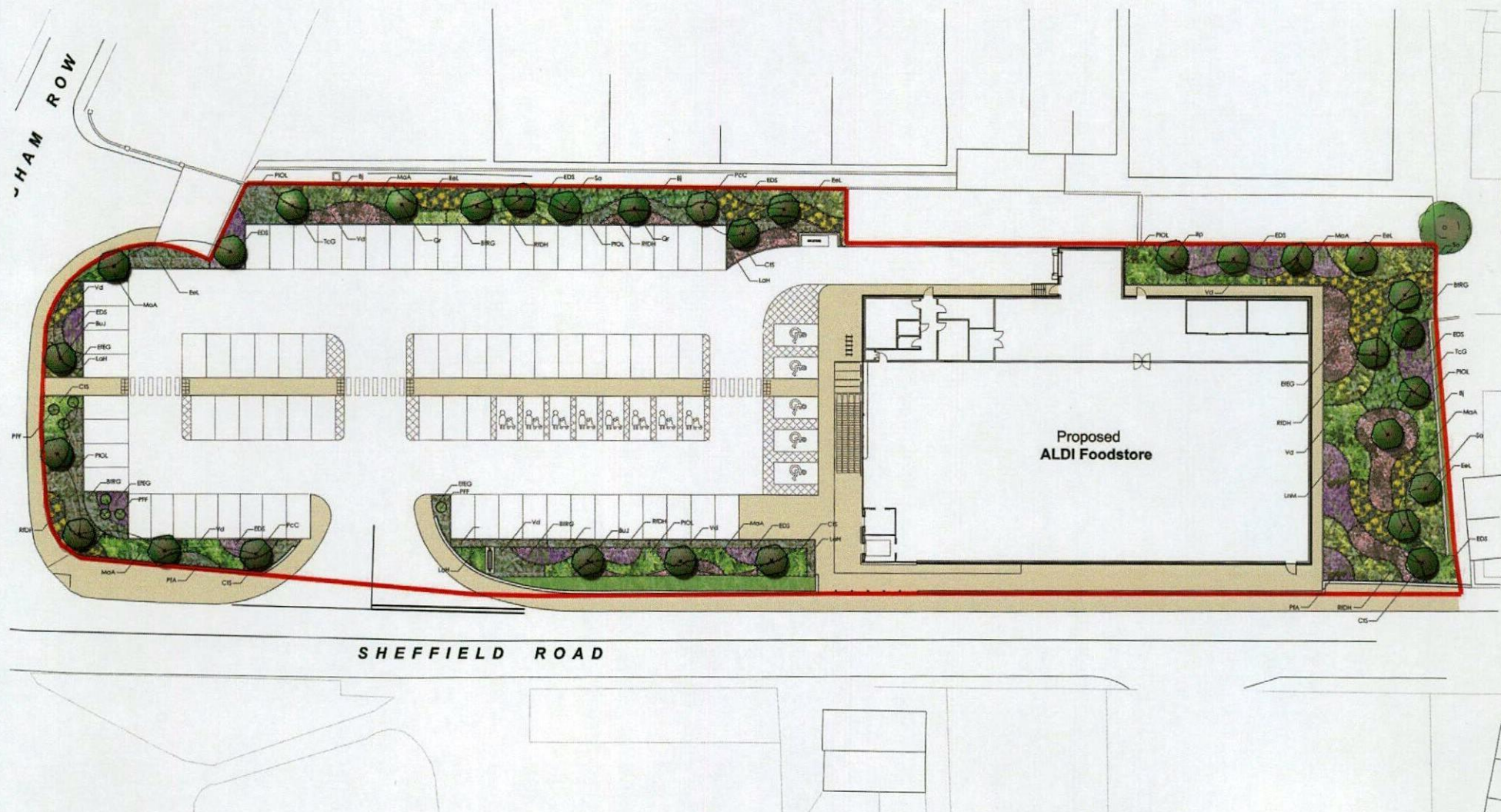
## PLANTING SCHEDULE

| Name                              | Abb  | Height | Root | Container | Habit             | Breaks | Density          |
|-----------------------------------|------|--------|------|-----------|-------------------|--------|------------------|
| <b>Shrubs</b>                     |      |        |      |           |                   |        |                  |
| Berberis julianea                 | Bj   | 30-40  | C    | 3L        | Bushy             | 3      | 4/m <sup>2</sup> |
| Berberis thunbergii 'Rose Glow'   | BtRG | 30-40  | C    | 3L        | Branched          | 4      | 4/m <sup>2</sup> |
| Choisya ternata 'Sundance'        | CtS  | 40-60  | C    | 3L        | Branched          | 3      | 5/m <sup>2</sup> |
| Eleagnus ebbingei 'Limelight'     | EeL  | 40-60  | C    | 3L        | Branched          | 3      | 4/m <sup>2</sup> |
| Escallonia 'Donard Star'          | EDS  | 40-60  | C    | 3L        | Bushy             | 4      | 4/m <sup>2</sup> |
| Euonymus fortunei Emerald & Gold' | EfEG | 20-30D | C    | 3L        | Bushy             | 7      | 5/m <sup>2</sup> |
| Lavandula angustifolia 'Hidcote'  | LaH  | 20-30  | C    | 3L        | Bushy             | 5      | 5/m <sup>2</sup> |
| Lonicera nitida 'Maigreen'        | LnM  | 30-40D | C    | 3L        | Bushy             | 6      | 5/m <sup>2</sup> |
| Mahonia aquifolium 'Appollo'      | MaA  | 30-40  | C    | 3L        | Branched          | 6      | 4/m <sup>2</sup> |
| Potentilla fruticosa 'Abbotswood' | PfA  | 40-60  | C    | 3L        | Bushy             | 3      | 5/m <sup>2</sup> |
| Prunus laurocerasus 'Otto Luyken' | PIOL | 40-60  | C    | 3L        | Leader & laterals | 4      | 4/m <sup>2</sup> |
| Rosa 'Fru Dagmar Hastrup'         | RFDH | Budded | C    | 4L        | Bush              | Qual A | 5/m <sup>2</sup> |
| Viburnum davidii                  | Vd   | 20-30  | C    | 3L        | Bushy             | 3      | 5/m <sup>2</sup> |

