THE HARRIS PARTNERSHIP

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ALDI Stores Limited

Proposed Foodstore Extension
Kemp Street, Middleton

DAS01 - Design and Access Statement

2667BOL DAS01 - November 2019 Rev B

ALDI Stores Limited

THE HARRIS PARTNERSHIP

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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, to support an planning application for an extension to the existing ALDI foodstore at Kemp Street, Middleton.

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

The proposal comprises of:-

- Extension to an existing discount foodstore (Use class A1)
- Proposed new signage (Subject to signage application)
- Additional car parking spaces

This statement provides information on:

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

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

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

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 they are proud to count themselves amongst the leading global retailers.

ALDI opened its first stores in the UK in 1990 and currently operate approximately 785 stores across the UK and Ireland. The company's corporate office is based in Atherstone in the Midlands although regional offices and distribution centres exist in Atherstone, Bathgate, Bolton, Chelmsford, Darlington, Dublin, Goldthorpe, Neston, and Swindon.

ALDI is able to achieve lower prices through an extraordinarily efficient operation, from the sourcing of its products, to the retail experience in store. In an ALDI store, you will not find 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 Foodstore with predominately own labelled brands, ALDI would not compete directly with existing businesses. For instance, it does not have an in store butcher, fishmonger or café and does not sell cigarettes or tobacco products. This allows local businesses to flourish as customers link trips with the ALDI store and other local shops.

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

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

Please refer to the Planning Statement for more details.

3.0 Design Policy and Guidance

The NPPF places emphasis on encouraging sustainable and inclusive patterns of development through good and inclusive design. Good design gives the opportunity to reduce energy use, tackle CO_2 emissions and promote sustainable patterns of development. The accessible location of the site, combined with the modern design of the extension will ensure these issues are addressed.

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

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

4.0 Site and Surroundings

The proposal is an extension to the existing ALDI foodstore that is currently in use. The existing foodstore does not provide a large enough sales area for its current usage. An extension to the store is considered the best way forward.

The total planning application site area extends to 9,979m^2 (2.46 Acres). The development site is located within Middleton, a town in the Metropolitan Borough of Rochdale, Greater Manchester. The site faces onto Kemp Street. It also has excellent public transport links, connecting it to the town of Middleton, Oldham and the city of Manchester.

In general the site is located within a sustainable retail area and predominantly surrounded by similar uses and an existing strong road infrastructure with residential properties further afield. The immediate area has a drive thru and a pub. In the local vicinity, to the west of the site is Middleton Shopping Centre, and residential properties located to the north of the site. South east of the ALDI foodstore are residential properties, along Manchester Old Road, and a large warehouse.

The south of the site is encompassed by the A576 Manchester Old Road, that directly connects the site to the nearby towns of Middleton and the city of Manchester. Access for all vehicles is taken directly from Kemp Street, through the existing car park using the existing access route, with pedestrian access also via the Kemp Street using the dedicated existing pedestrian crossing.



