

Aldi Stores Limited

Proposed Foodstore Extension
Claycliffe Road, Barugh Green, Barnsley

Design and Access Statement

2285GOLD 01/2018

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 extension.
- Car Park extension
- Associated parking facilities comprising of 118 total spaces. The foodstore is to include 5 no. disabled, and 7 no. parent and child spaces, and 10 no cycle spaces.
- Access pedestrian routes and servicing.

The purpose of this statement is to describe in detail the site and surroundings and the concepts and principles behind the proposal to extend the existing foodstore to provide a 1,275 sq.m (1,790 sq.m GIA) sales area, by way of 2 extensions of 287.3 sq.m and 118.7 sq.m to the existing building and to extend the existing car park to provide a total of 118 car parking spaces.

2.0 Site and Surroundings

The development site is located off Claycliffe Road and extends a total to 9,516 square meters (2.35 acres).

The site is located to the west of Barugh Green Town Centre off Claycliffe Road (A637) and Barugh Green Road (A635) which is the main arterial route into Barnsley town centre. Access to the site is off Claycliffe Road.

The site is part of a wider ownership boundary that includes the existing Chestnut Tree Public House and further parking.

The site is bound to the north and North West by Claycliffe Road with commercial/industrial properties opposite. To the south is the Chestnut Tree pub with residential properties beyond. To the east and west of the site are further commercial / industrial properties along with car dealerships.

An existing well established infrastructure and transport links to Barnsley centre exist in the area.

Existing site photographs



3.0 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.

The Scheme

3.1 Use

The current use on the site is a 990 sq.m sales food store operated by Aldi Stores Ltd, a well-established retailer. The proposed approach is to provide a side extension, to the existing building, extending the existing sales footprint area by 287.3 sq.m in total and a rear extension to the warehouse of 118.7 sq.m. Proposed as part of the development are alterations to the car parking layout, increasing the number of car park spaces.

Given the existing use on the site the proposed extensions are considered appropriate.

3.2 Amount

The proposed building extensions equate to a total of 406 sq.m, increasing the gross external area from 1,436 sq.m to 1,842 sq.m. The extension to the sales area has resulted in an increase in the gross internal sales area, from 990 sq.m to 1,275 sq.m.

The site area has remained the same at 9,516 sq.m (2.35 Acres). The existing scheme provides a total of 106 no. car parking spaces. The proposed scheme provides a total of 118 no. customer and staff car parking spaces including 5 no. disabled, 7 no. parent and child spaces and 10 no. cycle spaces.

3.3 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 extensions have been located to provide optimum functionality in terms of the existing site characteristics together with any impact to the existing elevations providing a cohesive, rational and considered design.