| Name                           | Abb. | Form                   | Age | Girth | Height (cm) | Clear stem | Root   | Breaks |
|--------------------------------|------|------------------------|-----|-------|-------------|------------|--------|--------|
| <b>Trees</b>                   |      |                        |     |       |             |            |        |        |
| Betula pendula                 | Bp   | Standard (Extra Heavy) | 3x  | 14-16 | 425-600     | 175-200    | RB     | /      |
| Betula utilis 'Jacquemontii'   | BuJ  | Multi stem             | 4x  | /     | 250-300     | 3 stems    | RB     | /      |
| Pyrus calleryana 'Chanticleer' | PcC  | Standard (Extra Heavy) | 3x  | 18-20 | min 450     | min 200    | RB     | /      |
| Quercus robur                  | Qr   | Standard (Extra Heavy) | 3x  | 16-18 | min 450     | min 200    | RB     | /      |
| Sorbus aucuparia               | Sa   | Standard (Extra Heavy) | 3x  | 14-16 | 425-600     | 175-200    | C, 75L | 5      |
| Tilia cordata 'Greenspire'     | TcG  | Standard (Extra Heavy) | 3x  | 16-18 | min 450     | min 200    | RB     | /      |

| Name                   | Abb. | Height | Root | Container | Habit | Breaks | Density |
|------------------------|------|--------|------|-----------|-------|--------|---------|
| <b>Specimen Shrubs</b> |      |        |      |           |       |        |         |
| Pieris 'Forest Flame'  | PFF  | 40-60  | C    | 10-12L    | Bushy | 7      | Item    |

## Landscaping Plan



## 8.8 Site Security and Crime Prevention

Our proposal has been designed with safety and crime prevention in mind. We will adopt principles of secure design wherever possible to provide a secure building and site, designing out wherever possible any problems created by the existing building layout.

The following principles have been considered when designing the building:

### External Layout

- 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 the surrounding area, allowing a good level of natural surveillance.
- Glazed areas to the front of the building are protected with ram raid bollards.
- The site has several pedestrian routes to cross the car park safely.
- Cycle storage for staff will be within the warehouse. Cycle parking for customers will be at the front of the store visible from within the store.
- The proposal will introduce new lighting columns across the site which will have flood 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.
- Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/mis-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

- Windows will be installed to BS7950 and perimeter doors to LPS 1175 grade 3. The windows will be fixed glazing. Windows will have laminated double glazed units.
- 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 stores for customers are in an obvious position at the front facing the car park adjacent to both access Roads.
- Extensive glazing to the entrance offers an active frontage with vision to 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.
- An anti graffiti coating will be applied to the rendered walls for ease of cleaning and removal of graffiti.

## 9.0 Environmental & sustainability statement

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 ranges both between 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.

Accordingly they believe that we have a responsibility to work with our design and development team in minimising the environmental effect of our work wherever and whenever the case may arise.

### 9.1 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. A list of the items covered is further outlined in item 8.7

**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 ongoing procedure review of its operations in order to minimise the environmental effect of its operations
10. We are ever mindful of our responsibility to the environment

## **9.2 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.

## **9.3 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 and the use of environmentally friendly cleaning agents which do not contain phosphates or CFC's.

Electrical energy and heating energy is conserved by the widespread use of time switches.

## **9.4 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 our own 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 we are not registered to be disposed of are involved, we ensure that only companies with the relevant waste disposal management licence are contracted.

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

## **9.5 Sustainability Issues**

Where we can influence the design for the project, we will base decisions on a sustainable basis where the health and safety of the occupants can be combined with the conserving of resources for future generations. It will be about using 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 etc 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.

## **9.6 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.

## 9.7 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"> <li>- Improve building fabric performance by using materials with low U values.</li> <li>- Reduce Air Permeability for the development.</li> </ul>                                         |
|                     | Reducing Energy Demand         | <ul style="list-style-type: none"> <li>- Use high frequency ballasts on all Fluorescent and Compact Fluorescent Lamps (CFL's).</li> <li>- Detailed Specification of energy saving fitting for refrigeration system</li> </ul> |
|                     | Allocation of Renewable Energy | <ul style="list-style-type: none"> <li>- Re-use of waste heat from refrigeration system to heat the retail area</li> </ul>                                                                                                    |
|                     | Further Measures               |                                                                                                                                                                                                                               |

| Main themes                                    | Sub Theme                          | Proposed Measures to be incorporated into the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sustainable Building Materials</b>          | <b>Material Specification</b>      | <ul style="list-style-type: none"> <li>- Use of recycled and secondary aggregates where possible.</li> <li>- 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.</li> <li>- Use of materials that where possible have a low embodied energy, including making firm commitments to procure materials from local sources where possible.</li> <li>- Procuring materials will be done with consideration to manufacturers and suppliers with accredited EMS and ISO Standards.</li> </ul> |
| <b>Sustainable Construction</b>                |                                    | <ul style="list-style-type: none"> <li>- The contractors will be signed up to the relevant CCS come and comply with best practices in construction and site management.</li> <li>- Working hours would be restricted to ensure disturbance is minimised outside of these times.</li> </ul>                                                                                                                                                                                                                                                                                                                  |
| <b>Sustainable Transport and Accessibility</b> |                                    | <ul style="list-style-type: none"> <li>- Cycle parking for the site would be specified at appropriate frequencies if required</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Water Conservation and Management</b>       | <b>Water Use within the Retail</b> | <ul style="list-style-type: none"> <li>- A pulsed water meter would be proposed for the development to monitor water use.</li> <li>- 2/4 litres wc's in retail store.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                            |

