Aldi Stores Limited

Proposed Foodstore Development
Barnsley Road, Cudworth, Barnsley

Design, Access, Site Waste Management and Sustainability report

0738 19/06/13



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 hos 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 77 total spaces. The foodstore is to include 5 no. disabled, and 7 no. parent and child spaces, 2 no. motorcycle spaces and 10 no cycle spaces.
- Access pedestrian routes and servicing.
- Structured landscoping.

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

The Governments attaches great significance to high-quality design in the built environment which 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 'in centre' location within Cudworth District Centre. This site will serve an extensive residential population and promote increased choice and competition within Cudworth, an identified area of retail deficiency.

The current development plan for Barnsley consists of 'saved' policies within the UDP adopted in 2000 and Core Strategy adopted in 2011.

The site is allocated as a Principal Shopping/ Commercial Centre (Policy NE16) within Cudworth District Centre and policy S1 'Shopping/ Commercial Centres' directs all new retail development to identified centres such as Cudworth, therefore the application is in compliance with local and national governments 'centre first' approach to locating retail development. Within these locations, praposals for new retail development will be assessed on their merits having particular regard to their relationship and compatibility with the existing uses. The propasals relationship with surrounding uses has been carefully considered throughout the design process and has evolved during pre-application meetings with the LPA and local residents.

Policy BE5 'Improving Existing Areas of Poorer Quality Built Environment' seeks to enhance the environmental quality of existing housing, commercial and industrial areas. It is considered that the proposals with greatly improve the streetscape of the District Centre and redevelop a site which has been vacant for a number of years.

A number of adopted Core Strategy policies are also applicable to the site. Policy CSP 31 'Town Centres' expects all retail and tawn centre developments to be appropriate to the scale, role, function and character of the centres in which they are proposed.

Policy CSP 29 'Design' expects high quality development 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.

Other key policies for the determination of this application include:

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).

Policy CSP 5 'Including Renewable Energy in Developments' expects all developments of over 1000sqm of non residential floorspace to incorporate decentralised, renewable or low corbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015.

The proposal involves redevelopment of an area of vacant scrubland and hardstanding within Cudworth District Centre. At present the site is under-utilised in terms of built development when viewed from Barnsley Road, and also suffers from a generolly poor quality environment with much of the land overgrown and in need of maintenance. It is considered that the proposed development of this site will improve the streetscape on to Barnsley Road with proposed landscaping and boundary features integrating the development. The applicant has addressed design criteria and where possible believes that the proposals provides an attractive sustainable development in an accessible location within Cudworth. 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 (1.25acres) and is located on Barnsley Road in Cudworth Town Centre to the north east of Barnsley city centre.

The site falls within the Cudworth ward which has a local population of 11,000 people living within walking distance.

The site is a vacant brownfield site which was once a council depot, with the remaining area made up of a small residential unit, garden and part garage yard.

The North West boundary of the site is bound by an existing concrete wall with a timber fence beyond to the gardens of the bungalow's on Rose Tree Court. Between the 2 boundaries there are a band of TPO trees. The North east boundary is made up of a blockwork wall with a public footpath beyond and residential streets off Willow Close beyond

The south of the site is bound by Barnsley Road with commercial, residential and retail buildings opposite.

The eastern side of the site is bound by Fulton Foods unit in the old library building facing Barnsley Road, with a 2 storey house and garage yard to the rear with residential and retail buildings beyond.

The west of the site runs around Cudworth Methodist Church which faces Barnsley Road with the North West corner of the site facing The Cudworth Centre car park. Further east along Barnsley Raad there is a mix of retail units with residential beyond.

The site slopes down approximately 2m from south to west and 5.5m 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 Barnsley Road which is also in easy walking distance of nearby residential streets.

Site aerial



5.0 Site Context



Views across the site



Views across the site



Views across the site



Views across the site

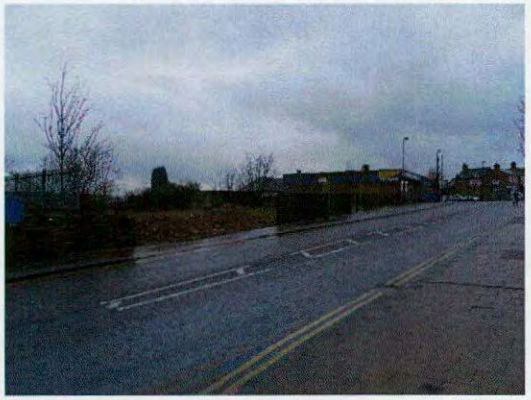


Garden area on the site



Residential on the site

5.0 Site Context



Site from Barnsley Road



Site with Methodist church



Site looking up Barnsley Road



Site from the health centre car park



Site looking down Barnsley Road



Boundary to the rear of the site to the residential

5.0 Site Context



Health centre from the site



Methodist church from the site



View down Barnsley Road with local shops



Local shops



Residential bungalows on Rose Tree Court to the rear of the site



Residential opposite the site

6.0 Pre-Application Discussions

Prior to submission of this Planning Application, pre-application consultations were held with Local Councillors and Planning Authority representotives to discuss the development of the scheme and the impact upon the local area. A newsletter was also distributed to the local areo 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 19th June 2012

Barnsley Council: Barbara Wilson Highways, Alexandra Merryweather 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
CT stated that the site was within the town centre and clearly a preferable site in sequential terms. The town lacks a main foodstore and an Aldi in this area would be of benefit to local residents.
AM stated that the threshold for assessing impact policy still applies (500sqm).
There are TPO's along the rear boundary – this should be clarified with the legal department. There are limes at the rear – an application was submitted recently to prune. Root protection areas would need to be considered.
CT highlighted the fact that there are commercial reasons why retailers would chose a site layout with a building at the rear. MT highlighted a case at Lincoln where a request for the building at the front was overcome
– An exomple of where car parking to the rear has not worked in commercial terms is York and information can be provided.
AM stated there had been a refusal for a Lidl in 2000 and a further refusal for a Netto store issued in 2009. A carehome / residential scheme have been approved. CT requested AW send across planning history details as these could not be identified online.

3. Highways
BW stated that the Parkway has helped relieve traffic, previously Barnsley Rood was congested. The timing for an application would be good in terms of relieving traffic.
CS pointed out that the layout of the site was driven by access; a ghost right turn would not be standard. AM asked whether the layout would conform to the recently adopted parking standards.

