



ALDI Stores Limited

Proposed Foodstore Extension
Plas Coch Retail Park, Wrexham

DAS01 - Design and Access Statement

2271NESW DAS01 - Issue 2 - 07.02.2018

ALDI Stores Limited

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This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of ALDI Stores Ltd, to support a planning application for an extension to the existing Aldi foodstore at Plas Coch Retail Park, Wrexham.

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:-

- Extension to a existing discount foodstore (Use class A1) to create additional sales area, warehouse and amenity accommodation.
- Re-formatting the car park to provide associated parking facilities, comprising of 127 dedicated spaces. The car park will include 4 no. Disabled spaces and 11 no. Parent and Child spaces. This is a nett loss of 34 car parking spaces.
- Structured low maintenance landscaping.

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 at Plas Coch Retail Park includes the very latest design features, resulting in a high quality and modern facility for the area.



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 CO2 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 is hugely populated and one of ALDI's busiest stores, but is no longer fit for purpose as it does not provide a large enough sales area for its current usage. Therefore, an extension to the store to facilitate both additional sales, warehouse and welfare accommodation will allow the store to continue to provide a discount operation for the customers.

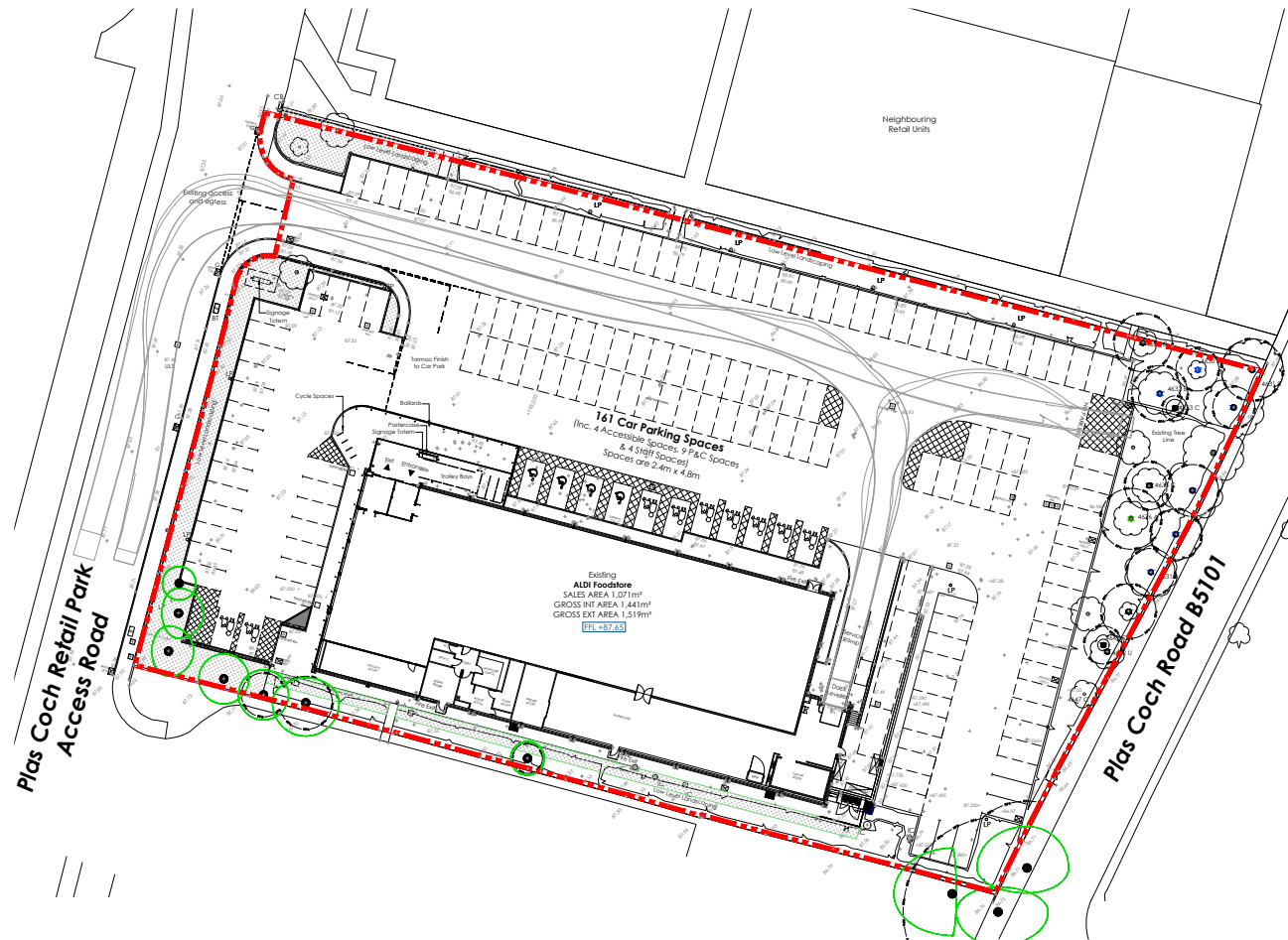
The total planning application site area extends to 8,027m² (0.80 Hectares). The development site is located in the Plas Coch Retail Park, near the Town of Wrexham. The site has excellent pedestrian public transport links to the surrounding residential zones, benefitting from a bus stop located across the road from the vehicular site access. The Northern boundary is formed by a cycle/predestrian link between the retail park and Plas Coch Road.