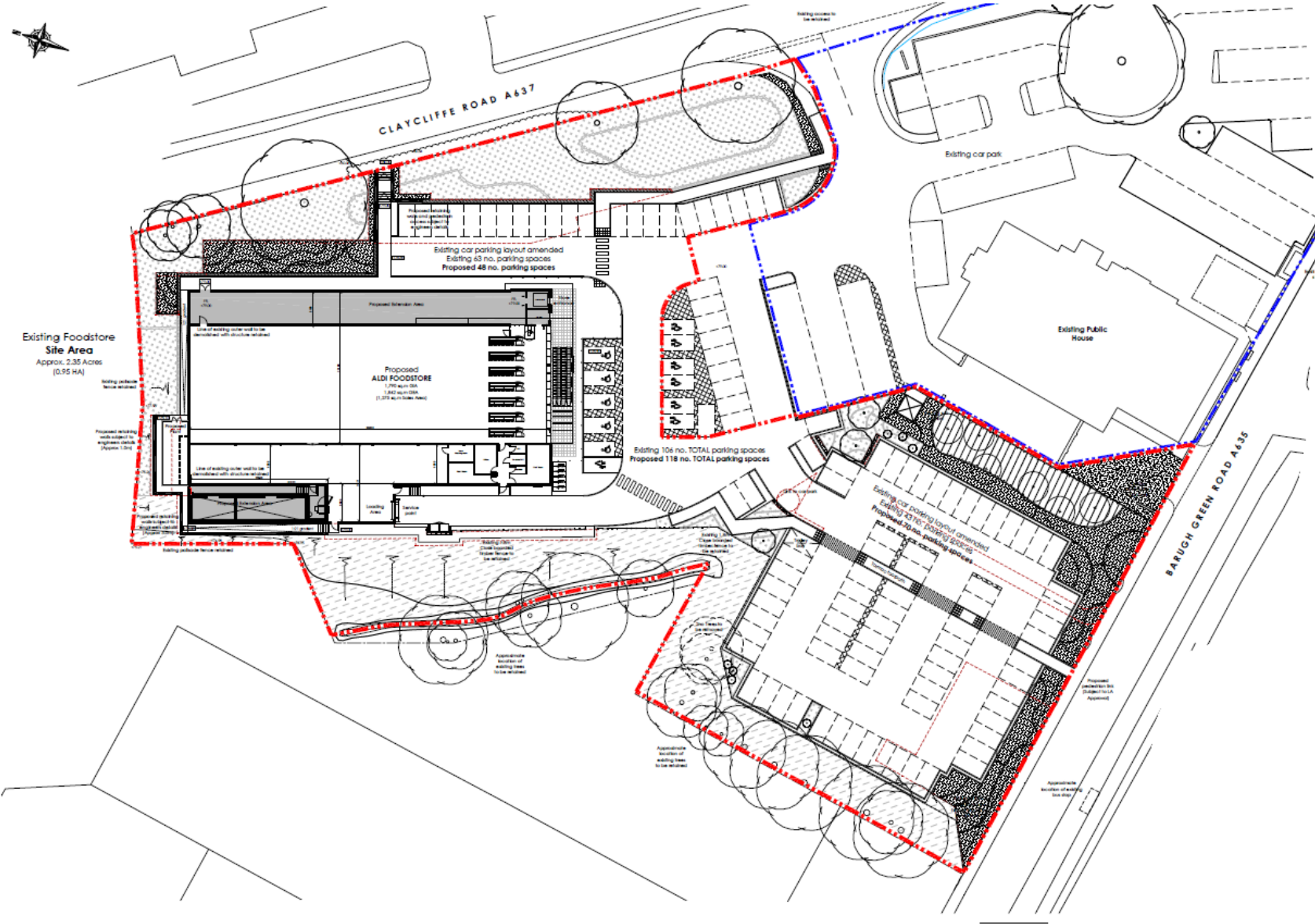
The proposal will result in extending the width of the sales, warehouse and increasing the parking. The proposal will include a modernised entrance feature, with canopy and trolley parking.

It is intended that the primary means of vehicular access, from Claycliffe Road, will be maintained and the existing access off Barugh Green Road will be closed. Vehicular access will be introduced from the main body of car parking into the southern area of parking, which has been altered to increase car parking numbers.

The layout of the proposed extensions 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. This layout has proved to be the most appropriate for accessibility, whilst at the same time minimising impact upon the local area.

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.

Site Plan



3.4 Form, Scale

The proposed extension is of a comparable scale and format relative to the existing building. The existing eaves and ridge levels are unaffected by the proposed extensions, both remaining the same as existing. The existing walls are sand cement render which shall be replicated in the new extension in keeping with the overall appearance.

The larger extension is visible from Claycliffe Road and the car park and in comparison to the existing elevations it will not result in the building appearing larger, particularly given the minimal increase in floor area and the manner in which the increase has been designed. The most prominent view where the extension is most visible is along the East elevation of the store which faces onto Claycliffe Road and the main car park.