CS pointed out that Aldi would be happy for the car park to be used as a town centre car park. MT agreed that at the start, parking would be 2/3 hours unrestricted which is plenty of time to undertake an Aldi shop and visit the centre. CS pointed out that surveys show an average Aldi shop is 21 minutes.

4. Design
MT pointed out that Aldi do not have a standard design. NC has looked at the health centre which is o mixture of cladding and render.
NC stated levels, heights about the same as a two storey building.
AM windows ta rear of elevation of the church are close to boundary. The Council have an SPG - Residential amenity and siting of non-residential buildings that will need to be considered.

5. Timing
Meeting ward councillors, local consultation will take place prior to a planning application.

Redevelopment, jobs 25-30, benefits. BW and AM highlighted there would Interest from local shopkeepers. BW pointed out that there was previous objections from traders, if restricting on-street car parking. If no restrictions, may appease traders.
CT pointed out there would be positive competition and Members would need to be guided in terms of the role of the planning system. An Aldi would not compete with local shops due to the range of goods sold.

Councillor meeting 21st November 2012

Barnsley Council: Councillor Haughton Leader BMC and Ward Cllr, Councillor Hayward Ward Councillor, Matthew Smith Planning Officer
Aldi/ Quora Team: Mark Taylor Aldi Stores Ltd, Phil Isherwood Aldi Stores Ltd, Ben Ellis Quora Developments, Jon Bunney The Harris Partnership, Claire Temple Planning Potential

MT outlined the background to the site, Aldi stores and provided an update on the Goldthorpe Distribution Centre. MS asked about impact on local shops. The town centre location wos discussed and the nature of an Aldi store to encaurage regeneration within the centre. The TPO trees to the rear of the site were discussed; these trees have been an issue during the determination of previous applications. The trees are not within the boundary of the site, however, root protection areas will need to be considered. It was confirmed that the layout of the site had been carefully considered, there are a number of elements that determine the layout including;

- The existing configuration of the site,
- Linkage with the rest of the centre,
- Location of the car park to encourage linked trips,
- Commercial viability of the discounter.

BE explained that Aldi could use design techniques for the protection of tree roots, this have been implemented at the store in Seacroft, Leeds and could be used here.

Job numbers were discussed. MT agreed that these would be local employment and Skills departments to deliver as many local positions as possible.

It was agreed that some form of public consultation would take place. A newsletter would be posted to local residents who would be given an opportunity to make comments.

Councillor Hayward asked what is going to be done to address traffic issues. BE confirmed that the application would be accompanied by a full Transport Impact Assessment. The access into the site will be designed to Barnsley standard. Initial discussions have commenced between Aldi's highways expert and the Council's highway Officers. The Councillor pointed out that the Bow Street junction was close and asked how this would be addressed.

The link road has removed traffic from Cudworth.

Councillor Hayward asked about the impact on local traders. BE confirmed that proposals would help keep trade within Cudworth, this issue is paramount. Competition helps motivate retailers to invest in their business and helps keep prices down.

Councillor Houghton commented that he would not want to see the Co-Op go out of business. MT confirmed that the offer would be different. Councillor Houghton asked how the footplate compared to other Aldi's in the area. MT confirmed it would be similar to the recently opened store at Barugh Green.

Councillor Houghton asked whether there was sufficient car parking. It was confirmed that car parking numbers were similar that that at other stores and car park accumulation data could be provided.

Councillor Houghton asked about the proximity of the store to residential properties and the location of plant. MT agreed that plant could be located away from residential properties. The plant used has low noise emissions and could if necessary be housed in a self-contained unit. Careful boundary treatment would be used. Aldi have a good track record with their neighbours.

Opening hours are 8am to 9pm with no 24 hour openings. Deliveries are normally 7am to 9/10pm.

Councillor Houghton pointed out that there is an issue with the Co-op delivering early. He wouldn't want to see HGV's arriving at the site before consented delivery hours.

Councillor Houghton asked whether Aldi could reconsider the landscaping to the front – a hard brick wall would be preferred.
Timescales were discussed – end of January submission with build out one year later. The construction phase is approximately 5/6 months.
It was summarised that in principal the Councillors have no objection in principal subject to the issues discussed at the meeting being addressed. The main areas to be addressed are Highways and conflicting priorities on the junction.

Planning meeting 17th May 2013

Barnsley Council: Mathew Woodward, Planning Officer, Nick King, Urban design
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 summary notes of the meeting from Mathew Woodward are as follows:

There were no immediate policy concerns regarding a retail use on this site. Cudworth is one of the smaller district centres with the main retail and service provision located along the main Barnsley Road. It is average in terms of vitality and viability. Its strengths include the amount of shopping floor space, the absence of floor space outside the centre, the lack of charity shops and good pedestrian flows and availability of public transport. Aims for the future of Cudworth are to improve the provision of leisure, cultural and entertainment activities, attract non-food multiple retailers, and to improve movement for pedestrians and cyclists.

There were some concerns raised regarding the relationship between the car parking spaces and the gardens of the bungalows which lie on Rose Tree Court. One solution might be to restrict the parking to 'staff only'.

The proposed 'Service Area' is close to the properties on Rose Tree Court. One solution may be to restrict the hours of operation to reduce the impact on the amenity of these properties. The best solution would be to consider moving the service area.

The relationship between the bungalows 10-20 Rose Tree Court and the proposed retail unit is concerning due to the distonce involved and the height of the proposed building. Consideration should be given to the Supplementary Planning Document 'Residential Amenity and the Siting of New Buildings'. At a site meeting on 30th May an 'option B' was presented which proposed the retail unit further away from the rear gardens and bungalows along Rose Tree Court. This option was preferable but the full impact of the development on these properties would need to be assessed upon the receipt of a planning application (which would include full elevations and plans).

In terms of potential impact on the highway network, this should be fully set out in a TA which should be submitted with the application.

Detailed consideration was given to the design of the scheme and the proposed materials. In terms of building materials on the two CGI's presented, the preference is for the one shown with just brick. I appreciate that this keeps the building looking 'boxy' but at the end of the day that is what the massing of the building is and the store is well set back from the road. I think the combination of stone for the entrance walling and buff brickwork for the elevations will give a good quality palette of materials for this site. I don't think that the addition of a third material on site, in the form of cladding, fits in well with this simplified store design or to the existing streetscape of Cudworth.

In terms of the colour of the buff brickwork this should preferably match that of the stone used on the block of flats close by (on Snydale Road, which is in full public view) or else that of the brick on the health building close by (off Carlton Street, but which is more set back from public view). This replication will help to respect the existing local palette of building material colours.