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 nearby. The immediate area has another foodstore and large trade units, with residential properties located to the South and North East of the site. Directly to the south of the ALDI foodstore is Plas Coch Public House and playing fields. To the east is Wrexham Tennis Centre.

The site is encompassed by Plas Coch Retail Park to the North and West and Plas Coch Road to the East and South that connects nearby to the A483, a large arterial road. Access for all vehicles is taken directly from the Plas Coch Retail Park Access Road through the existing car park using the existing access route, with pedestrian access also via the Access Road.



Existing Store Site Plan



The existing store has the site entrance from the Plas Coch Retail Park Access Road. It has been positioned towards adjacent retail units with the shop front glazing facing both these units and the Access Road.

There are 161 car parking spaces are currently provided wrapping around the store to the West, North and East which includes 4 Disabled spaces and 9 Parent and Child spaces.



4.0 Fig. 1
View of the existing site from the vehicular access from the Plas Coch Retail Park Access Road .



4.0 Fig. 2
View of the existing shopfront from the Retail Park Access Road.



4.0 Fig. 3
View of the existing store's relationship with the adjacent Plas Coch Public House.



4.0 Fig. 4
View of the site from Plas Coch Road.



4.0 Fig. 5
View of the existing dock leveller service point.



4.0 Fig. 6
View of adjacent retail unit's relationship with the existing store.



4.0 Fig. 7
View of store from roundabout access to retail park behind Plas Coch Pub.



4.0 Fig. 8
View of the existing store from Plas Coch Pub garden.

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 the Retail Park Access Road by extending this prominent site in an appropriate way.
- To maintain a safe and convenient customer car park accessed from the entrance position along the Access Road.
- 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 store to enable the internal arrangement to increase in size where the extension would create a new warehouse and back of house facility and the existing footprint would become the enlarged sales area. The servicing for the store will remain from the car park to the side of the store. This format creates a larger sales footprint by 323m² taking the gross internal area to 2,025m² in total. The proposed extension will replace some of the existing car park, reducing the overall number of spaces from 161 to 127 spaces, a nett loss of 34 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 extensions are located to the either side of the existing store with a continuation of the pitched roofline. The extension materiality is proposed to match the existing.

7.1 Use

The current use on the site is a 1,071m² sales foodstore operated by ALDI Stores Ltd, a well-established national retailer. The proposed approach is to provide an extension to either side of existing building totalling 564m² with a new entrance and enlarged sales area.

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 create a new warehouse and amenity block, thus allowing the sales area to extend internally via re-modelling. The proposed internal extension area is 564m² increasing the gross internal area from 1,441m² to 2,025m². This equates to an increase in the sales area from 1,071m² to 1,394m².