Development Boundary

A577 Atherton Road



Development Boundary

Existing Vehicular Movement

Bus Stop

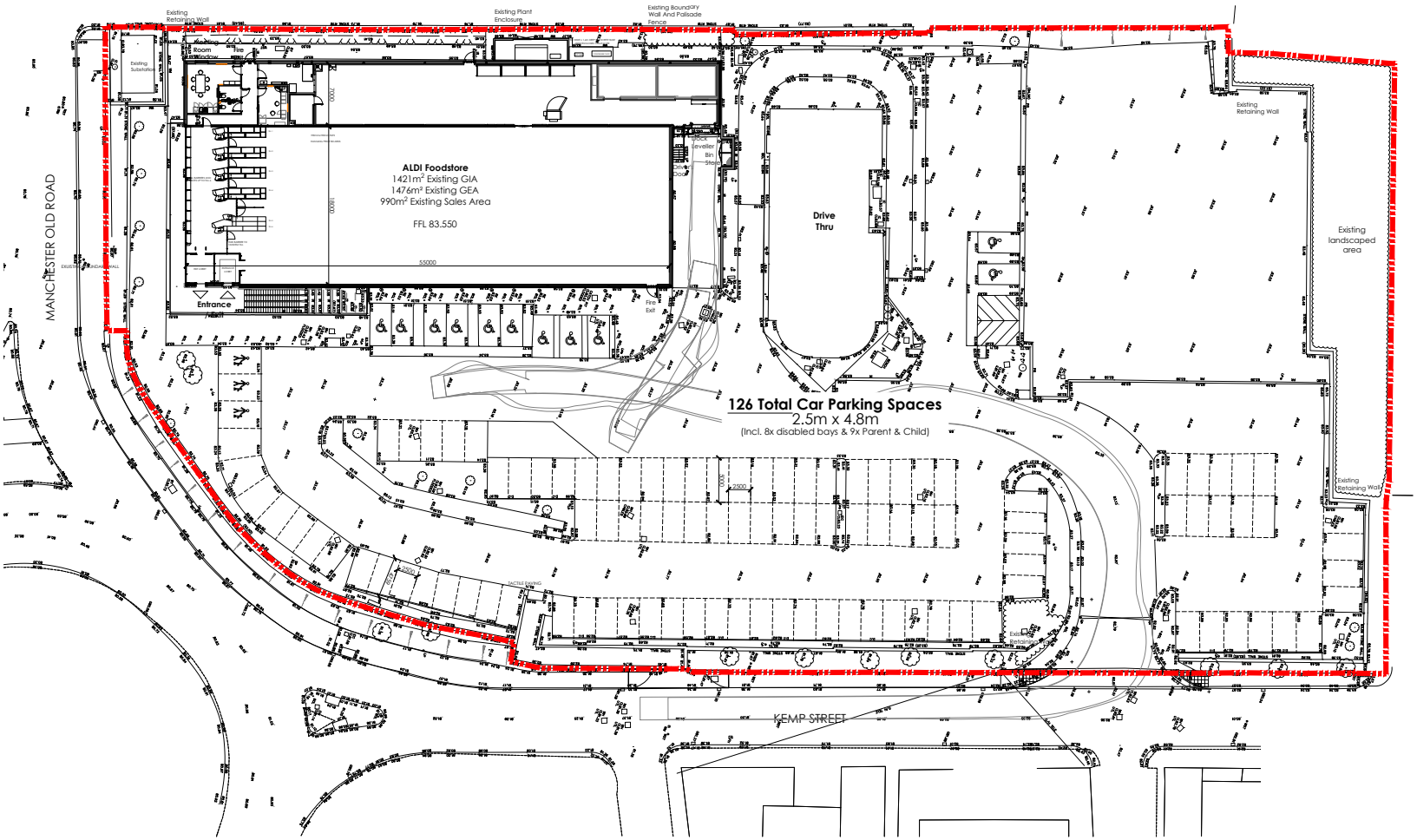
Residential

Education

Retail/Commercial

Industrial

Existing Site Plan



The existing store has the site entrance from Kemp Street. It has been positioned towards Kemp Street in order to maximise visibility of the ALDI foodstore, through the positioning of the shop front and side elevations which feature glazing facing the road.

Existing Site Plan taken from The Harris Partnership Drawing Reference 2667 BOL-101B



4.0 Fig. 1
View of the stone wall from roundabout on the corner of Kemp Street and A576 Manchester Old Road



4.0 Fig. 2
View from Kemp Street to the store front showing the change in levels from the road to the site.



4.0 Fig. 3
View of the stone ramp up to the site from Kemp Street.



4.0 Fig. 4
View of the front of store from the car park showing the store entrance and existing materiality.



4.0 Fig. 5
View of the existing store, and site entrance from Kemp Street.



4.0 Fig. 6
View of the shopfront to the side of the store from A576 Manchester Old Road.



4.0 Fig. 7
View of the store entrance and extent of canopy from A576 Manchester Old Road.



4.0 Fig. 8
View of the existing site entrance from Kemp Street.



4.0 Fig. 9
Aerial view of the site from the East.



4.0 Fig. 10
Aerial view of the rear of the store and site.



4.0 Fig. 11
Aerial view of the site from the North.



4.0 Fig. 12
Aerial view of the site from the South.

6.0 The Process and Design Principles

General Design Principles

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

- To visually enhance the approach along Kemp Street by extending this prominent site in an appropriate way.
- To maintain a safe and convenient customer car park accessed from the entrance position along Kemp Street.
- Maintained pedestrian access into and through the site.
- To create job opportunities for the local area employing local contractors and labour during the construction of the extension.

During and prior to the preparation of this planning application a number of alternative options and methods to achieve the increase in floor space were considered. This has involved input from a number of consultants to ensure a scheme which works in terms of practicality for the operator, and also one that is not detrimental to the existing building and its site, including the wider context.

Following comments and feedback gained from the design team, the format of the scheme has evolved further to ensure the most appropriate proposal is progressed.