I think the revised CGI gives a positive impression of the store however I note that the revised plan does not follow through some of the details shown on the CGI:

- In the CGI the stone wall (which looks to be between approximately 0.9 to 1.0m height- inferred from the two pedestrians illustrated) is shown on both sides of the access road. However, on the plan it is only shown on one side. To form an effective entrance feature it needs to occur on both sides of the access road so the plan needs to be revised.
- In the CGI the long line of the wooden fence is shown with seven trees and a continual band of shrub planting in front of it. This significantly helps to reduce the effect of a bare wooden fence 'deadening' the space in front of it. However the plan shows only five trees and a considerable part of the wooden fence just with a tree but no shrub planting in front of it. Whilst I appreciate the pressures of not losing any car parking spaces I am still very concerned thot the lack of a continual shrub line (and the loss of two proposed trees) will not give sufficient visual relief from the fencing.

In respect of other amenity issues; opening hours should be fully considered and set out in any submission. In addition, consideration should be given to the location of the condensing/air conditioning units, especially given the issues we have identified regarding distance from nearby properties.

The trees within the site are all self-set specimen. However, they do have amenity value. The removal of these trees however would not be too much of an issue providing that substantial mitigation planting were provided. It should be noted that the trees on the boundary between Rose Tree Court and the site are protected by TPO's and as such care must be taken to ensure that these trees are not impacted upon by the development. Due to the presence of trees both on and just off the site a full tree survey of all trees on site will be required with any full or outline planning application.

Public Consultation

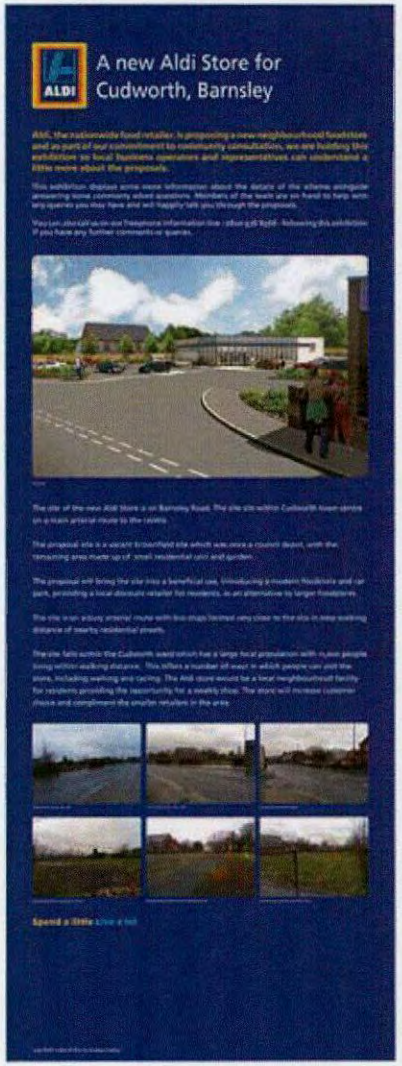
Detailed information is provided in the Statement of Community Involvement.

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.

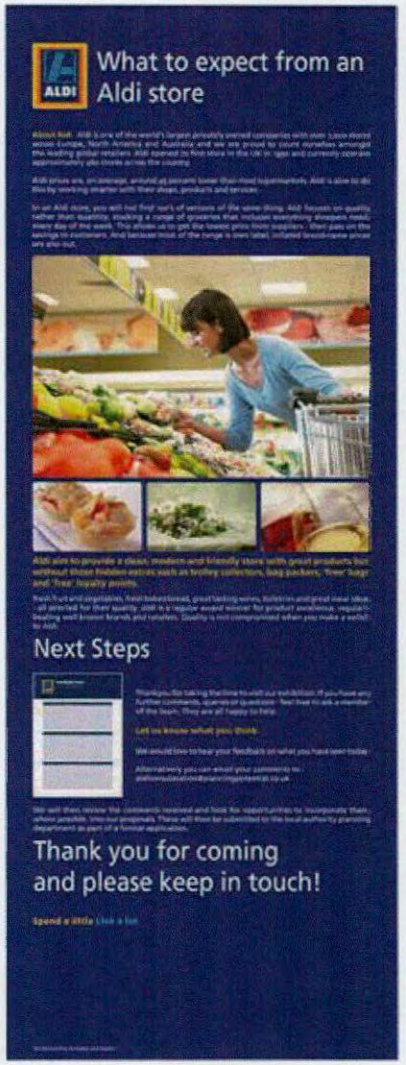
A Public exhibition was held on 24th April 2013.

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.







6.1 Design Development

Following the planning meeting of the 17th May 2013 a site meeting was held on the 30th Moy with Mathew Woodward to discuss the building design, tpo trees and location with specific interest in the relationship with the bungalows on Rose Tree Court.

The original design with a revised design referenced as option A and B (included below) in the notes from the meeting of the 17th were discussed. Each design indicates the effect of Supplementary Planning Document 'Residential Amenity and the Siting of New Buildings' requirements as requested by the planning officer.

Option A

The original design indicates that the rear of the warehouse and service pond will create overshadowing within 3 of the gardens along Rose Tree Court.

