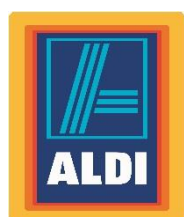


Aldi Stores Limited – DESIGN AND ACCESS STATEMENT.

Prepared by – STOAS Architects

**ADDITIONAL CAR PARK TO EXISTING REGIONAL DISTRIBUTION CENTRE
GOLDTHORPE INDUSTRIAL ESTATE
COMMERCIAL ROAD
GOLDTHORPE**

Ref: C15A45/18 – V1



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Introduction

This information has been produced by 'STOAS Architects' for and on behalf of 'ALDI Stores Limited' to accompany the planning application in conjunction with planning design policies and objectives. For further information on STOAS Architects please visit www.dsparchitects.com

This document is in support of a planning application for additional car parking provision to an existing Aldi Regional Distribution Centre building at 'Goldthorpe Industrial Estate' Goldthorpe, South Yorkshire. The project will include the creation of a new entrance off the main access road leading to the distribution centre, additional car park, pedestrian footpath/crossing, lighting, drainage and landscape treatment.

The purpose of this design statement is to provide supporting information on design principles and concepts by which the full impact of the proposals on the character and appearance of the area can be judged, a tangible link for those interested in the development of the site, between the technical assessment of constraints and the best scenario design response to them. This statement includes a written description and justification of the planning application, photographs, maps and drawings to further illustrate our proposals.



Aldi Stores Limited is one of the world's leading deep discount grocery retailers and has built up a network of over 7000 stores in Europe, the USA and Australia. In the UK, Aldi now has over 500 stores which have developed since entering the British market in 1990.

The Company's remuneration and training policy reflects Aldi's firm belief that a well trained and highly motivated workforce is an essential component in the continued success of the business.

Aldi operates a local area recruitment policy and an equal opportunities policy for staff and are considered one of the top employers in terms of numbers within the borough and this will continue with the proposed extension.

Industry Awards

Aldi has received numerous industry awards relating to the quality of products and focus on customer service. Recent awards include the following:

- Which? – ‘Best Supermarket 2013’;
- Which? – ‘Best Supermarket 2012’;
- Winner of the Grocer Gold Awards – ‘Grocer of the Year 2013’;
- Winner of the Grocer Gold Awards – ‘Discounter of the Year 2012’;
- The Grocer by Satmetrix Supermarket Loyalty League – ‘1st Place 2013’
- The Grocer by Satmetrix Supermarket Loyalty League – ‘2nd Place 2012’
- Retail Industry Awards – ‘Retail Discounter of the Year 2013’;
- Retail Industry Awards – ‘Retail Discounter of the Year 2012’;
- Grocer Own Label Awards – 16 Gold, 10 Silver awards 2013;
- Grocer Own Label Awards – 7 Gold, 4 Silver awards 2012;
- BFFF 2012 – 1 Retail Product of the year, 2 Gold, 1 Silver awards;
- Quality Food Awards 2012 – 3 x Winner, 1 x Highly commended awards;
- International Cheese Awards 2012 – 1 Gold, 1 Bronze awards 2012;
- Great Taste Awards 2012 – 5 x 2 Star, 17 x 1 Star awards 2012;
- Loved by Parent Awards – 1 Gold, 2 Silver awards 2012;
- International Wine and Spirit Competition Northern Hemisphere 2013 – 5 silver, 15 Bronze awards;
- International Wine and Spirit Competition Northern Hemisphere 2012 – 1 Gold, 1 silver (Outstanding), 22 Silver, 20 Bronze awards;
- Decanter World Wine Awards 2013 – 2 Silver, 2 Bronze, 9 Commended awards;