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

## 9.8 BREEAM Assessment.

| Ref   | Title                     | Credits available | Credits awarded | Assumptions and rational used                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------|---------------------------|-------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Man 1 | Commission                | 2                 | 2               | As a standard, Aldi will ensure that the first year commissioning of the development will be in line with current building regulations. Using appropriate individual to conduct commissioning and the commissioning of specialist systems.                                                                                                                                                                                                                                                                                                                                                                                                              |
| Man 2 | Considerate Constructors  | 2                 | 1               | Each development site is managed under the CCS. The contractor will operate under considerate constructor's scheme; will conform to at least minimum requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Man 3 | Construction Site Impacts | 4                 | 3               | <p>As standard Aldi will adopt best practices for monitoring construction site impacts to deliver 3 credits for this category. This will include adopting the following generic measures:</p> <ul style="list-style-type: none"> <li>• Implement best practice in respect air pollution from the site</li> <li>• Implement best practice policies in respect of water pollution on site</li> <li>• Main Contractor to have environmental materials policy</li> <li>• Main Contractor to operate an Environmental Management System</li> </ul> <p>A third credit is gained as 80% of the site timber is reasonably sourced and 100% legally sourced.</p> |

| Ref   | Title                                 | Credits available | Credits awarded | Assumptions and rational used                                                                                                                                                                                                                                                                       |
|-------|---------------------------------------|-------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Man 4 | Building User Guide                   | 1                 | 1               | A non-technical information pack will be supplied to Aldi staff regarding the environmental performance of the development.                                                                                                                                                                         |
| Man 8 | Security                              | 1                 | 1               | The Local Crime Prevention Officer will be consulted through the Design and Planning Process.                                                                                                                                                                                                       |
| Hea 4 | High Frequency Lighting               | 1                 | 1               | High Frequency Ballasts will be installed on all fluorescent light fittings                                                                                                                                                                                                                         |
| Hea 5 | Internal and External Lighting Levels | 1                 | 1               | All internal and External Lighting Levels are to luminance levels recommended by CIBSE                                                                                                                                                                                                              |
| Hea 9 | Volatile Organic Compounds            | 1                 | 1               | Best Practice levels will be applied to limit emission of VOCs from internal finishes                                                                                                                                                                                                               |
| Hea12 | Microbial Contamination               | 1                 | 1               | Aldi do not have a standard manufacturer for their HVAC systems. The use of known major retailers is used, and the design assumes that the manufacturers of the HVAC systems used in the design conform to all the relevant health and safety practices, including AcoP, L8 - Legionnaires Disease. |

| Ref   | Title                                   | Credits available | Credits awarded | Assumptions and rationale used                                                                                                                                                                                                                                                                                                                                        |
|-------|-----------------------------------------|-------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hea14 | Office Space                            | 2                 | 2               | Daylight glare control, natural ventilation and provision of natural light will be provided. The development would allow thermal zoning and light controls within the office.                                                                                                                                                                                         |
| Ene 1 | Reductions of CO <sub>2</sub> emissions | 15                | 8               | The CO <sub>2</sub> reduction will be site specific and depend on a variety of factors listed in detail within the body of this statement. For the generic model, a reduction of 14% from L2A 2006 is assumed. This will be subject to minor variations between sites, and through the allocation of renewable energy technologies.                                   |
| Ene 2 | Sub-Metering                            | 1                 | 1               | Sub-metering of energy will be specified for different high energy use areas.                                                                                                                                                                                                                                                                                         |
| Ene 4 | External Lighting                       | 1                 | 1               | Energy efficient external lighting will be specified and light fittings are controlled in the presence of daylight.                                                                                                                                                                                                                                                   |
| Ene 7 | Cold Storage Equipment                  | 3                 | 3               | Refrigeration units for Aldi stores are procured from the same manufacturers and have energy saving features as standard. These include: Night blinds, sliding doors, compressor controls and low heat display lights. The backup chiller cabinet and refrigeration would also reclaim heat for the supermarket area; the aspects achieve 3 credits under assessment. |

| Ref   | Title                         | Credits available | Credits awarded | Assumptions and rationale used                                                                                                 |
|-------|-------------------------------|-------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Tra 1 | Provision of Public Transport | 5                 | 3               | This credit is site specific and as such has been assessed as an average.                                                      |
| Tra 2 | Proximity to amenities        | 1                 | 1               | As all Aldi developments are in or close to town or district centres, they will always by default be within 500m of amenities. |
| Tra 3 | Cycle Facilities              | 2                 | 1               | As a standard, Aldi will provide covered, secure cycle storage.                                                                |
| Tra 4 | Pedestrian and Cycle Safety   | 2                 | 2               | In general, the design of the access routes to the site would permit direct access for cyclists and pedestrians                |
| Tra 5 | Travel Plan                   | 1                 | 1               | A travel plan would be produced for the site which would be tailored to the specific needs of the development's users.         |
| Tra 8 | Deliveries and Manoeuvring    | 1                 | 1               | All schemes will be designed to allow safe access for delivery vehicles and there are separate storage areas for refuse, etc.  |
| Wat 1 | Water Consumption             | 3                 | 3               | The use of 2/4 litres low flush in retail component and clear instructions for use will be provided.                           |