Option B

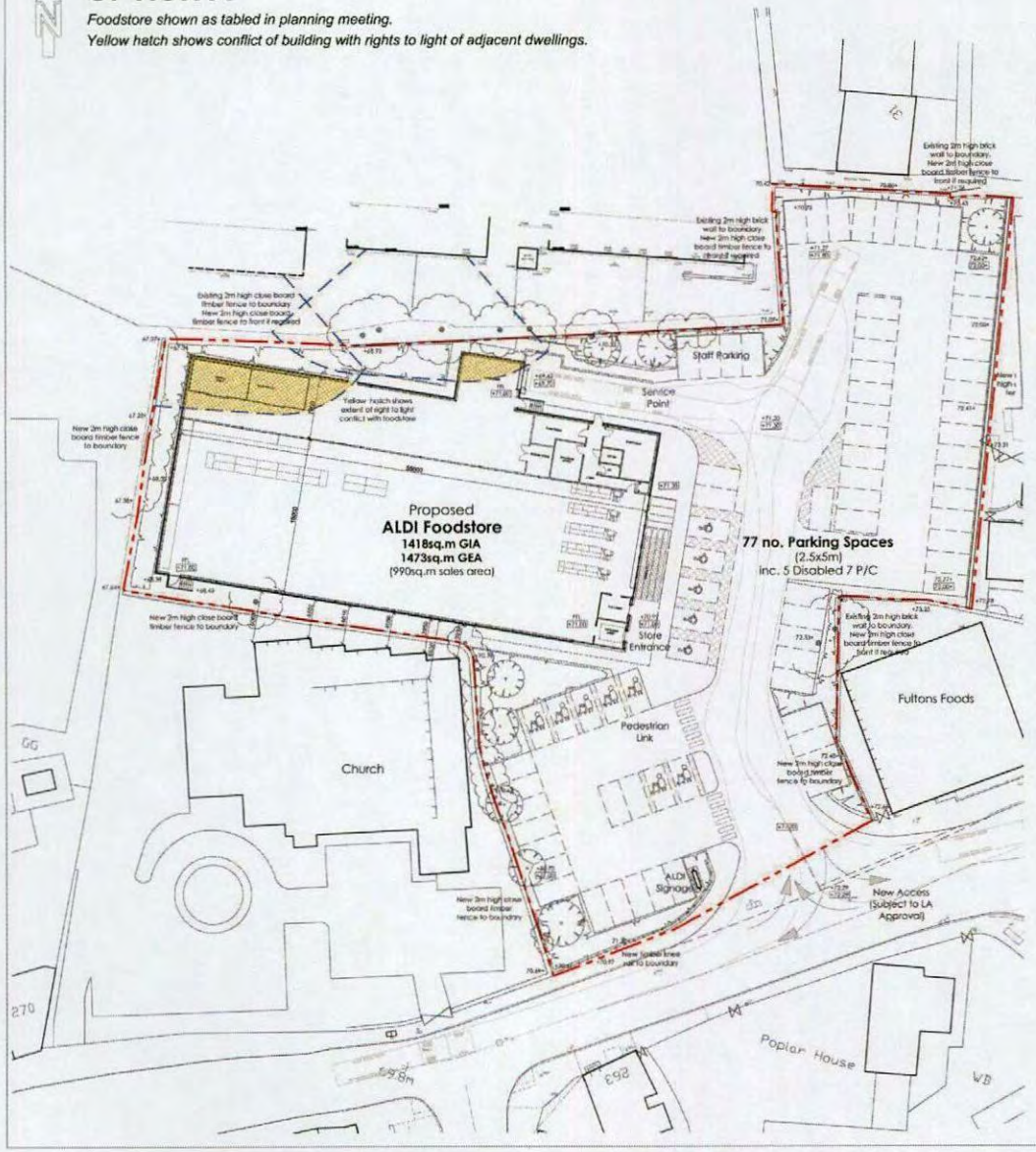
To adhere to the councils Residential Amenity document requirements the scheme has been amended to remove all overshadowing onto the gardens of Rose Tree Court. The revisions include the following:

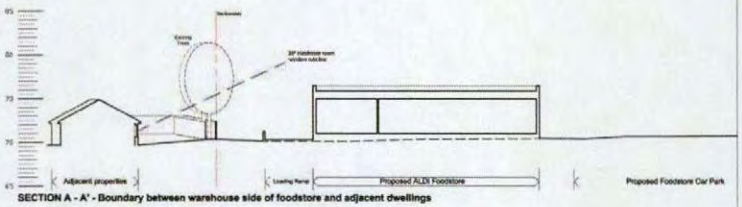
- Foodstore has been moved closer to the southern boundary adjacent the Methodist church by 500mm.
- The warehouse element to the foodstore has been reduced by 1m in width to pull the store further awoy from the boundary of the bungalows.
- The service pod has been reduced in size and moved further forward to position it further away from the boundary and remove any overshadowing.

Further design changes included the inclusion of a stone boundary wall to the site frontage, and buff brickwork to the foodstore to blend in and complement the surrounding area.

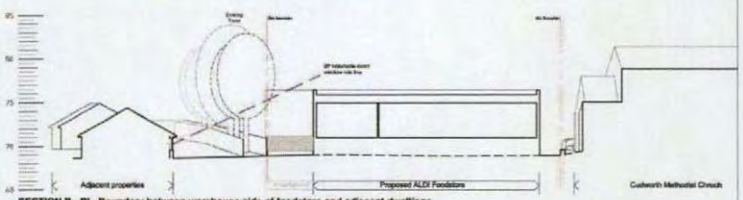
OPTION A

Foodstore shown as tabled in planning meeting.
Yellow hatch shows conflict of building with rights to light of adjacent dwellings.

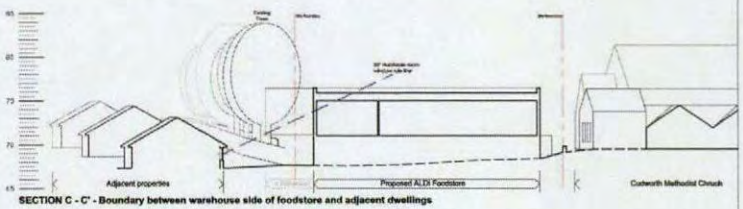




SECTION A - A' - Boundary between warehouse side of foodstore and adjacent dwellings



SECTION B - B' - Boundary between warehouse side of foodstore and adjacent dwellings



SECTION C - C' - Boundary between warehouse side of foodstore and adjacent dwellings

C	22.05.13	Areas in conflict to rights of light added	JDB	JDE
B	17.05.13	Additional survey info added	JDB	NJC
A	24.04.13	Boundary treatment added	JDB	NJC