- Decanter World Wine Awards 2012 – 2 Silver, 3 Bronze, 5 Commended awards;
- International Wine Challenge 2013 – 1 Gold, 1 Great value wine winner, 6 Silver, 9 Bronze, 17 Commended awards;
- International Wine Challenge 2012 – 2 Gold, 2 Silver, 8 Bronze, 10 Commended awards;
- International Spirit Challenge 2013 – 1 Gold, 6 Silver, 7 Bronze awards;
- International Spirit Challenge 2012 – 3 Silver, 10 Bronze awards;
- What Food, What Wine Awards 2012 – 2 x 5 Star, 1 x 4 Star, 7 x 3 Star ;
- Drinks Business Scotch Whisky masters 2013 – 1 Gold award;
- Drinks Business Champagne Awards 2012 – 1 Bronze award;
- Drinks Business Liqueur Masters 2012 – 1 Gold, 3 Silver awards;
- Yours Beauty Awards 2012 – 1 Highly Commended award;

These awards and accolades underline Aldi's commitment to delivering high quality products at the lowest prices and emphasise the importance that Aldi places on exceeding customer expectations.

Aldi have thrived over the last few years and as such the demand on existing Distribution Centres has increased, to meet this increased demand it is essential for the Goldthorpe RDC to currently expand their premises by the provision of additional parking.

Site Location and Context.

The existing distribution centre site opened in 2014 and is situated approx. 1.5m west of Goldthorpe Town Centre, adjacent the Goldthorpe Industrial Estate which forms part of a commercial / industrial pocket of land lying south of the A635 with access at the junction of Dudley Drive and Commercial Road.

The site area is approximately 245,041 sq. m or 24.5 Hectares.

The site is essentially bounded by open fields and farmland to the north, south and western boundaries and to the east sits adjacent to Goldthorpe Industrial Estate, which comprises of other existing industrial and commercial units

The site boundary lines are well defined with existing tree and shrub planting predominantly to the east and south east boundaries whilst the boundaries to the south, west and north were landscaped more recently with trees and shrub planting yet to mature fully, but this will eventually form a defined boundary to the site.

The site is readily accessible by all modes of transport, and there is close access to the main road networks.