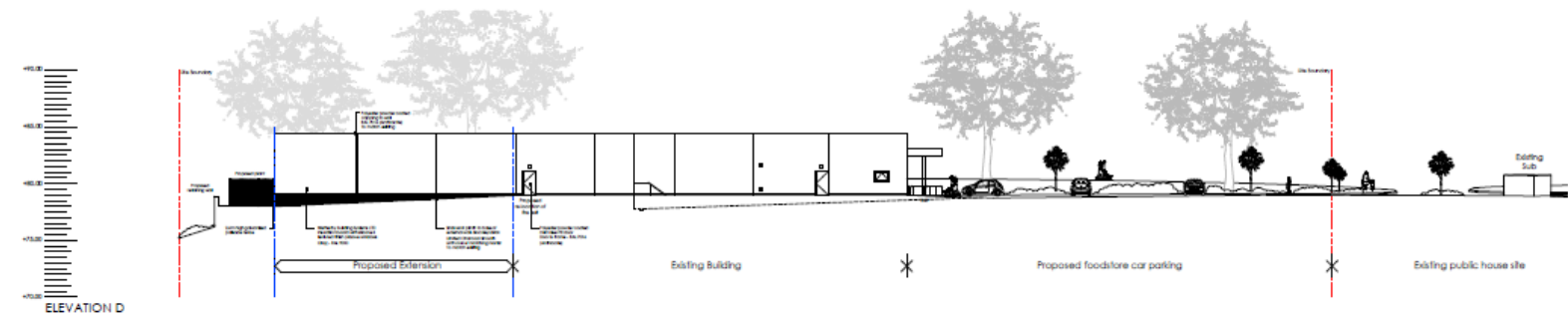
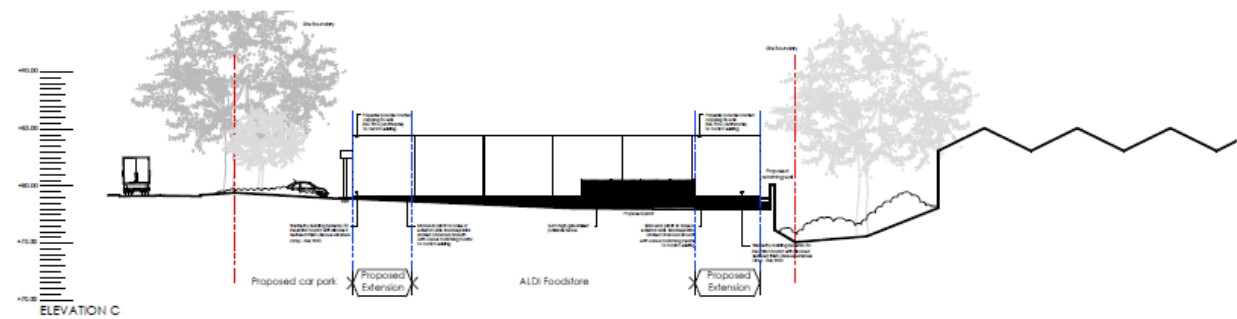
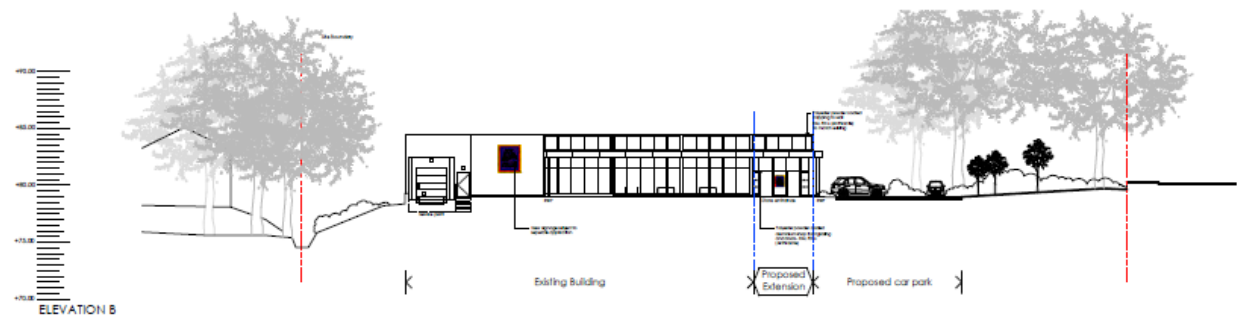
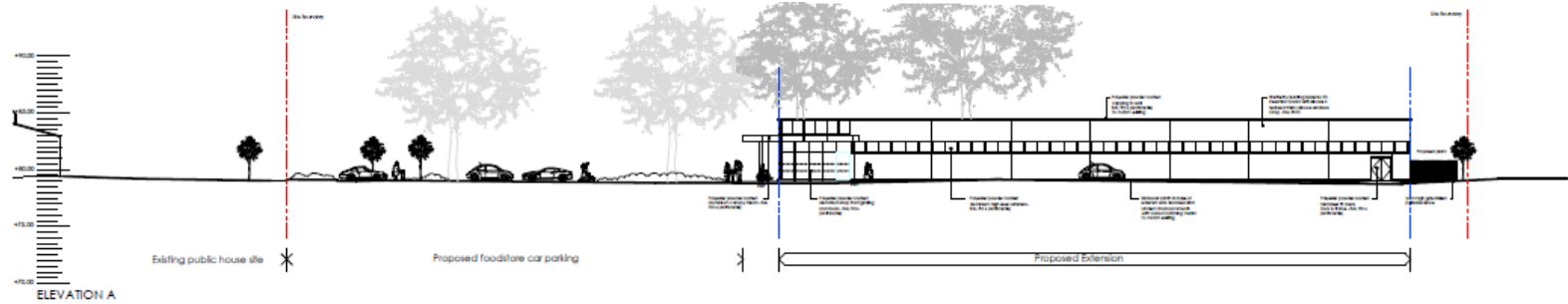
The warehouse extension is not fronting any road and is obscured from view by existing heavy landscaping along the west site boundary. This extension will still be constructed in keeping with the existing materials.