Proposed Development
Barnsley Road
CUDWORTH

Quora

For Comment

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JDB | NJC | 12-2013

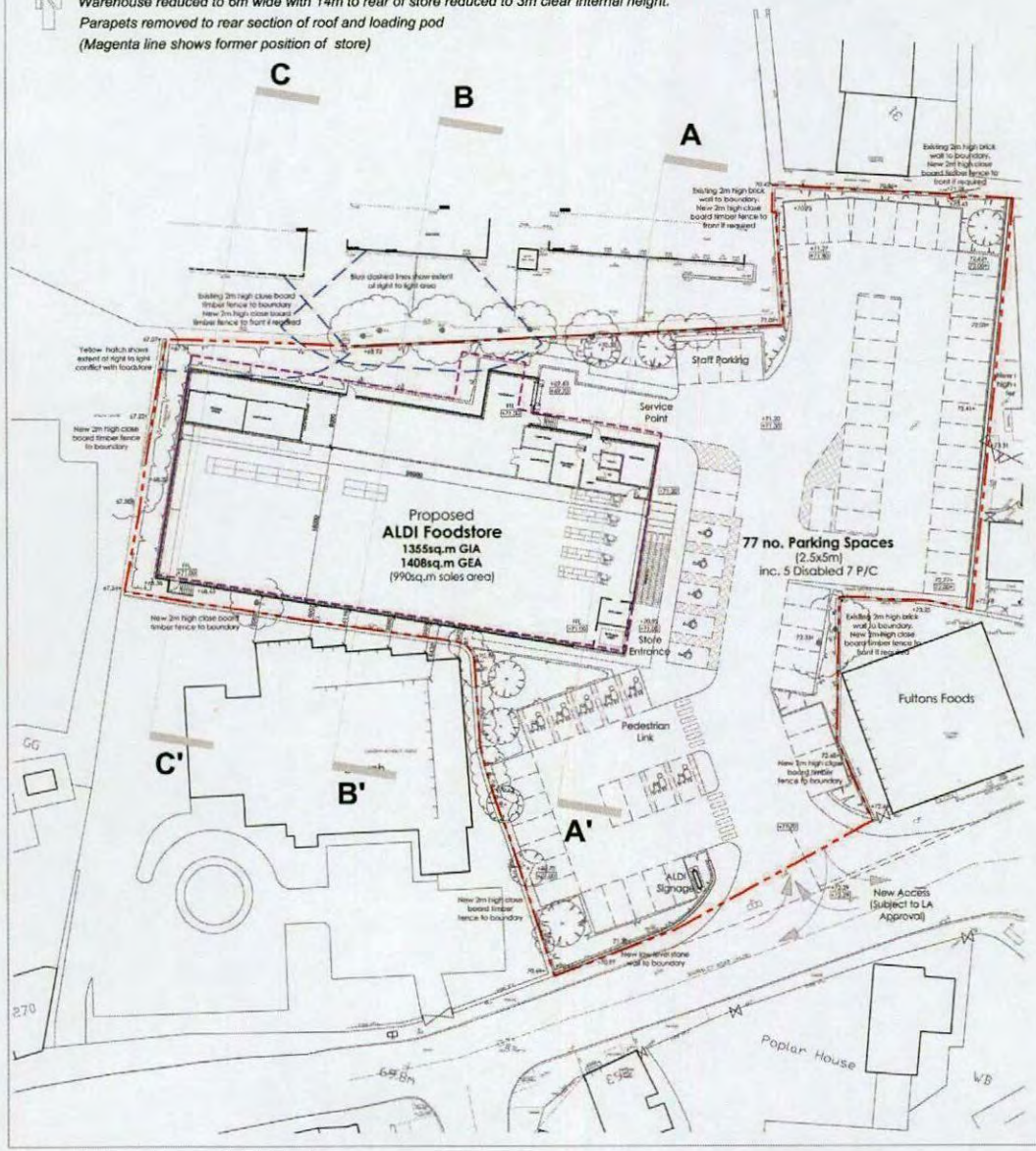
Proposed Site Layout

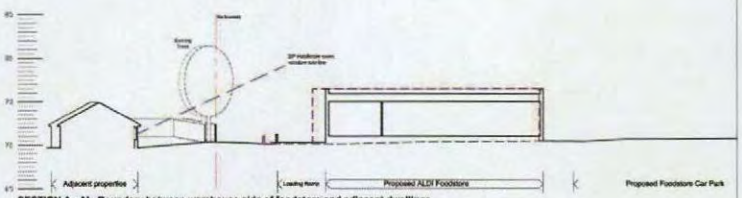
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THE HARRIS PARTNERSHIP

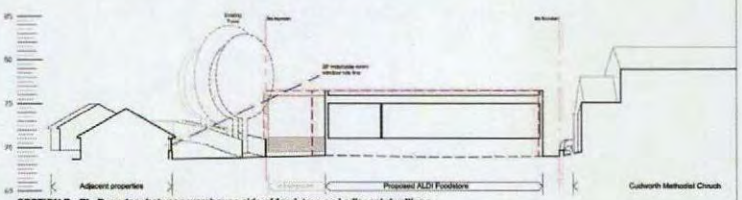
OPTION B

Foodstore moved south by 500mm & service pod moved east 1900mm.
Warehouse reduced to 6m wide with 14m to rear of store reduced to 3m clear internal height.
Parapets removed to rear section of roof and loading pod
(Magenta line shows former position of store)

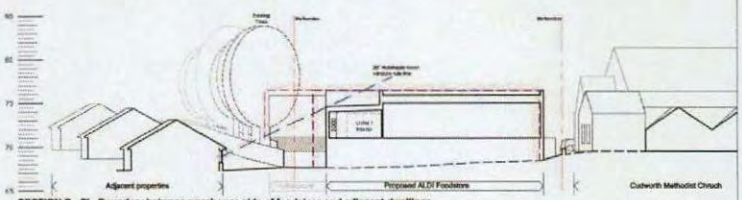




SECTION A - A' - Boundary between warehouse side of foodstore and adjacent dwellings



SECTION B - B' - Boundary between warehouse side of foodstore and adjacent dwellings



SECTION C - C' - Boundary between warehouse side of foodstore and adjacent dwellings

B	23.05.13 Roof shape to section C-C revised.	SS	GH
A	22.05.13 Layout amended to remove bollards	JDB	JDE

Proposed Development
Barnsley Road
CUDWORTH

Client: Quoia
Status: For Comment
Scale: 1:250 Drawing size: A1
Drawn by: JDE Checked by: Date: 05-2013
Drawing title: Site Boundary Sections
Job No./Drg No.: 0738-08 Rev: B

THE HARRIS PARTNERSHIP ARCHITECTS

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 Barnsley 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 20-30 Jabs for lacal 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 within the Town Centre of Cudworth to support the local residential community and integrate with the existing shopping facilities nearby the site and provide employment use to serve the area.

The site is in a prominent position off Barnsley Road in an area of retail, commercial and residential buildings.

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 Cudworth within a walking catchment which will enhance the local centre.

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 990sq.m with additional storage, staff and office facilities of 365sq.m, totalling 1355sq.m gross internal area (1408sq.m gross external area). The scheme provides a total of 77 no. customer and staff car parking spaces including 5no. disabled, 7 no. parent and child spaces, 2 no. motorcycle spaces and 10 no. cycle spaces.

The accommodation has been located across the site to make best use of the existing level changes, and 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, odjacent properties and by the way in which the public can approach the site on foot, by bicycle and by car ond for ease of servicing for Aldi's operational needs and format.

The store has been located on the north, west and south boundary as this is the ideal location for the size of the store.