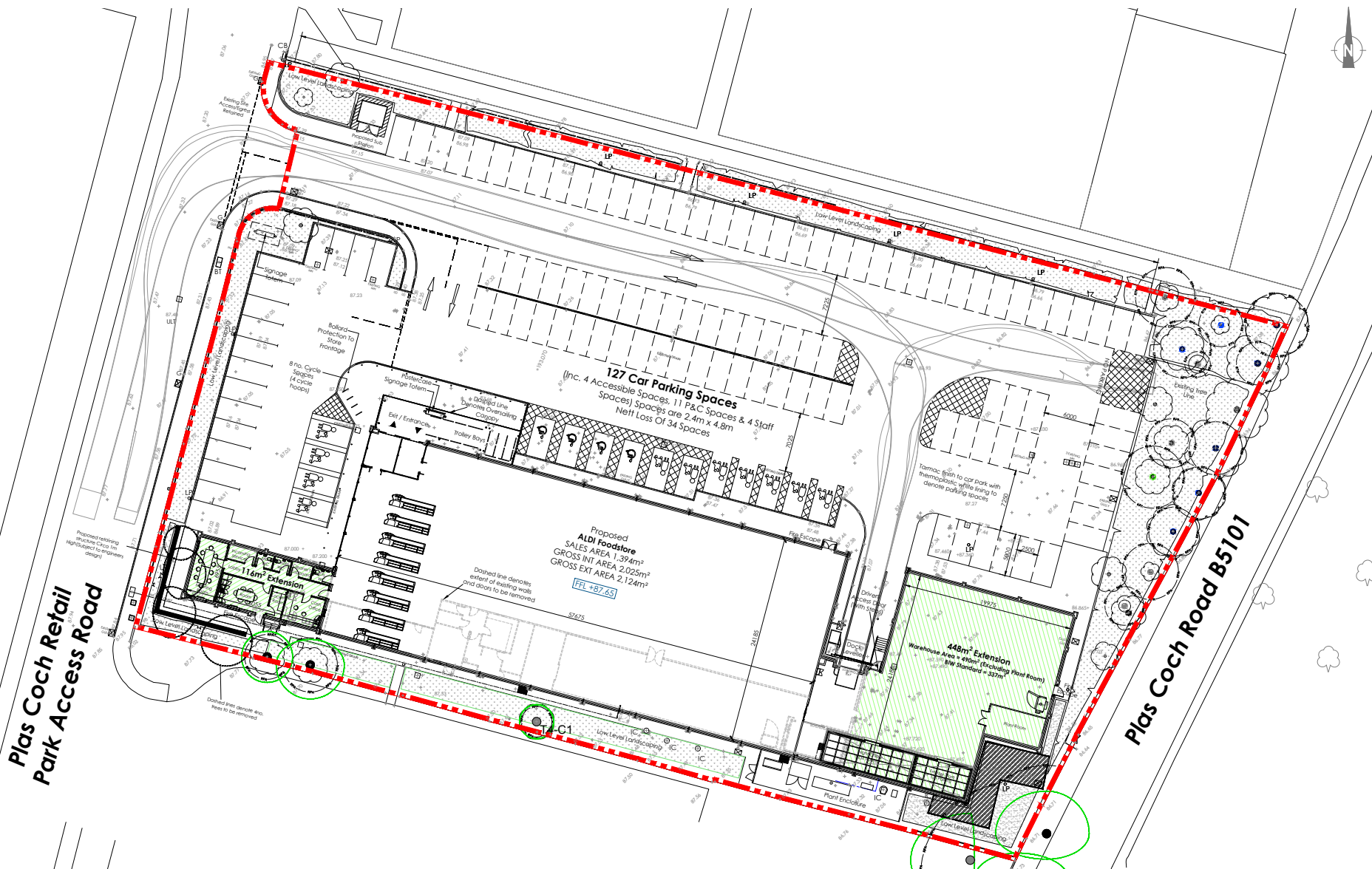
The proposal will reduce the existing car park to make way for the additional floorspace, decreasing the existing number of spaces from 161 no. existing, with 4 no. Disabled and 9 no. Parent and Child to 127 no. proposed spaces, including 4 no. Disabled and 11 no. Parent & Child spaces, a nett loss of 34 no. spaces. The 4 no. cycle hoops (8 cycle spaces) will remain unaffected.

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 shopfront and service yard elevations have been extended, whereas the side elevation remains unaffected to reduce the impact on the car park. This was deemed to be the most appropriate arrangement with the extensions sited neatly to the sides of the store. The existing entrance into the car park from the Retail Park Access Road has been retained with the car park layout being reduced, accommodating the new extensions in place of 34 no. spaces.

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 an internal lobby and increased warehouse area.

The positioning of the extension makes full use of the site to minimise the impact on the customer parking and retains the existing tree buffer to the east of the site adjacent Plas Coch Road. The proposed extension retains the existing vehicular access point from the Retail Park Access Road. This access point will also provide the service access to the site (please refer to the accompanying Transport Statement for more details).