The general concept is to create an extension to the front of the store to enable the internal arrangement to increase in size where the extension will create a larger existing footprint resulting in an enlarged sales area. The servicing for the store will remain from front of the store, with the plant enclosure situated to the rear of the store which can be accessed by footpath. This format creates a larger sales footprint by 325.8m^2 taking the gross internal area to 1,746m^2 in total. The existing car park will be retained, accompanied with an extension of the car park where adjacent to the drive-thru on site follows in order to provide an extra total of 27 car parking spaces.

The resultant proposal demonstrates a scale and form of development which integrates successfully with very little impact on the context and responds well to the site. The proposed single storey extension is located to the front of the existing store due to site constraints with a continuation of the existing roofline, in order to create minimal visual impact. The extension materiality is proposed to match the existing.

7.0 The Scheme

7.1 Use

The current use on the site is a 990m^2 sales foodstore operated by ALDI Stores Ltd, a well-established national retailer. The proposed approach is to provide an extension to the front of the existing building totalling 325.8m^2 with an enlarged sales, maintaining the existing site entrance and car park.

The development is fully integrated into the area through its connections by foot, cycle, private car and public transport routes which pass adjacent to the site, all of which will remain unaffected.

Given the existing use on the site and within the wider area the proposed development to increase the floor space of the food store is considered appropriate. Please see the supporting Planning Statement for a detailed planning policy justification for the proposals.

7.2 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 as well as working on outskirts of towns.

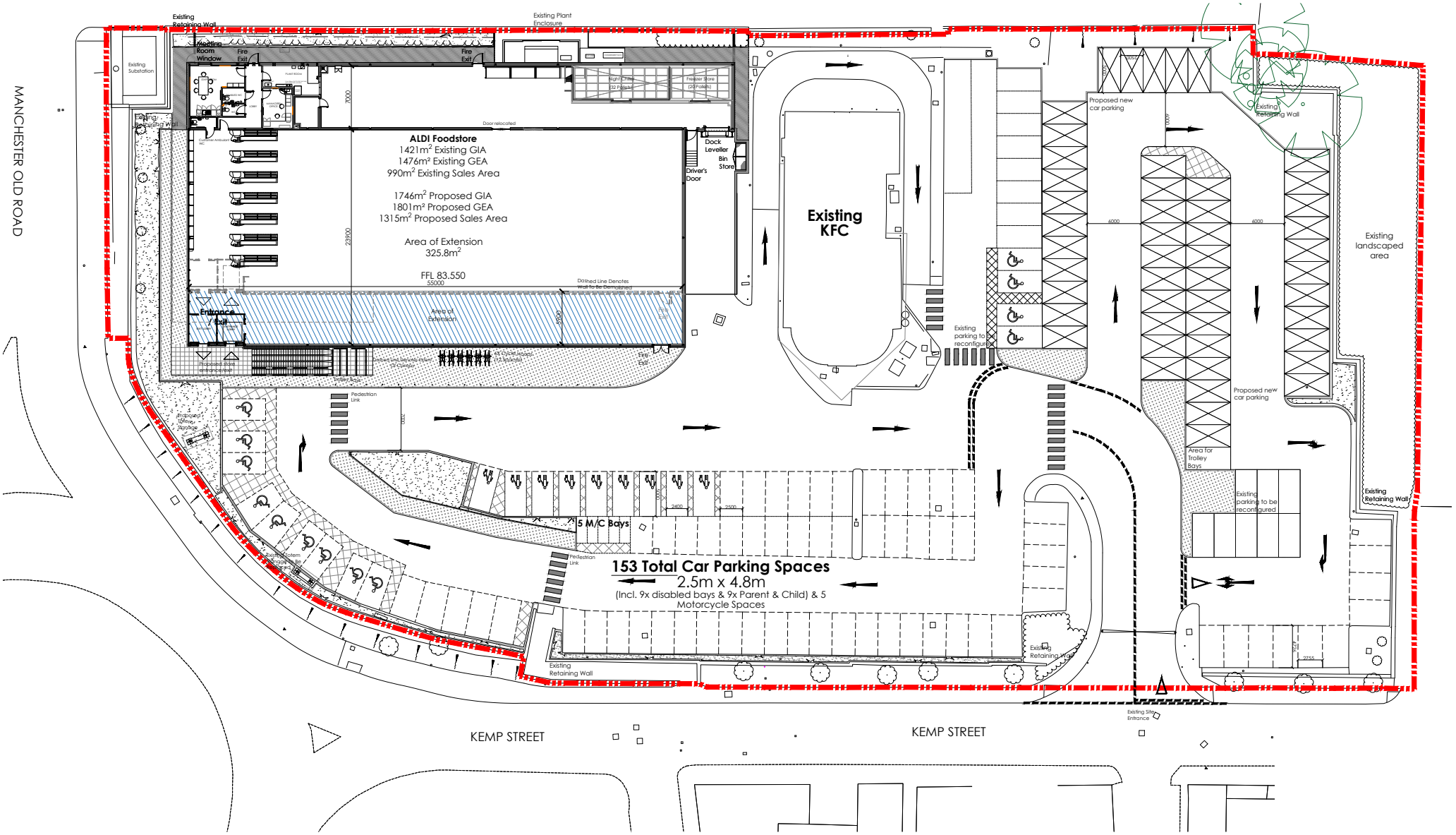
The proposal is to extend the current store to provide a larger warehouse area. The proposed internal extension area is 249m^2 increasing the gross internal area from 1,421m^2 to 1,746m^2. This equates to an increase in the sales area from 990m^2 to 1,315m^2. The proposal will not affect the existing car park on site, however, a car park extension is proposed.