| Ref   | Title                             | Credits available | Credits awarded | Assumptions and rationale used                                                                                                                                                                                                                                                                                               |
|-------|-----------------------------------|-------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wat 2 | Water Meter                       | 1                 | 1               | A water meter with a pulsed output will be fitted.                                                                                                                                                                                                                                                                           |
| Wat 4 | Sanitary supply shut off          | 1                 | 1               | Proximity shut off systems will be included for the WC's.                                                                                                                                                                                                                                                                    |
| Mat 1 | Materials Specification           | 4                 | 3               | The external walls, roof, and the first floor storage area will be made from materials that obtain an 'A' rating from the Green Guide to specification. This will achieve a maximum of 3 credits under the scheme. Windows will consist of powder coated aluminium, achieving a 'B' rating, thus not applicable for credits. |
| Mat 5 | Responsible Sourcing of Materials | 3                 | 1               | This is site specific and dependent on the materials palette. In general, timber products will be from sustainable sources, and fully certified. This will permit 1 credit.                                                                                                                                                  |
| Mat 6 | Insulation                        | 2                 | 1               | One credit scored for Thermal Insulation being responsibly sourced.                                                                                                                                                                                                                                                          |
| Mat 7 | Designing for Robustness          | 1                 | 1               | The surface of the entrance and exit to the car parks will undergo substantial vehicle and pedestrian movement. This area will be designed with robustness and durability in mind.                                                                                                                                           |
| Wat 1 | Construction Site Waste           | 3                 | 3               | Two credits for non-hazardous construction waste is same as good practice levels                                                                                                                                                                                                                                             |

| Ref   | Title                              | Credits available | Credits awarded | Assumptions and rational used                                                                                                                       |
|-------|------------------------------------|-------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|       | Management                         |                   |                 | under considerate contractors scheme. One credit for significant recycle of materials (crushed concrete, etc.) not used on site.                    |
| Wat 2 | Recycled Aggregates                | 1                 | 1               | Significant re-use on site of recycled aggregates                                                                                                   |
| Wat 3 | Recyclable Waste Storage           | 1                 | 1               | Dedicated space on site for recyclable waste storage                                                                                                |
| Wat 4 | Compactor / Baler                  | 1                 | 1               | A waste Baler is specified as standard                                                                                                              |
| LE1   | Re-use of land                     | 1                 | 1               | All sites are generally on previously developed land                                                                                                |
| LE2   | Contaminated land                  | 1                 | 1               | This is site specific; however the remediation of land to get to a suitable level for food retail use is always a part of the construction process. |
| LE5   | Enhancing Ecology                  | 3                 | 1               | A Professional would be appointed, if necessary and enhancement measures would be adopted for the site based on species content.                    |
| Pol 1 | Refrigerant GWP- Building Services | 1                 | 1               | No refrigerants would be used for building services cooling.                                                                                        |

| Ref   | Title                             | Credits available | Credits awarded | Assumptions and rationale used                                                                                                                                                                                                                               |
|-------|-----------------------------------|-------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pol 3 | Refrigerant GWP - Cold Storage    | 1                 | 1               | All refrigerants used will have a GWP of less than 5. The use of ammonia rather than R404A refrigerant provides a more environmentally friendly solution.                                                                                                    |
| Pol 4 | NOx Emissions from Heating Source | 3                 | 2               | This is site specific. Where gas fired heating systems are specified, the design incorporates hot water and space heating systems of NOx class 5. These efficient boilers should, at a minimum not exceed 70 mg/kWh of NOx.                                  |
| Pol 5 | Flood Risk                        | 3                 | 3               | Developments are generally on sites with a low risk of flooding. Extra credit obtained as will always use attenuation or sustainable drainage where necessary                                                                                                |
| Pol 6 | Minimise Watercourse Pollution    | 1                 | 1               | The use of oil separators/Hydrocarbon traps around the perimeter of the car park will reduce the impact of contaminants migrating from the site.                                                                                                             |
| Pol 7 | Night Time Light                  | 1                 | 1               | Credit will be achieved as external lighting will be designed in accordance with Institute of Lighting Engineers (ILE) guidelines on the reduction of obtrusive light. Lighting would also be turned off when not in use.                                    |
| Pol 8 | Noise Attenuation                 | 1                 | 1               | Pre completion testing will be carried out for the residential units above. These areas, situated immediately above are likely to be the most sensitive receptors. The noise will not exceed a change of 3 dB. It is assumed that if these receptors are not |

| Ref   | Title                    | Credits available | Credits awarded | Assumptions and rational used                                       |
|-------|--------------------------|-------------------|-----------------|---------------------------------------------------------------------|
|       |                          |                   |                 | adversely affected, nor will other local receptors within the area. |
| Man 2 | Considerate Constructors | 1                 | 1               | All sites will be under a considerate constructor's scheme. serfff  |

| Issue                        | % Achieved | Issue (Cont.)      | % Achieved |
|------------------------------|------------|--------------------|------------|
| Management                   | 9.6%       | Materials          | 5.77%      |
| Health & Wellbeing           | 10.0%      | Waste              | 6.43%      |
| Energy                       | 9.88%      | Land Use & Ecology | 3.0%       |
| Transport                    | 5.54%      | Pollution          | 7.69%      |
| Water                        | 3.33%      | Innovation         | 1.0%       |
| Overall Pre Assessment Score |            | BREEAM Rating      |            |
| 62.24%                       |            | VERY GOOD          |            |

## 9.9 Renewable Energy and Carbon Reduction Measures.

Below is the data from a Building Regulation output document for iSBEM showing for an Aldi store at design stage the data is based on a standard Aldi design and layout (990 store to latest building regulations, latest Aldi lighting scheme, latest heating scheme – air source heat-pumps)

The comparison is based on the current employed method of heating at newly constructed Aldi stores which comprises air source heat-pumps and a BASE model utilising standard high efficiency gas fired heating plant (no renewables).