The building has been orientated on the site 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 Barnsley Road to allow the creation of an active street frontage. The car parking is situated to the front and side of the store making it visible from Barnsley Road and the main approach road to the site.

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

The use of site levels and the existing landscaping helps to screen the building from the Methodist Church to the front of the site and residential buildings to the rear of the site.

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

The landscaped boarders will be retained wherever possible around the perimeter and pruned to maintain the verdant character of the site the existing TPO trees will be protected to the northern boundary. The primary aspect facing Barnsley Road is proposed to be opened up with the introduction of a stone boundary wall and landscaping.

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 Barnsley Road for approaching visitors to the site.

The layout of the proposed development should take into account safe and convenient access ta 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 mode to the model as required. It is also designed to be accessible by all including disabled and elderly persons.

Site plan


Staff Parking
Service Point
77 no. Parking Spaces
(2.5x5m)
(Inc. 5 Disabled 7 P/C, 4 Staff)
Proposed
ALDI Foodstore
1355sq.m GIA
1408sq.m GEA
(990sq.m sales area)
Store Entrance
Pedestrian Link
ALDI signage
BARNSLEY ROAD (A635)

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 and the adjacent bungalows to the rear of the site. 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 Barnsley Road.

Elevations A-B



Elevation A - Side of foodstore facing Cudworth Methodist Church and Barnsley Road



Elevation B - Rear of foodstore facing health centre



Elevation key

8.5 Appearance

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

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 buff brickwork will work alongside the softer landscaped elements around the boundary edge and provide a more complementary proposal for the adjacent Methodist church and health practice and the surrounding traditional retail and residential properties.

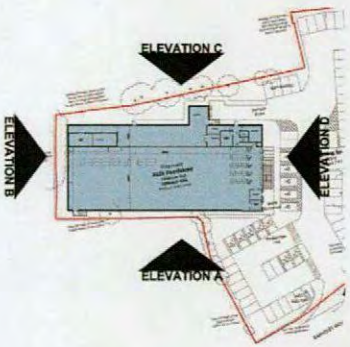
Elevations C-D



Elevation C - Rear of foodstore facing housing



Elevation D - Entrance of foodstore facing car park and Fulton Foods



Elevation key

3D Visual



Elevations



Elevation A - Side of foodstore facing Cudworth Methodist Church and Barnsley Road

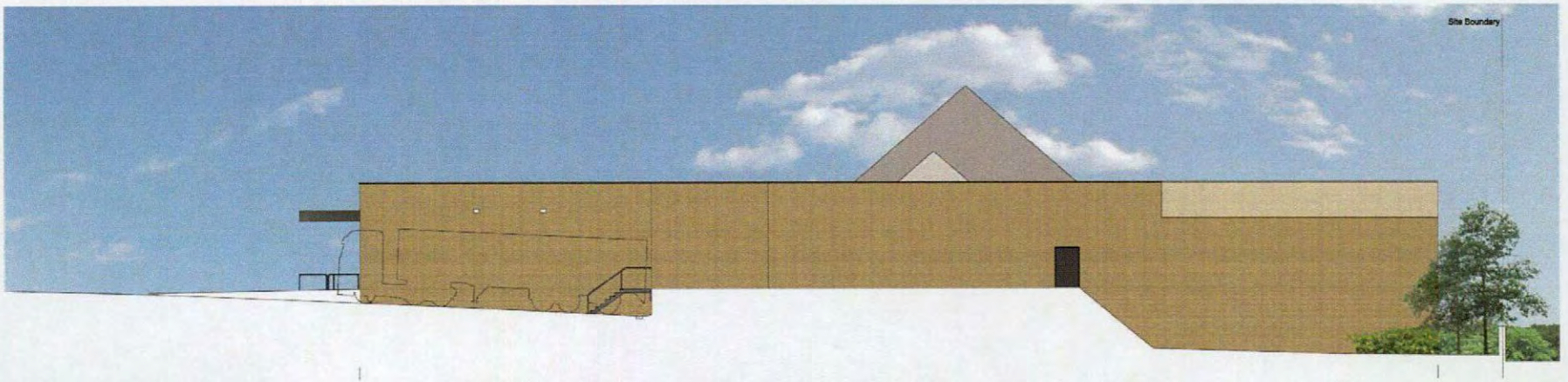


Elevation B - Rear of foodstore facing health centre

Materials Specification

Polyester powder coated aluminium shop front glazing and doors - RAL 7016 (Anthracite)
Polyester powder coated aluminium high level windows - RAL 7016 (Anthracite)
Polyester powder coated aluminium canopy fascia - RAL 7016 (Anthracite)
Satin polished stainless steel trolley bay rails
Buff brickwork to external walls
Polyester powder coated mild steel FE & Personnel doors
Doors and Frames - RAL 7016 (Anthracite)

Elevations



Elevation C - Rear of foodstore facing housing



Elevation D - Entrance of foodstore facing car park and Fulton Foods

Materials Specification

Polyester powder coated aluminium shop front glazing and doors - RAL 7016 (Anthracite)
Polyester powder coated aluminium high level windows - RAL 7016 (Anthracite)
Polyester powder coated aluminium canopy fascia - RAL 7016 (Anthracite)
Satin polished stainless steel trolley bay rails
Buff brickwork to external walls
Polyester powder coated mild steel FE & Personnel doors
Doors and Frames - RAL 7016 (Anthracite)

8.6 Access

A new vehicular access paint has been located off Barnsley 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 Barnsley 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 creote 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 locoted 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 2.5m 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 Barnsley 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 ossembled at the centralised distribution depot in Darlington. In addition, there are two local fresh bread and milk deliveries made by small vons.

Stores are constructed with a dedicated internal storage area, delivery ramp, sheltered canopy and dock leveller system. This enobles 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 omenity.

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 praposed 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 properties. A mix of low to medium height shrub species will provide a strong and bold planting statement to the southern boundary alongside Barnsley Road whilst still allowing visual permeability through to the building. A palette of medium to large shrubs are proposed down the western boundary of the site to help bolster the existing buffer between the church and the site. The northern boundary is also to be bolstered by the planting of some larger shrub species to the back of the border along with tree planting to assist the screening of the back of the building from adjacent properties. The TPO trees adjacent to this boundary have been retained to enhance the screening and the building has been stepped back to ensure that there will be no damage to the trees during construction.