7.3 Layout

The extension has been positioned to provide the 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 is for the front elevation to be extended, with the materiality being replicated on the side elevation. This extension reduces the visual impact of the loading bay and creates a more visually enhanced shopfront. This was deemed to be the most appropriate arrangement with the extensions sited neatly to the front of the store. The existing entrance into the car park from Kemp Street has been retained and the existing car park layout remains unaffected, with an extension of car parking spaces to suit the store extension.

The internal layout and operation of an ALDI store is 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. The proposed extension has been designed to provide a more efficient store for both customers and staff, introducing a larger sales area.

Proposed Site Plan



Proposed Site Plan taken from The Harris Partnership Drawing Reference 2667BOL-102D Proposed Site Plan

7.4 Form and Scale

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

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

7.5 Appearance

The proposed extension is of a comparable scale and format relative to the existing building. The proposed elevations are of a contemporary appearance, with materials matching in detail and colour to the existing store. The single storey extension follows the same roof line as the existing roof. The proposed roof layout will not have an impact on the height of the main building mass; the layout has been sensitively designed to ensure minimal impact on the neighbouring properties.

The majority of properties in the surrounding area are retail and are predominantly brick built with cladding and render with the nearby residential properties also featuring brick as the primary material. Therefore, a simple palette of materials and crisp contemporary style are proposed to complement the local vernacular and immediate context. The existing elevations convey a white render, also showcasing a brickwork plinth in contrasting colour and these shall be replicated in the new extension in keeping with the overall appearance. The existing white render will also be retained, to match with the extension, creating a fresh and contemporary look.

The front and side elevations which face onto the Kemp Street and the A576 respectively, will be enhanced with the proposal to extend the sales area of the foodstore, requiring a subtle design.

The rear elevation to the west of the site will remain unaffected as it will not be viewable from the main pedestrian entrances. This will feature white render and a brickwork plinth. The plant cage enclosure is placed on this elevation as to not impede any of the key elevations.

7.6 Materials for the Store

Materials Specification for ALDI Foodstore Extension

White render - RAL 9010

Brickwork plinth - Smooth Red Multi Specification

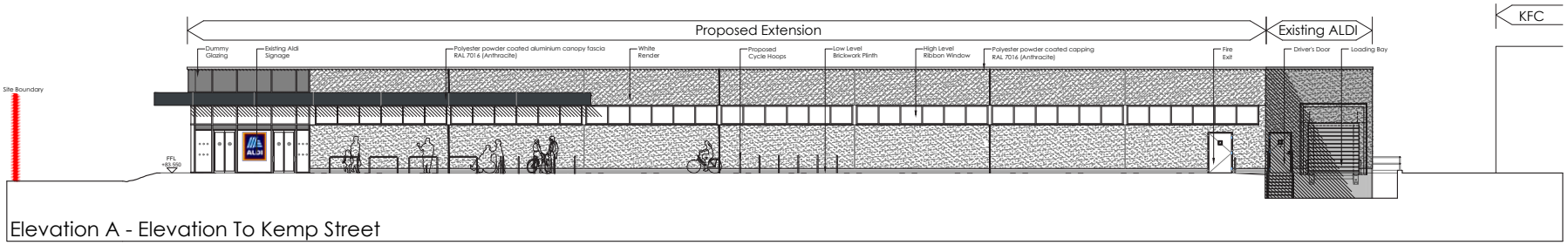
Roof extension to match existing

Polyester powder coated aluminium shop front glazing frames and doors - RAL 7016 (Anthracite)