3.5 Appearance

The existing building elevations are of a contemporary appearance in white render finish. Bearing this in mind the proposals for the store are to improve the aesthetic value of its elevations by re-blending the existing building.

The white rendered façade will work alongside the softer landscaped elements around the boundary edge to provide a more complementary proposal for the site. The render will be coated to allow cleaning and prevent graffiti.

Elevations



3.6 Access

The proposal includes no modifications to the existing site access from Claycliffe Road or servicing manoeuvre however the car park layout has been altered to provide an increased number of spaces and to allow for easier vehicular circulation around the site with the main car park opening up to the southern area of parking fronting Barugh Green Road. The access from Barugh Green Road has being closed to allow for these alterations.

The car park has been adjusted to 118 no. spaces and incorporates the correct number of parent and child spaces and cycle spaces into the car park.

The proposed extension will be fully DDA compliant with level access thresholds throughout,

3.7 Landscaping and Boundary Treatment

The nature of the proposals and the location of the extensions allow a new small area of landscaping to the car park boundary. However it is proposed that the existing landscaping will be improved and made good where possible to replace any dead planting and infill as required.

3.8 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 streets, allowing a good level of natural surveillance.
- Glazed areas to the front of the building are protected with ram raid bollards.
- Cycle storage for staff will be within the warehouse. Cycle parking for customers will be at the front of the store.
- 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 the site access.
- 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.

4.0 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. 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.

The proposed extensions are minimal in terms of scale compared to the existing structure, and given this certain limitations are imposed on the potential impact which can be made on the efficiency of the unit as a whole. Nevertheless the sustainability measures that may be proposed as part of the development in both construction and operation of the unit have been developed in accordance with the themes outlined below, of which we seek to include as many aspects as possible during the detailing of the proposals:

4.1 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 4.7

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 on-going 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

4.2 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.

4.3 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.

4.4 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.

4.5 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.

Lighting within the Retail areas

The use of large windows to the front of the retail unit is a common design feature of Aldi stores. The inclusion of these windows helps to provide natural light to the sales floor, and will improve the shops atmosphere and quality of working environment for retail staff. The use of natural light will also reduce the energy demand required for lighting within this area. The extent to which daylight can penetrate the sales floor is dependent on the specifics of each development proposal, and will be influenced by the orientation of the windows, the layout of the sales floor and shading from neighbouring buildings and landscaping. Where possible, the development will look to achieve a 2 % daylighting factor across 35 % of the sales floor. As with the large shopfront, this also improves the ambience of the area with the use of natural light which again will reduce the energy demand for lighting in this area.

Lighting in the supermarket consists of recessed and suspended LED light fittings. These lights will incorporate the use of drivers powering LED chips that are 100% efficient, and increasing the operational life of the LED lamps. Lighting within the amenity and storage areas would also consist of energy efficient LED lighting.

Outside trading hours, when the store is closed to the public, lighting levels would be maintained at one-third of the usual levels when stocking shelves. When the store is completely unoccupied, all lights (external and internal) would be switched off. In the event that lights are not turned off, a backup power saving system will ensure that all lighting, including car-parking lighting is turned off 30 minutes after the store is locked.

Lighting external areas

Lighting will also be supplied to the car parking areas to ensure the security and safety of the sites users. This lighting will be designed in accordance with the CIBSE Lighting Guide 6 – The Outdoor Environment. The Lighting to all external areas will consist of energy efficient LED lighting. The lighting will be controlled by time switch and photocell arrangement, to ensure that the lighting is not used during daylight hours, when not required. External car park lighting columns will be switched off by a timeswitch, one hour after the store has closed to minimise energy use.

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.

4.6 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.

4.7 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 4th 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.

5.0 Conclusion

The proposal considers the requirements and constraints of the site using them to satisfy the needs of the operator as a food retail use including customers who will use the site on a daily basis.

The scheme proposal is an improvement to the existing layout providing a more efficient building without significant impact. The design and appearance reflects the scale and materials of the existing retail building whilst incorporating a more contemporary design to the overall appearance.

The alterations to the parking provision aids to improve the use of the site by customers in terms of the provision for parent and child spaces, disabled and cycle spaces and the general experience for the users.

With careful consideration of all the above, it is respectfully requested that planning permission be granted.