The BRUKL output documents showing the calculated values are enclosed.

The calculations provide the following data:

### Energy Usage

| BASE model<br>Building (No<br>renewables)<br>kWh/m <sup>2</sup> .annum | Aldi "Standard"<br>(With renewables)<br>kWh/m <sup>2</sup> .annum |
|------------------------------------------------------------------------|-------------------------------------------------------------------|
| 85.3392                                                                | 64.7011                                                           |

**The low/zero carbon technologies incorporated in the Aldi "Standard" yields a reduction in energy usage of 24.2%**

### Carbon Dioxide Emissions

| BASE model<br>Building<br>BER (No<br>renewables)<br>Kg<br>CO <sub>2</sub> /m <sup>2</sup> .annum | Aldi "Standard"<br>BER<br>(With renewables)<br>Kg CO <sub>2</sub> /m <sup>2</sup> .annum |
|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 31.9                                                                                             | 27.8                                                                                     |

**The low/zero carbon technologies incorporated in the Aldi "Standard" yields a reduction in Carbon Dioxide emissions of 12.9%**

# BRUKL Output Document



Compliance with England and Wales Building Regulations Part L 2010

Project name

**Aldi General BASE**

As designed

Date: Mon Nov 26 10:51:34 2012

## Administrative information

### Building Details

Address:

### Certification tool

Calculation engine: SBEM

Calculation engine version: v4.1.d.0

Interface to calculation engine: Design Database

Interface to calculation engine version: v25.05

BRUKL compliance check version: v4.1.d.0

### Owner Details

Name: Information not provided by the user

Telephone number: Information not provided by the user

Address: Information not provided by the user, Information not provided by the user, Information not provided by the user

### Certifier details

Name: Information not provided by the user

Telephone number: 01642 608421

Address: Unit 15, Halegrove Court, Cygnet Drive, Bowesfield, Stockton-on-Tees, TS18 3DB

## Criterion 1: The calculated CO<sub>2</sub> emission rate for the building should not exceed the target

The building does not comply with England and Wales Building Regulations Part L 2010

|     |                                                                                                    |                     |
|-----|----------------------------------------------------------------------------------------------------|---------------------|
| 1.1 | CO <sub>2</sub> emission rate from the notional building, kgCO <sub>2</sub> /m <sup>2</sup> .annum | 29                  |
| 1.2 | Target CO <sub>2</sub> emission rate (TER), kgCO <sub>2</sub> /m <sup>2</sup> .annum               | 29                  |
| 1.3 | Building CO <sub>2</sub> emission rate (BER), kgCO <sub>2</sub> /m <sup>2</sup> .annum             | 31.9                |
| 1.4 | Are emissions from the building less than or equal to the target?                                  | BER > TER           |
| 1.5 | Are as built details the same as used in the BER calculations?                                     | Separate submission |

## Criterion 2: The performance of the building fabric and the building services should achieve reasonable overall standards of energy efficiency

### 2.a Building fabric

| Element                                  | U <sub>o-limit</sub> | U <sub>o-calc</sub> | U <sub>i-calc</sub> | Surface where the maximum value occurs* |
|------------------------------------------|----------------------|---------------------|---------------------|-----------------------------------------|
| Wall**                                   | 0.35                 | 0.35                | 0.35                | 001 Wall 1                              |
| Floor                                    | 0.25                 | 0.25                | 0.25                | 001 Exposed Floor 1                     |
| Roof                                     | 0.25                 | 0.25                | 0.25                | 001 Exposed Roof 1                      |
| Windows***, roof windows, and rooflights | 2.2                  | 2.2                 | 2.2                 | 001 Window 1                            |
| Personnel doors                          | 2.2                  | 2.1                 | 2.1                 | 003 Door 1 (Personnel Door)             |
| Vehicle access & similar large doors     | 1.5                  | -                   | -                   | *No heat loss vehicle access doors*     |
| High usage entrance doors                | 3.5                  | 2.73                | 2.73                | 001 Door 1 (High Usage Entrance Door)   |

U<sub>o-limit</sub> = Limiting area-weighted average U-values [W/(m<sup>2</sup>K)]  
 U<sub>o-calc</sub> = Calculated area-weighted average U-values [W/(m<sup>2</sup>K)]  
 U<sub>i-calc</sub> = Calculated maximum individual element U-values [W/(m<sup>2</sup>K)]

\* There might be more than one surface where the maximum U-value occurs.  
 \*\* Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.  
 \*\*\* Display windows and similar glazing are excluded from the U-value check.  
 N.B.: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

| Air Permeability                             | Worst acceptable standard | This building |
|----------------------------------------------|---------------------------|---------------|
| m <sup>3</sup> /(h.m <sup>2</sup> ) at 50 Pa | 10                        | 10            |

## 2.b Building services

The building services parameters listed below are expected to be checked by the BCO against guidance. No automatic checking is performed by the tool.

|                                                                                              |      |
|----------------------------------------------------------------------------------------------|------|
| Whole building lighting automatic monitoring & targeting with alarms for out-of-range values | NO   |
| Whole building electric power factor achieved by power factor correction                     | <0.9 |

### 1- HVAC 1

| Heating seasonal efficiency                                                               | Cooling nominal efficiency | SFP [W/(l/s)] | HR seasonal efficiency |
|-------------------------------------------------------------------------------------------|----------------------------|---------------|------------------------|
| 0.92                                                                                      | -                          | -             | -                      |
| Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system |                            |               |                        |
| NO                                                                                        |                            |               |                        |