The general planting design is to be ornamental in character with the simple polette of shrubs arranged in groups to give a striking effect which will be easy to maintain. Species within the shrub mixes have been selected based on their suitability to the site, resilience, performance and seasonal interest. During species selection, consideration has been given to the proposed plant species ability to complement the existing retained planting and where possible, their contribution to improving the sites biodiversity.

LANDSCAPE SPECIFICATION NOTES

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 minimum depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove all stones and debris larger than 50mm in any direction.

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.
Topsoil depths should be:
Areas for ornamental shrub planting: minimum 450mm.

CULTIVATION
Weeds to be prevented from seeding or becoming estoblished by applying a suitable non-residual herbicide and allowing the correct time to elapse, as directed by the manufacturer. All stones, rubbish, building debris, an grass tufts 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/m2 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 soft landscape areas to be planted in separate tree pits. Tree pit to be excavated to 1000mm depth to include a 200mm drainage layer in the base and 800mm depth backfilled topsoil/compost growing medium.
200mm depth drainage layer to consist of well washed gravel in the base with geotextile layer separating the drainage layer from the growing medium.

Pit bottom to be broken up to minimum depth of 250mm and sides 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, 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 stoked using 75mm dia. pressure treated timber stakes and cross bar, secured with tree ties and spacers 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, ground at base of hole to be 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.

TIMES OF YEAR FOR PLANTING
Landscape works to be carried out during the first possible planting periods following completion of the building and associated engineering works / car park areas in accordance with the following:
Notive and ornamental trees: During dormant winter periad - Late October to lote March
Bare root native transplants: During dormant winter period - Late October to April
Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH
75mm depth of 8-35mm ornamental bork 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 5 years 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 occuring in 5 years to be replaced at the contractors expense. All planting beds to be re-firmed and kept weed free through hand weeding and if necessary through selective application of an approved herbicide where appropriate. If used, all pesticides should be non-residual. 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.

PLANTING SCHEDULE

Name	Abb	Height	Root	Container	Habit	Breaks	Density
Shrubs							
Berberis julianea	Bj	30-40	C	3L	Bushy	3	4/m²
Berberis thunbergii 'Rose Glow'	BtRG	30-40	C	3L	Branched	4	4/m²
Choisya ternata 'Sundance'	CtS	40-60	C	3L	Branched	3	5/m²
Eleagnus ebbingei 'Limelight'	EeL	40-60	C	3L	Branched	3	4/m²
Escallonia 'Donard Star'	EDS	40-60	C	3L	Bushy	4	4/m²
Euonymous fortunei Emerald & Gold'	EfEG	20-30D	C	3L	Bushy	7	5/m²
Hedera helix	Hh	40-60	C	3L	Sev. Shoots	3	5/m²
Lavandula angustifolia 'Hidcote'	LaH	20-30	C	3L	Bushy	5	5/m²
Lonicera nitida 'Maigreen'	LnM	30-40D	C	3L	Bushy	6	5/m²
Mahonia aquifolium 'Appollo'	Ma	30-40	C	3L	Branched	6	4/m²
Prunus laurocerasus 'Otto Luyken'	PlOL	40-60	C	3L	Leader & laterals	4	4/m²
Rosa 'Fru Dagmar Hastrup'	RFDH	Budded	C	4L	Bush	Qual A	5/m²
Viburnum davidii	Vd	20-30	C	3L	Bushy	3	5/m²

Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Breaks	Root
Trees								
Betula pendula	Bp	Standard (Extra Heavy)	3x	16-18	min 450	min 200	3 stems	RB
Betula utilis 'Jacquemontii'	BuJ	Multi stem	4x	/	300-350	/	/	RB
Pyrus calleryana 'Chanticleer'	PcC	Standard (Extra Heavy)	3x	18-20	min 450	min 200	/	RB
Sorbus aucuparia	Sa	Standard (Extra Heavy)	/	14-16	425-600	175-200	5	C, 75L

Name	*Abb.*	*Height*	*Root*	*Container*	*Habit*	*Breaks*	*Density*
Specimen Shrubs							
Amelanchier lamarckii	Al	80-100	C	10-12L	Branched	6	Item
Phormium 'Pink Panther'	PPP	/	C	10-12L	Triple Crown	/	Item
Phormium 'Yellow Wave'	PYW	/	C	10-12L	Triple Crown	/	Item
Pieris 'Forest Flame'	PFF	40-60	C	10-12L	Bushy	7	Item


Landscape Key
Existing trees and shrubs to be retained
Proposed tree planting
To be planted with Greenleaf Root Director modular root protection system
Refer to plant schedules for species & specification
Proposed specimen planting
Proposed ornamental shrub planting
31
23
Park Vie
Proposed
ALDI Foodstore
Fultons Foods
Church
Poplar House
BARNSLEY ROAD (A628)
SNYDALE ROAD

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 operotions. 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 retoil 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 ond tronsporting building materials, using recycled material from local sources as far os 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 pollutonts thot 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 operotions
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 of 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 carrect 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	- Improve building fabric performance by using materials with low U values. - Reduce Air Permeability for the development.
	Reducing Energy Demand	- Use high frequency ballasts on all Fluorescent and Compact Fluorescent Lamps (CFL's). - Detailed Specification of energy saving fitting for refrigeration system
	Allocation of Renewable Energy	- Re-use of waste heat from refrigeration system to heat the retail area
	Further Measures	

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
Sustainable Building Materials	**Material Specification**	- Use of recycled and secondary aggregates where possible. - Use of timber from sustainable sources, including the reuse of timber where possible, whilst procuring new timber from sustainable sources such as FSC and PEFC sources. - Use of materials that where possible have a low embodied energy, including making firm commitments to procure materials from local sources where possible. - Procuring materials will be done with consideration to manufacturers and suppliers with accredited EMS ond ISO Standards.
Sustainable Construction		- The contractors will be signed up to the relevant CCS come and comply with best practices in construction and site management. - Working hours would be restricted to ensure disturbance is minimised outside of these times.
Sustainable Transport and Accessibility		- Cycle parking for the site would be specified at appropriate frequencies if required
Water Conservation and Management	**Water Use within the Retail**	- A pulsed water meter would be proposed for the development to monitor water use. - 2/4 litres wc's in retail store.