Proposed Site Plan taken from The Harris Partnership Drawing Reference 2271NESW - 104A

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 appears to be single storey, sitting lower than the existing building, and 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 traditional appearance, with fascias matching in detail and colour to the existing store. The single storey extension follows the same pitch as the existing roof on either side of the entrance. 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 and trees.

The majority of properties in the surrounding area are retail with nearby residential zones also in the vicinity. These are predominantly brick built with the nearby retail properties also featuring brick as the primary material, with the nearby Homebase store also featuring light silver cladding. Therefore a simple palette of materials and crisp contemporary style are proposed to complement the local vernacular and immediate context. The red brickwork contains a number of feature piers in a contrasting blue colour and these shall be replicated in the new extension in keeping with the overall appearance. The existing silver coloured cladding will also be maintained and continued where appropriate on the extension.

The rear elevation backing onto the neighbouring properties to the west of the site requires a subtle design as it will not be easily viewable from the main pedestrian entrances. This will feature red brickwork and a contrasting blue pier with metallic silver cladding. The plant cage enclosure is placed on this elevation as to not impede any of the key elevations.

7.10 Materials for the Store

Materials Specification for ALDI Foodstore Extension

Combination of blue brickwork plinth and piers to match existing.

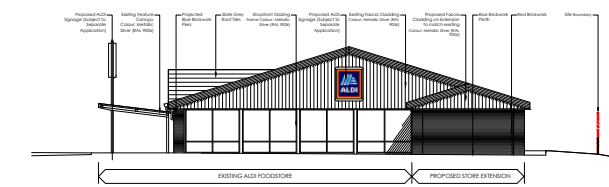
Kingspan KS1000MR Cladding - RAL 9006 (Metallic Silver)

Roof extension to match existing

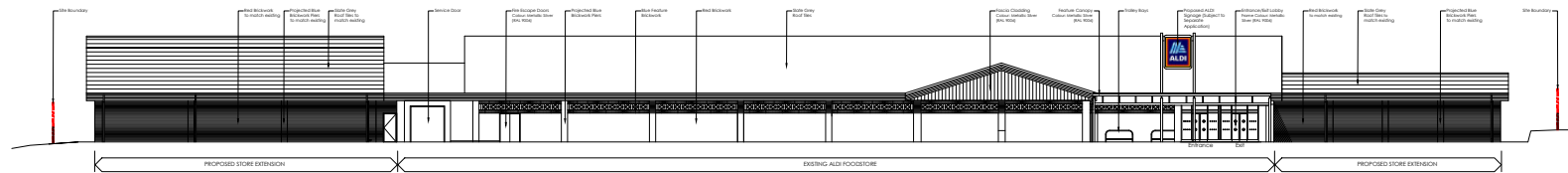
Polyester powder coated aluminium high level window frames – RAL 9006 (Metallic Silver)

Satin polished stainless steel trolley bay rails

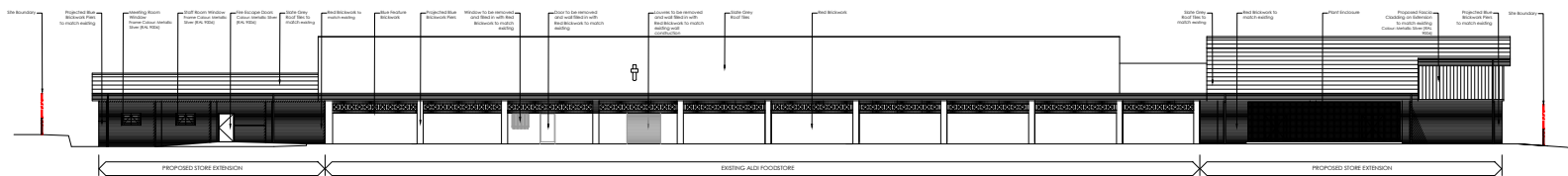
7.6 Elevations of the Proposal Drawing Reference 2271NESW - 106