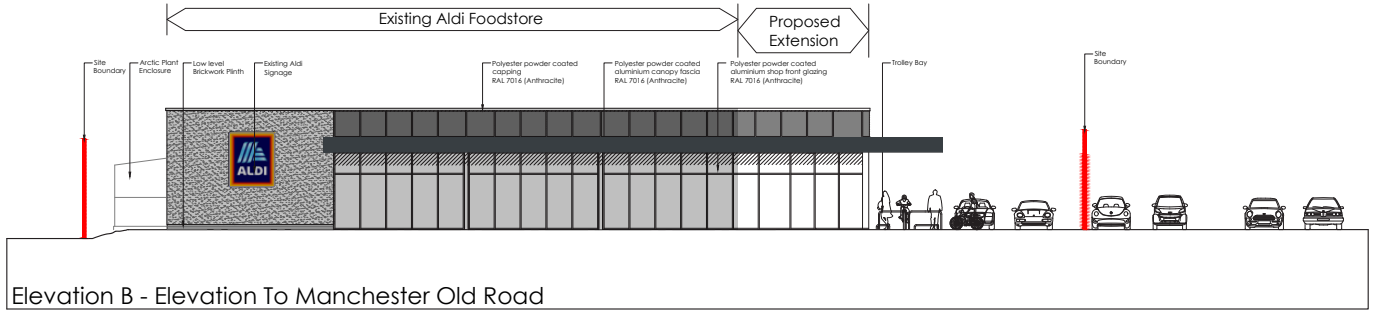
Polyester powder coated aluminium high level window frames – RAL 7016 (Anthracite)

Satin polished stainless steel trolley bay rails

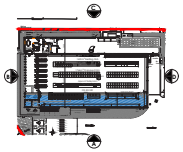
Elevations of the Proposal



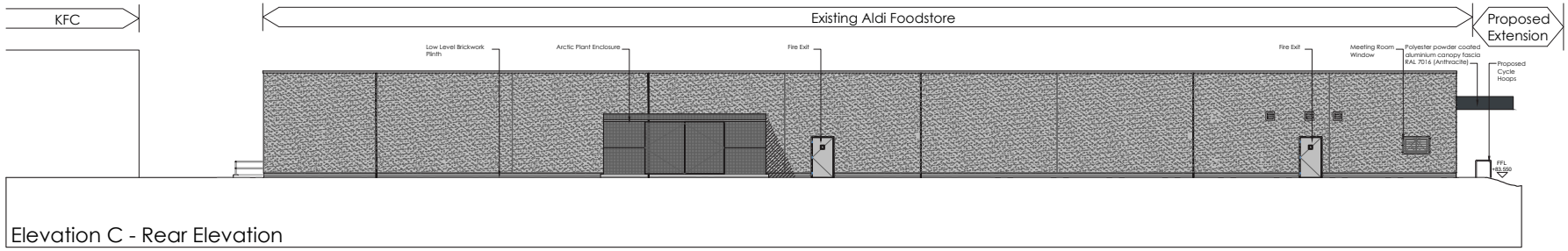
Elevation A - Elevation To Kemp Street



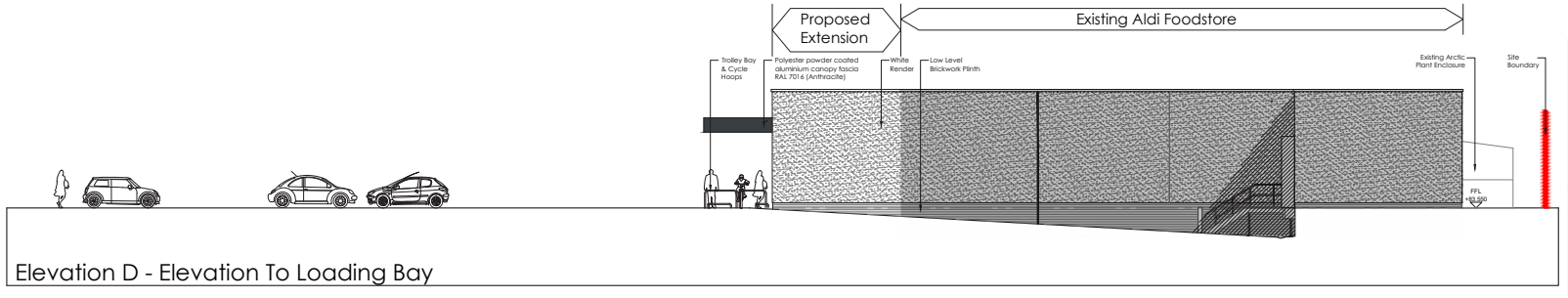
Elevation B - Elevation To Manchester Old Road