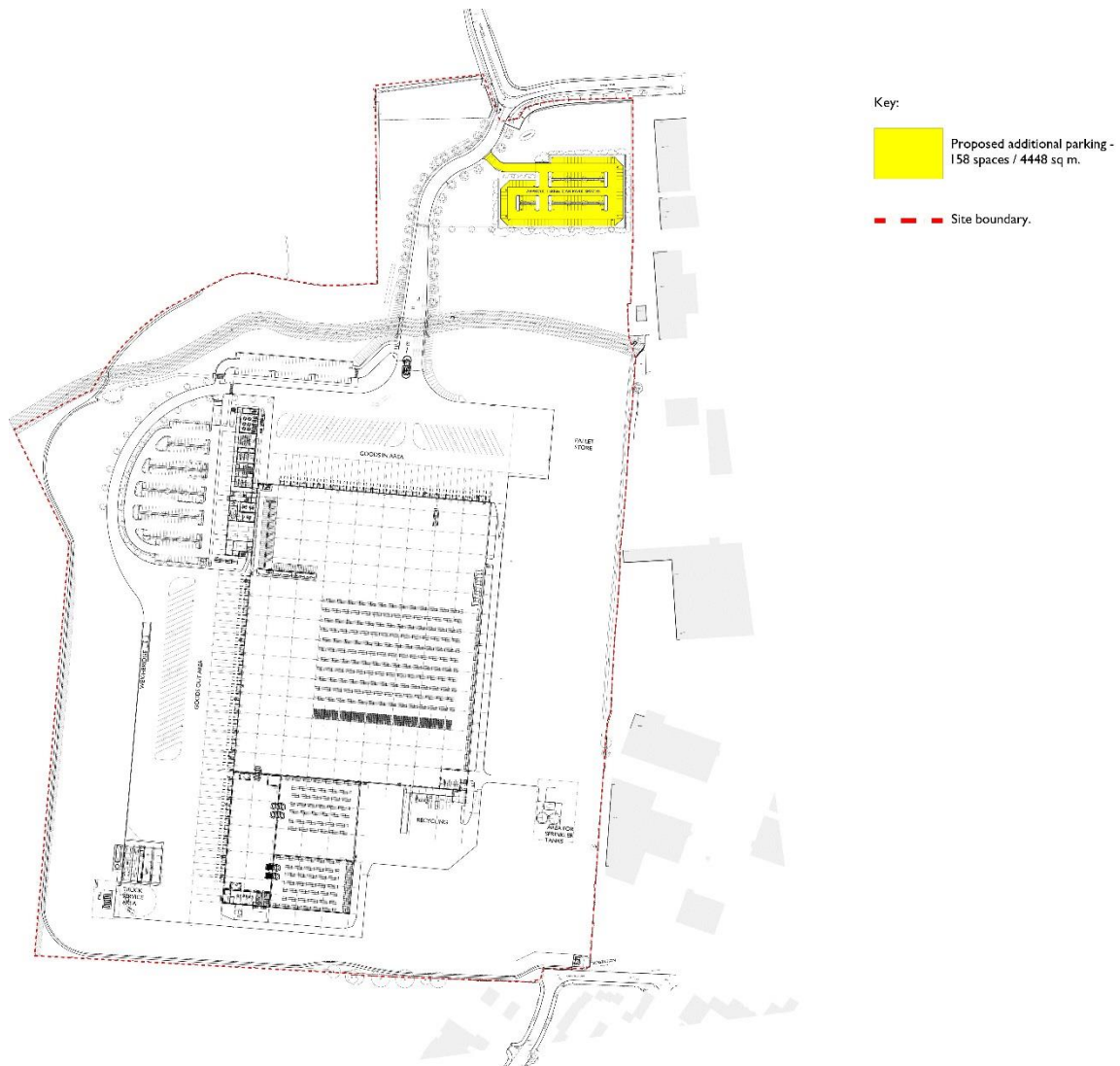


Layout, Accessibility and Design Evaluation

Aldi has recently conducted an internal review at national level to consider the operational effectiveness of its business model, and to formulate options for future store development.

The business continues to expand in accordance with the business model in a highly competitive marketplace and as a result of this expansion, there is an increased demand upon the Aldi distribution network, reflected in a nationwide review of existing facilities as well as a need to develop regional centres.

This application seeks to address the former option, with a proposal that optimises the existing opportunities for efficiency within the existing site constraints.

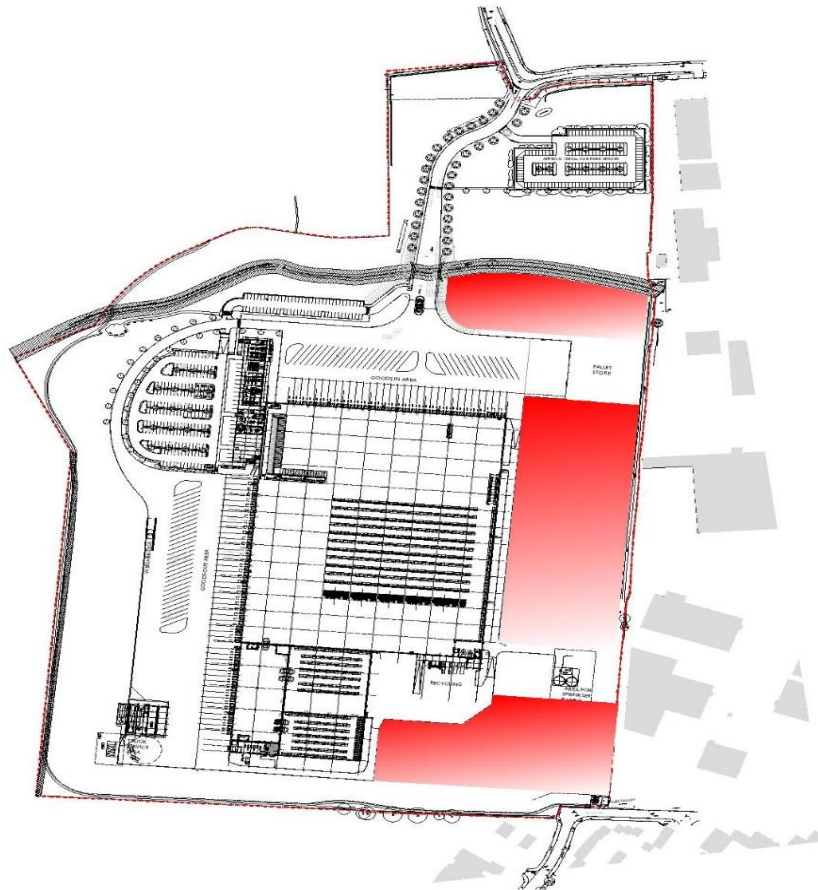


Design Constraints

The existing site has a number of features and constraints that limit the extent of additional car park provision that can be accommodated, consideration has been given not only to the proposed car park area, but also the requirement of pedestrian access from the car park in the development of the final design proposal.