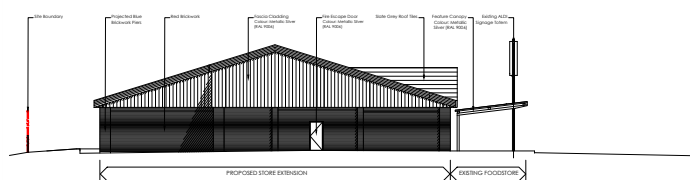
ELEVATION A: WEST FACADE TO RETAIL PARK ACCESS ROAD



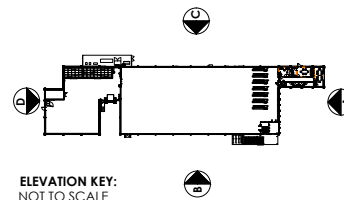
ELEVATION B: NORTH FACADE TO NEIGHBOURING UNITS



ELEVATION C: SOUTH FACADE TO PLAS COCH PUBLIC HOUSE



ELEVATION D: EAST FACADE TO PLAS COCH ROAD



ELEVATION KEY:
NOT TO SCALE

7.11 Access

The vehicular access for both customers and service to the site will be from the Plas Coch Retail Park Access Road.

The proposal will be fully DDA compliant with level access. Within the site it will be gently graded throughout to allow free flowing movement.

Disabled parking and 11 no. parent and child spaces are easily accessible and located adjacent to the store entrance, together with a dedicated area for cyclist visitors into the site, comprising of 4 hoops allowing for 8 cycle spaces. These cycle spaces are easily visible from the principle vistas into the site and are positioned near the entrance of the site, creating natural surveillance over them.

High levels of transparency and visibility are in place for the current foodstore and proposed extension, with suitable directional signage provided to the site informing visitors of the location of disabled and parent & child parking spaces. External areas will also be suitably illuminated.

The ALDI store will operate as existing with the dedicated internal storage area, delivery ramp and dock leveller system. This enables the drivers to unload products without any external activity. This system reduces potential noise created and therefore does not give rise to harmful effects on neighbouring properties.

From a location standpoint, the site is easily accessible by public transport including a bus stop directly adjacent to the site on the Retail Park Access Road.

7.12 Landscaping and Boundary Treatment

There is a tree buffer to the east of the site along the boundary of Plas Coch Road that will be retained. A small amount of low level landscaping and 4no. trees will be removed in the west corner of the site and a small retaining wall constructed to allow for the extension, but a band of low level landscaping will be retained around the site boundary in this area. Along the southern boundary, a section of the existing landscaping will be removed to make way for the extension and plant enclosure as necessary. The proposed ornamental shrub planting will provide interest to the site, but will be chosen to be easily maintained.

The boundary treatment along each elevation will be largely unaffected and therefore be retained and made good where necessary. Along Plas Coch Road, the existing tree line and landscaping will be retained. The steel fence along Plas Coch Road and the low level railing along the Retail Park Access Road will also be retained.

The proposed alterations to the boundary treatment are along the extension to the side of the store. At the rear and side of the amenity block extension a low level retaining wall is proposed with a low level landscaping band and low level railing, separating the foodstore site from the neighbouring property and Access Road. Along the northern boundary towards the neighbouring units the existing low level railing and landscaping will be retained.

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 are protected with anti-ram raid bollards.
- Cycle parking for customers is close to the store entrance.
- Bin stores are fully enclosed in the bin cage to the service ramp.
- 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.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.

Building design

- Windows will be installed to BS7950 with perimeter steel door and frame sets. 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.
- The entrance to the store for customers will be unaffected by the proposals.
- 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.

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 or CFCs.

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

8.0 Environmental & Sustainability Statement

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

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 (CFLs). - Detailed Specification of energy saving fitting for refrigeration system.
	Allocation of Renewable Energy	
	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		- Cycle parking for the site is provided for Customers and staff. - 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.

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
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.

This Design and Access Statement is submitted in support of a proposal for the comprehensive and coherent redevelopment of the existing ALDI foodstore at Plas Coch Retail Park, Wrexham.

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 appropriate locations for the store extensions, massing and pedestrian routes, whilst also focusing on the overall scheme, the existing topography, trees and RPAs and neighbouring properties that are in close proximity to the site.

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 extensions are 116m² for the amenity block extension and 448m² for the warehouse extension, providing an overall 1,394m² Sales Floor Area, 2,025m² gross internal floor area and 2,124m² gross external floor area with car parking, servicing, landscape and access. It utilises a combination of existing strong, modern design, complimenting the massing and materiality to ensure a high quality development that integrates successfully with the existing vernacular.

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



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