Elevation Key: Not to Scale



Elevation C - Rear Elevation



Elevation D - Elevation To Loading Bay

Proposed Elevations taken from The Harris Partnership Drawing Reference 2667BOL-106A

7.11 Access

The vehicular and pedestrian access to the site will remain the same as existing.

7.12 Landscaping and Boundary Treatment

There is a large amount of landscaping along the boundaries of the Manchester Old Road which will be retained, or improved as shown on the Landscaping Plan, and the landscaping which is currently unkempt and in poor condition is to be reduced to the Northern boundary as a result of the car park extension.

7.13 Site Security and Crime Prevention

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

The following principles have been considered when designing the extension:

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 will remain the same. 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 buildings will remain protected with anti-ram raid bollards.
- Cycle parking for customers to the store entrance is retained.
- Bin stores are fully enclosed in the bin cage to the service yard.
- Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/miss-use.
- The site boundaries will be secure to prevent access into neighbouring properties.

Building design

- External security shutters over the entrance / exit doors out of hours.
- Doors and windows are manufactured from steel with no visible external ironmongery.
- An intruder alarm will be installed to the building (Monitored).
- The entrance to the store for customers are in an obvious position at the front facing the car park
- The entrance to the store for customers is in an obvious position and clearly visible from the car park
- There are no recesses to the ground floor of the building exterior.
- There are no areas to the roof that are accessible.

8.0 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 and extensions/ refurbishments.

ALDI are committed to reducing the amount of waste in demolition and construction by implementing measures to achieve the efficient use of resources. The design and layout will also facilitate the collection and storage of waste.

ALDI uses a mix of conventional and renewable energy to power its stores. Furthermore, ALDI does not heat its stores by conventional gas methods. A heat recovery system using a refrigerant-to-air-heat-exchanger is used to heat the sales area of each store by using the heat removed from the store's refrigerated display cabinets combined with heat generated through the compression cycle of the central refrigeration plant. This provides a significant saving, which on recent trial store in Crewe was in the order of 23.3% of the total store power, which represents a 9.47% reduction in the stores carbon footprint when compared to conventional gas heating methods.

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

8.1 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.

8.0 Environmental & Sustainability Statement

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 proposal will:-

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

8.2 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.

8.3 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, as well as the use of environmentally friendly cleaning agents which do not contain phosphates of CFCs.

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

8.4 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 ALDI's operatives.

As with operational waste, every effort is made to recycle the waste. The use of nickel cadmium rechargeable batteries for tools is also encouraged. Where recycling is not possible, materials will be disposed of safely and efficiently.

All waste materials are stored in a safe and secure manner and kept in appropriate containers.

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

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

8.5 Sustainability Issues

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

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

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

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

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

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

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

8.6 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.

8.7 Summary of Measures for Sustainability

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.
	Further Measures	
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 and 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		- Local Residents can visit the store on foot.
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 WCs in retail store.
	Minimising Flood Risk	-Proposals would be put forward that would not add to the flood risk in the area.

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 responsibly and sent to licenced 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.

9.0 Conclusion

This Design and Access Statement is submitted in support of a proposal for the comprehensive and coherent redevelopment of the existing ALDI foodstore at Kemp Street, Middleton, Manchester.

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. Careful consideration has been given to determine an appropriate location for the store extension.

The scheme proposal is an improvement to the existing layout providing a more efficient building without significant impact on the remainder of the site. The design and appearance reflects the scale and materials of the existing retail building providing a harmonious addition to the site as a whole. The proposed extension is 325.8m², providing an overall 1,315m² sales floor area, 1,746m² gross internal floor area and 1,801m² gross external floor area with servicing, landscape and access. It utilises a combination of existing strong, modern design, complimenting the massing and materiality to ensure a high quality development. The existing car park will be retained, accompanied with an proposed extension of the car park to provide an extra total of 27 car parking spaces.

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