To extend the existing car park adjacent the offices is not viable due to the limited available area, extensive landscaping and access issues will not allow the car park to be sited to the opposite side of the gatehouse and service yard fronting the warehouse, in addition to develop the car park to the side or the rear of the existing warehouse restricts consideration for any future building development.

The site therefore has no other scope for the required single parking area other than adjacent the existing main access road.



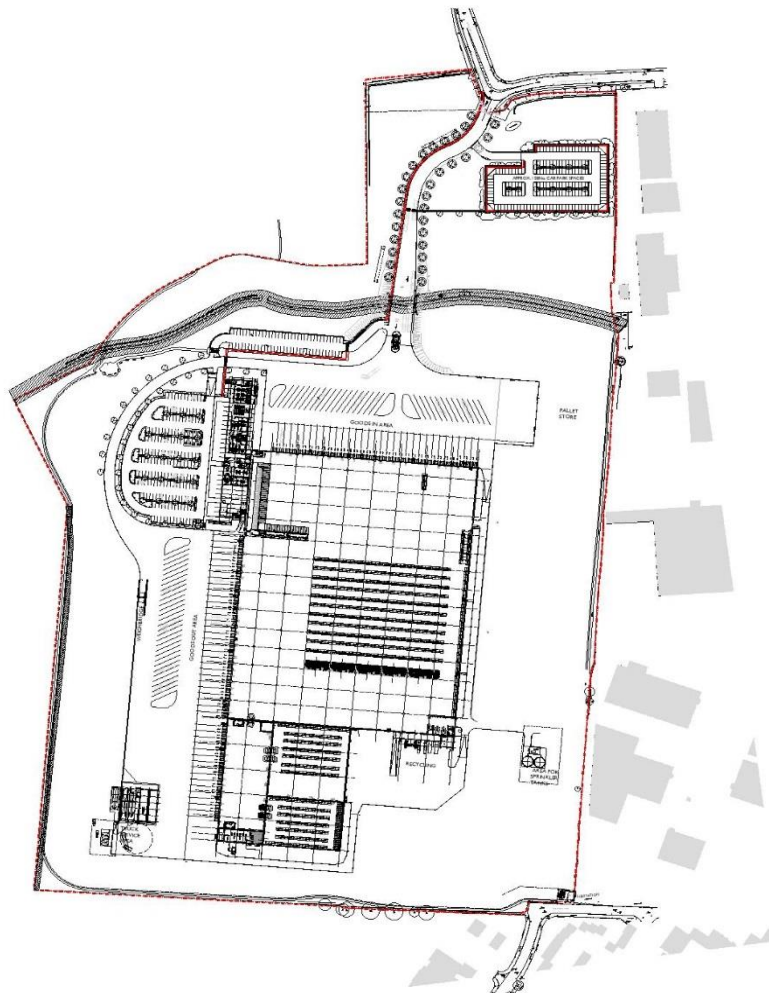
This car park is solely for the use of the logistics team drivers, pickers and general warehouse staff, with the office and visitor parking remaining within the existing car parking facilities.

Access, Site Movement and Transport Links.

The site is accessible by public transport with bus stops located nearby along Barnsley Road and Highgate Lane. The proposal offers improved motorcycle and cycle parking on site and both the immediate and wider highway links offer easy access for both these user groups from the local conurbation and outlying areas.

Pedestrian Access

The existing pedestrian access adjacent the office block remains unaltered, pedestrians from the proposed car park will access the building via a new footpath to link through to the existing access route.