### 2- HVAC 2

| Heating seasonal efficiency                                                               | Cooling nominal efficiency | SFP [W/(l/s)] | HR seasonal efficiency |
|-------------------------------------------------------------------------------------------|----------------------------|---------------|------------------------|
| 1                                                                                         | -                          | -             | -                      |
| Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system |                            |               |                        |
| NO                                                                                        |                            |               |                        |

### 1- Default DHW

| Heating seasonal efficiency | Hot water storage loss factor [kWh/litre per day] |
|-----------------------------|---------------------------------------------------|
| 1                           | 0.015                                             |

### Local mechanical ventilation and exhaust

| Zone | Supply/extract SFP [W/(l/s)] | HR seasonal efficiency | Exhaust SFP [W/(l/s)] |
|------|------------------------------|------------------------|-----------------------|
| 001  | 1.87                         | -                      | -                     |
| 002  | 1.87                         | -                      | -                     |
| 003  | 1.87                         | -                      | -                     |
| 005  | -                            | -                      | 1.35                  |
| 006  | -                            | -                      | 1.35                  |
| 007  | -                            | -                      | 1.35                  |

### General lighting and display lighting

| Zone | General lighting [W] | Display lamps efficacy [lm/W] |
|------|----------------------|-------------------------------|
| 001  | 280                  | 61                            |
| 002  | 240                  | 61                            |
| 003  | 14480                | 61                            |
| 004  | 290                  | -                             |
| 005  | 60                   | -                             |
| 006  | 60                   | -                             |
| 007  | 270                  | -                             |
| 008  | 360                  | -                             |
| 009  | 180                  | -                             |
| 010  | 60                   | -                             |
| 011  | 1470                 | -                             |
| 012  | 60                   | -                             |
| 013  | 60                   | -                             |

**Criterion 3: The spaces in the building should have appropriate passive control measures to limit solar gains**

| Zone | Solar gain limit exceeded? (%) | Internal blinds used? |
|------|--------------------------------|-----------------------|
| 001  | YES (+187.5%)                  | NO                    |
| 002  | YES (+136.7%)                  | NO                    |

| Zone | Solar gain limit exceeded? (%) | Internal blinds used? |
|------|--------------------------------|-----------------------|
| 003  | YES (+21.7%)                   | NO                    |
| 007  | NO (-84.6%)                    | NO                    |
| 008  | N/A                            | N/A                   |

**Criterion 4: The performance of the building, as built, should be consistent with the BER**

Separate submission

**Criterion 5: The necessary provisions for enabling energy-efficient operation of the building should be in place**

Separate submission

## Technical Data Sheet (Actual vs. Notional Building)

### Building Global Parameters

|                                                      | Actual  | Notional |
|------------------------------------------------------|---------|----------|
| Area (m <sup>2</sup> )                               | 1383.6  | 1383.6   |
| External area (m <sup>2</sup> )                      | 3766.7  | 3766.7   |
| Weather                                              | NEW     | NEW      |
| Infiltration (m <sup>3</sup> /m <sup>2</sup> @ 50Pa) | 10      | 5        |
| Average conductance (W/mK)                           | 1405.53 | 1022.31  |
| Average U-value (W/m <sup>2</sup> K)                 | 0.37    | 0.27     |
| Alpha value* (%)                                     | 11.25   | 10.94    |

\* Percentage of the building's average heat transfer coefficient which is due to thermal bridging

### Building Use

#### % Area Building Type

|     |                                                             |
|-----|-------------------------------------------------------------|
| 100 | A1/A2 Retail/financial and Professional services            |
|     | A3/A4/AS Restaurants and Cafes/Drinking Est/Takeaways       |
|     | B1 Offices and Workshop businesses                          |
|     | B2 to B7 General Industrial and Special Industrial Groups   |
|     | B8 Storage or Distribution                                  |
|     | C1 Hotels                                                   |
|     | C2 Residential Inst.: Hospitals and Care Homes              |
|     | C2 Residential Inst.: Residential schools                   |
|     | C2 Residential Inst.: Universities and colleges             |
|     | C2A Secure Residential Inst.                                |
|     | Residential spaces                                          |
|     | D1 Non-residential Inst.: Community/Day Centre              |
|     | D1 Non-residential Inst.: Libraries, Museums, and Galleries |
|     | D1 Non-residential Inst.: Education                         |
|     | D1 Non-residential Inst.: Primary Health Care Building      |
|     | D1 Non-residential Inst.: Crown and County Courts           |
|     | D2 General Assembly and Leisure, Night Clubs and Theatres   |
|     | Others: Passenger terminals                                 |
|     | Others: Emergency services                                  |
|     | Others: Telephone exchanges                                 |
|     | Others: Miscellaneous 24hr activities                       |
|     | Others: Car Parks 24 hrs                                    |
|     | Others - Stand alone utility block                          |

### Energy Consumption by End Use (kWh/m<sup>2</sup>)

|            | Actual | Notional |
|------------|--------|----------|
| Heating    | 20.43  | 8.6      |
| Cooling    | 0      | 0        |
| Auxiliary  | 6.96   | 3.24     |
| Lighting   | 35.79  | 47.09    |
| Hot water  | 1.52   | 1.61     |
| Equipment* | 19.44  | 18.95    |
| TOTAL      | 64.7   | 60.54    |

\* Energy used by equipment does not count towards the total for calculating emissions

### Energy Production by Technology (kWh/m<sup>2</sup>)

|                       | Actual | Notional |
|-----------------------|--------|----------|
| Photovoltaic systems  | 0      | 0        |
| Wind turbines         | 0      | 0        |
| CHP generators        | 0      | 0        |
| Solar thermal systems | 0      | 0        |