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
	Minimising Flood Risk	-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.
Waste Management	**Construction Waste**	- Recycling would occur during the construction phase where waste would be segregated and split into recyclable components. - General waste would be disposed of responsible and sent to licensed waste handling facilities.
Reduction of detrimental Environmental Effects		- Hydrocarbon traps will be placed around the perimeter of the car park area where necessary. - The development does not include materials that are toxic to humans. - All insulation materials and refrigerants have an ODP value of 0 and a GWP of 5 or less. - Where necessary, land contamination would be remediated. - External lighting will be compliant to best practice guidelines from the institute of Lighting Engineers (ILE) Guidance note: GN01.
Site Management	**Commissioning and Handover**	- 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 regulotions. 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.
Mon 3	Construction Site Impacts	4	3	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: • Implement best practice in respect air pollution from the site • Implement best practice policies in respect of water pollution on site • Main Contractor to have environmentol materials policy • Main Contractor to operate an Environmental Management System A third credit is gained as 80% of the site timber is reasonably sourced and 100% legally sourced.

Ref	Title	Credits available	Credits awarded	Assumptions and rational used
Man 4	Building User Guide	1	1	A non-technicol 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 rational used
Hea14	Office Spoce	2	2	Daylight glare control, natural ventilatian and provision of natural light will be provided. The development wauld allaw thermal zaning and light contrals within the office.
Ene 1	Reductions of CO_2 emissions	15	8	The CO2 reduction will be site specific and depend on a variety of factors listed in detoil within the body of this stotement. For the generic model, a reduction of 14% from L2A 2006 is assumed. This will be subject to minar variations between sites, and through the allocation of renewoble energy technologies.
Ene 2	Sub-Metering	1	1	Sub-metering of energy will be specified for different high energy use areos.
Ene 4	Externol Lighting	1	1	Energy efficient external lighting will be specified and light fittings are cantrolled in the presence af daylight.
Ene 7	Cold Storage Equipment	3	3	Refrigeration units for Aldi stores ore procured from the same manufacturers and have energy saving feotures as standard. These include: Night blinds, sliding doors, compressor controls and low heat display lights. The backup chiller cabinet ond refrigeration wauld also reclaim heot far the supermarket area; the aspects achieve 3 credits under assessment.

Ref	Title	Credits available	Credits awarded	Assumptions and rationol 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 af 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 ta 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 ta allow safe access for delivery vehicles and there are separate storage areas far refuse, etc.
Wat 1	Water Consumption	3	3	The use of 2/4 litres low flush in retail compenent and clear instructians for use will be provided.

Ref	Title	Credits available	Credits awarded	Assumptions and rationol used
Wat 2	Woter Meter	1	1	A water meter with a pulsed output will be fitted.
Wat 4	Sanitary supply shut off	1	1	Proximity shut aff systems will be included for the WC's.
Mat 1	Materials Specification	4	3	The external walls, raaf, 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 nat applicable for credits.
Mat 5	Respansible Sourcing of Materials	3	1	This is site specific and dependent an 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	Constructian 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 Aggregotes	1	1	Significant re-use on site of recycled aggregates
Wat 3	Recyclable Waste Storage	1	1	Dedicated space on site for recycloble 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 refrigeronts would be used for building services cooling.

Ref	Title	Credits available	Credits awarded	Assumptions and rational 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 pravides a more environmentally friendly salution.
Pol 4	NOx Emissions fram 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 af NOx.
Pol 5	Flood Risk	3	3	Develapments are generally on sites with a low risk of flooding. Extra credit obtained as will always use attenuation ar sustainable drainage where necessary
Pol 6	Minimise Watercourse Pollution	1	1	The use af oil separators/Hydrocarbon traps around the perimeter of the car park will reduce the impact of contaminates 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 aut for the residential units above. These areas, situated immediately above are likely ta 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 & Welibeing	10.0%	Waste	6.43%
Energy	9.88%	Lond Use & Ecology	3.0%
Transpart	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 Building (No renewables) kWh/m².annum	Aldi "Standard" (With renewables) kWh/m².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 Building BER (No renewables) Kg CO_2/m2.annum	Aldi "Standard" BER (With renewables) Kg CO_2/m2.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

HM Government

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_2 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_2 emission rate from the notional building, $kgCO_2/m^2.annum$	29
1.2	Target CO_2 emission rate (TER), $kgCO_2/m^2.annum$	29
1.3	Building CO_2 emission rate (BER), $kgCO_2/m^2.annum$	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	$U_{i\text{-Limit}}$	$U_{i\text{-Calc}}$	$U_{i\text{-Calc}}$	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)

$U_{i\text{-Limit}}$ = Limiting area-weighted average U-values [W/(m²K)]
$U_{i\text{-Calc}}$ = Calculated area-weighted average U-values [W/(m²K)]
$U_{i\text{-Calc}}$ = Calculated maximum individual element U-values [W/(m²K)]

* 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
$m^3/(h.m^2)$ 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 propriate 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
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 [m²]	1383.6	1383.6
External area [m²]	3766.7	3766.7
Weather	NEW	NEW
Infiltration [m³/hm² @ 50Pa]	10	5
Average conductance [W/K]	1405.53	1022.31
Average U-value [W/m²K]	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/A5 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/m²]

	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/m²]

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

Energy & CO_2 Emissions Summary

	Actual	Indicative Target
Heating + cooling demand [MJ/m²]	248.06	174.77
Total consumption [kWh/m²]	64.7	60.54
Total emissions [kg/m²]	27.8	28.4

HVAC Systems Performance

System Type		Heat dem MJ/m2	Cool dem MJ/m2	Heat con kWh/m2	Cool con kWh/m2	Aux con kWh/m2	Heat SSEEF	Cool SSEER	Heat gen SEFF	Cool gen SEER
[ST] Flued 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	243.6	62.3	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/m2]	= Heating energy demand
Cool dem [MJ/m2]	= Cooling energy demand
Heat con [kWh/m2]	= Heating energy consumption
Cool con [kWh/m2]	= Cooling energy consumption
Aux con [kWh/m2]	= Auxiliary energy consumption
Heat SSEEF	= Heating system seasonal efficiency (for notional building, value depends on activity glazing class)
Cool SSEER	= Cooling system seasonal energy efficiency ratio
Heat gen SSEEF	= Heating generator seasonal efficiency
Cool gen SSEER	= Cooling generator seasonal energy efficiency ratio
ST	= System type
HS	= 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_{i-Typ}	U_{i-Min}	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_{i-Typ} = Typical individual element U-values [W/(m²K)] U_{i-Min} = Minimum individual element U-values [W/(m²K)]
* There might be more than one surface where the minimum U-value occurs.

Air Permeability	Typical value	This building
m³/(h.m²) 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

FSC

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 moking 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 – ond 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.

RSPO
Roundtable on Sustainable Palm Oil

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 Barnsley Road, Cudworth, 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 1408sqm (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.