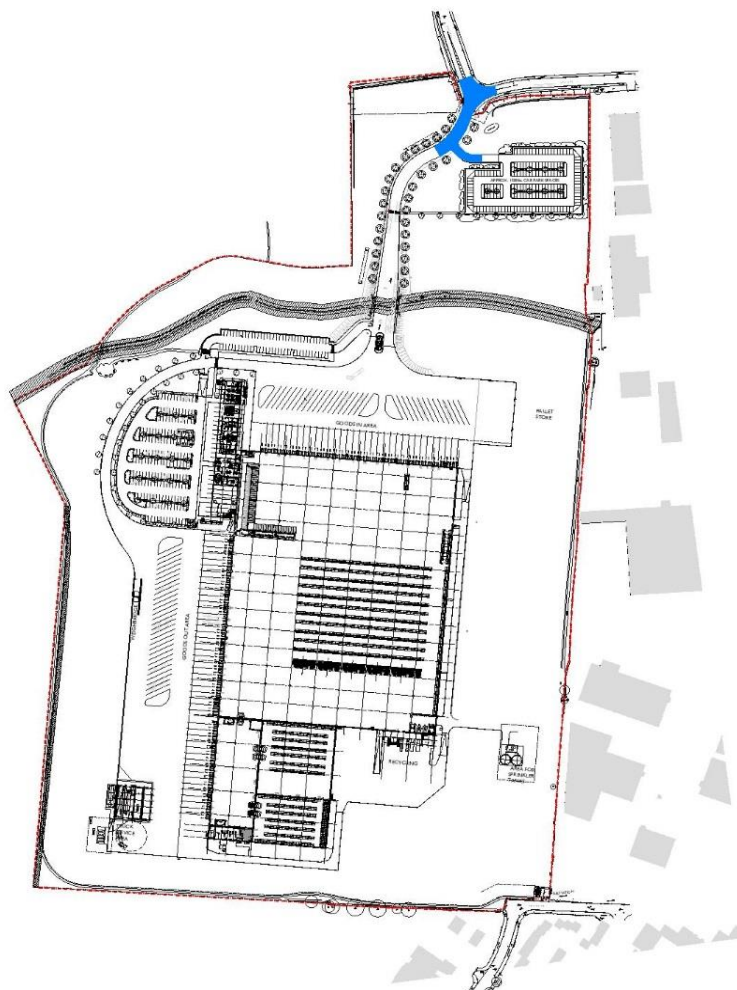


Vehicle Access

The vehicular access from the junction of Dudley Drive and Commercial Road to the proposed car park specifically employs an existing fully complete and demarcated highways junction, presently serving as the main access road into the distribution centre.

This junction has been constructed to adoptable standards and forms part of the adopted highway.

The new car park proposes 158 No. staff car parking spaces in total, the existing disabled parking provision will be retained due to its proximity to the existing offices.



Design

Hard landscaping:

The proposed car park spaces are to be block paved (Charcoal) with spaces demarcated in buff with access routes finished in natural, with flush transitions from road to footways for DDA compliance all to match existing.

New pedestrian routes will consist of charcoal block paving to match existing.



Soft Landscaping:

Aldi believe in well-structured landscaping schemes that provide complete cover within around two years. Areas of feature landscaping are also introduced which comprise a variety of different species to create interest and diversity around the site.

They are selected for their robustness and ease of maintenance as well as their visual appeal. All landscaped areas receive a generous layer of bark chippings which not only inhibit weed growth but also trap moisture to avoid the plants drying out and requiring replacement.

The proposed car park will have tree and shrub planting to all boundaries softening them and adding interest. The species selected will be robust but not too dense as to impair lines of sight for security and traffic mobility.

Typical examples of Aldi soft landscape planting:



Summary

The design of this development has been carefully prepared taking into account government planning guidance, relevant local policy in the development plan, and our own experience in designing appropriate environments fit for purpose and consideration in their appearance to their immediate location and wider context.

The constraints of this site demand a carefully integrated solution; we have set out in this statement to illustrate some of our principle objectives in delivering this scheme.

We feel the proposals represent a well thought out and sensitive response within the constraints of the site.