### Energy & CO<sub>2</sub> Emissions Summary

|                                               | Actual | Indicative Target |
|-----------------------------------------------|--------|-------------------|
| Heating + cooling demand (MJ/m <sup>2</sup> ) | 248.06 | 174.77            |
| Total consumption (kWh/m <sup>2</sup> )       | 64.7   | 60.54             |
| Total emissions (kg/m <sup>2</sup> )          | 27.8   | 28.4              |

## HVAC Systems Performance

| System Type                                                                                                         | Heat dem<br>MJ/m <sup>2</sup> | Cool dem<br>MJ/m <sup>2</sup> | Heat con<br>kWh/m <sup>2</sup> | Cool con<br>kWh/m <sup>2</sup> | Aux con<br>kWh/m <sup>2</sup> | Heat<br>SSEFF | Cool<br>SSEER | Heat gen<br>SEFF | Cool gen<br>SEER |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------|--------------------------------|--------------------------------|-------------------------------|---------------|---------------|------------------|------------------|
| [ST] Fluid forced-convection air heaters, [HS] Air heater, [HFT] Natural Gas, [CFT] Electricity                     |                               |                               |                                |                                |                               |               |               |                  |                  |
| Actual                                                                                                              | 147.8                         | 175.8                         | 22.8                           | 0                              | 8.8                           | 1.8           | 0             | 2.08             | 0                |
| Notional                                                                                                            | 34.2                          | 185.3                         | 7.5                            | 0                              | 4.1                           | 0.79 / 0.81   | 0             | ---              | ---              |
| [ST] Other local room heater - fanned, [HS] Direct or storage electric heater, [HFT] Electricity, [CFT] Electricity |                               |                               |                                |                                |                               |               |               |                  |                  |
| Actual                                                                                                              | 249.6                         | 82.3                          | 84.6                           | 0                              | 14.3                          | 0.8           | 0             | 1                | 0                |
| Notional                                                                                                            | 190                           | 147.3                         | 66.6                           | 0                              | 6.2                           | 0.79 / 0.81   | 0             | ---              | ---              |
| [ST] No Heating or Cooling                                                                                          |                               |                               |                                |                                |                               |               |               |                  |                  |
| Actual                                                                                                              | 0                             | 9.8                           | 0                              | 0                              | 0                             | 0             | 0             | 0                | 0                |
| Notional                                                                                                            | 0                             | 7.3                           | 0                              | 0                              | 0                             | 0             | 0             | ---              | ---              |

### Key to terms

|                                |                                                                                                       |
|--------------------------------|-------------------------------------------------------------------------------------------------------|
| Heat dem (MJ/m <sup>2</sup> )  | = Heating energy demand                                                                               |
| Cool dem (MJ/m <sup>2</sup> )  | = Cooling energy demand                                                                               |
| Heat con (kWh/m <sup>2</sup> ) | = Heating energy consumption                                                                          |
| Cool con (kWh/m <sup>2</sup> ) | = Cooling energy consumption                                                                          |
| Aux con (kWh/m <sup>2</sup> )  | = Auxiliary energy consumption                                                                        |
| Heat SSEFF                     | = Heating system seasonal efficiency (for notional building, value depends on activity glazing class) |
| Cool SSEER                     | = Cooling system seasonal energy efficiency ratio                                                     |
| Heat gen SSEFF                 | = Heating generator seasonal efficiency                                                               |
| Cool gen SSEER                 | = Cooling generator seasonal energy efficiency ratio                                                  |
| ST                             | = System type                                                                                         |
| HC                             | = Heat source                                                                                         |
| HFT                            | = Heating fuel type                                                                                   |
| CFT                            | = Cooling fuel type                                                                                   |

## Key Features

The BCO can give particular attention to items with specifications that are better than typically expected.

### Building fabric

| Element                               | U <sub>typ</sub> | U <sub>min</sub> | Surface where the minimum value occurs* |
|---------------------------------------|------------------|------------------|-----------------------------------------|
| Wall                                  | 0.23             | 0.35             | 001 Wall 1                              |
| Floor                                 | 0.2              | 0.25             | 001 Exposed Floor 1                     |
| Roof                                  | 0.15             | 0.25             | 001 Exposed Roof 1                      |
| Windows, roof windows, and rooflights | 1.5              | 2.2              | 001 Window 1                            |
| Personnel doors                       | 1.5              | 2.1              | 003 Door 1 (Personnel Door)             |
| Vehicle access & similar large doors  | 1.5              | ---              | "No heat loss vehicle access doors"     |
| High usage entrance doors             | 1.5              | 2.73             | 001 Door 1 (High Usage Entrance Door)   |

U<sub>typ</sub> = Typical individual element U-values (W/m<sup>2</sup>K)

U<sub>min</sub> = Minimum individual element U-values (W/m<sup>2</sup>K)

\* There might be more than one surface where the minimum U-value occurs.

| Air Permeability                          | Typical value | This building |
|-------------------------------------------|---------------|---------------|
| m <sup>3</sup> /h.m <sup>2</sup> at 50 Pa | 5             | 10            |

### Thermal bridges

There is at least one junction in the project whose linear thermal transmittance has been defined as having been calculated following a quality-assured accredited construction details approach in accordance with a scheme approved by the Secretary of State.

## 9.10 Aldi Corporate Responsibility

### Our Message

You'll already know there's an Aldi way of doing things. Every decision we make is designed to keep things simple and efficient. It's why we have our unique till system and only offer the best products at the best price. This approach not only saves us money, but also saves our customers money. It could even help our planet's resources.

That's why the Aldi way is important – and why we would like you to share with customers the five areas it covers. They're called our Corporate Responsibilities (CR for short). Now, that may sound a bit official, but together they show us how we can do the right thing and take responsibility for the impact we have on people and the planet.

And when you know that you can actually make a difference – to those we deal with, and to the environment we live in – then we think you'll realise just how important these messages are. In fact, we think they're so important we now have a dedicated CR department to promote our five CR areas; •Customers, •Suppliers, •Products, •Operations, •Our People

### Our Customers

Naturally, we are all committed to making sure everything our customers buy meets the highest standards and quality. But we also live to give our customers the information they need to make healthy choices.

#### Healthy Guides

To help our customers eat healthily, our packaging carries Guideline Daily Amount (GDA) labels. These simple to understand guides show how many calories and how much sugar, fat, saturated fat and salt each product contains to help maintain a healthy, balanced diet.

#### Healthy Products

We promote fresh fruit and vegetables through our Super 6 selection. We also devised some great family recipes following our link up with the Change 4 Life.

#### Alcohol Information

We like to promote responsible drinking by ensuring our customers have the facts about the alcohol they consume. That's why all our alcohol product labels show the units each drink contains, and carry NHS guidelines and a warning about drinking when pregnant. It's also why we ask you to use the challenge 25 policy in store.

## Our Suppliers

We rely on our suppliers for great products. They rely on us for their livelihood. That's why it's so important to build long-term, honest and open relationships, and ensure everyone is treated fairly and ethically.



### We're Backing Britain

We always aim to support local businesses. Our core range of fresh beef, chicken and pork is all 100% British and meets strict Red Tractor standards for quality. That's why you'll see this logo on many of our food products.



### We're Ethical

We want to be certain to everyone in our supply chain is treated fairly. By stocking Fairtrade products we help producers in developing countries receive a larger share of what we pay for their produce.

## Our Products

By ensuring our products are made with respect for animals and the natural environment, we are making a positive difference. We are determined that what we sell is raised, grown, caught or made in the most responsible way. Here are just a few ways in which we source responsibly.



### Animal Welfare

We've introduced free range eggs that carry the Freedom Food logo, to ensure that the hens live in conditions that meet RSCPA welfare standards.



### Sustainable Fishing

Wherever we can, we aim to source from sustainable fisheries. We offer a number of products that meet the Marine Stewardship Council Standards. You'll see the MSC logo on products that help protect fish stocks for the future.



### Sustainable Paper Products

All of our own label tissues, toilet paper and kitchen towels are made from recycled material or fibres from well managed forests certified by the Forestry Stewardship Council.

So if our customers ask what any of these logos mean, you can now explain how Aldi insists on sourcing responsibly

## Our Operations

With over 450 stores, we can have a huge impact on the environment, so it's up to us to make that impact as small as possible. We can all play our part – turning off lights, reducing waste, recycling – but there are bigger things we're doing behind the scenes.

### On The Road

We're driving down our carbon footprint by introducing a new system to our truck fleet that monitors fuel-efficient driving, and testing various aerodynamic aids to our trailers.

### In Our Buildings

Because our stores are our biggest energy users, they are a key focus of our energy efficiency efforts. Working with our architects, planners and developers, we're making sure our properties meet global green building standards. In fact, all our new stores in 2011 earned A or B rated Energy Performance Certificates. We've also introduced energy efficient lighting systems in our UK distribution centres, and will soon be seeing if solar panels can be used to cut electricity consumption.

### Utilising Our Waste

73% of our general waste is diverted from landfill. Our goal is to send zero waste to landfill by 2015. The Atherstone region is trialling an 'energy from waste' solution. Food waste from stores is taken away and converted into energy through a process of anaerobic digestion. Turning rubbish into energy? Now that simply makes sense!

## Our People

We employ over 7,000 people in the UK – and everyone plays an important part in our company. We think it's important that our relationship is built on honesty, trust and respect, giving you responsibility as well as mutual support and development.



### We're Proud Of Our Awards

In the Times Top 100 Graduate Employers 2011, we ranked 4<sup>th</sup> overall, ahead of every other retailer, and won the Employer of Choice for General Management Award.

### We Like Satisfied Employees

We're committed to making sure your job is secure, and you feel good about working for us. That's why we reward performance with higher than average salaries for the industry.

### We Like Opening Doors

In terms of equal opportunities, 48% of our employees in the UK are women, as are 28% of our UK directors – well above the industry average. And our Apprenticeship scheme introduced last year has been extended into 2012.

## Protecting the Rainforests

From margarines and cakes to cosmetics and candles, palm oil is one of the most widely used vegetable oils in the world. Unfortunately, rainforests are often cleared to make way for palm oil plantations. This not only causes irreversible damage to the natural environment, but also places indigenous people or endangered species, such as orang-utans, at risk.



**ROUNDTABLE ON  
SUSTAINABLE PALM OIL  
(RSPO)**

That's why, in 2011, Aldi became a member of the Roundtable on Sustainable Palm Oil (RSPO) – a not-for-profit organisation that aims to develop and implement global standards for sustainable palm oil.

Our aim is to have certified, sustainable palm oil from well managed forests in all our food products by 2015, and non-food products by 2018.

## 10.0 Conclusion

This design statement is submitted in support of a proposal for the comprehensive and coherent development of a key site along Sheffield Road, Birdwell, Barnsley. Careful consideration along with extensive dialogue with the Local Community has been developed to determine appropriate locations for building layouts, massing and pedestrian routes, whilst also focusing on the existing topography, landscaping and neighbouring properties that are in close proximity to the site. The overall design proposal has also been influenced by the direct dialogue and comments received from the local community and councillors during pre application meetings and consultation.

The proposal comprises of a 1571sqm (gross external) Aldi foodstore utilising a contemporary design and materials. The overall massing design is consistent with many local buildings. A strong built frontage, glazing and detailing have been proposed to ensure a high quality development that integrates successfully with the existing urban grain.

