

Aldi Stores Ltd

Proposed Food Store Extension
Arundel Street, Glossop

Design and Access Statement

Date: 06/12/2012

Job no: 0787MID Rev -



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).

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.

The purpose of this statement is to describe in detail the site and surroundings, relevant design policy and guidance, and the concepts and principles behind the proposal to extend the existing food store to provide a 1471.1 sq m gross internal area Food Store by way of an extension to the existing building of 115.5 sq m to the warehouse area. No increase in sales area is made.

2.0 Site Location and Surroundings

The development site is located on Arundel Street, Glossop just off the A57 (High St West) and is at the edge of the town centre with good pedestrian and vehicle linkages to the town centre and wider area. The site itself is set much lower than the surrounding properties to the north and west with high retaining structures to these areas.

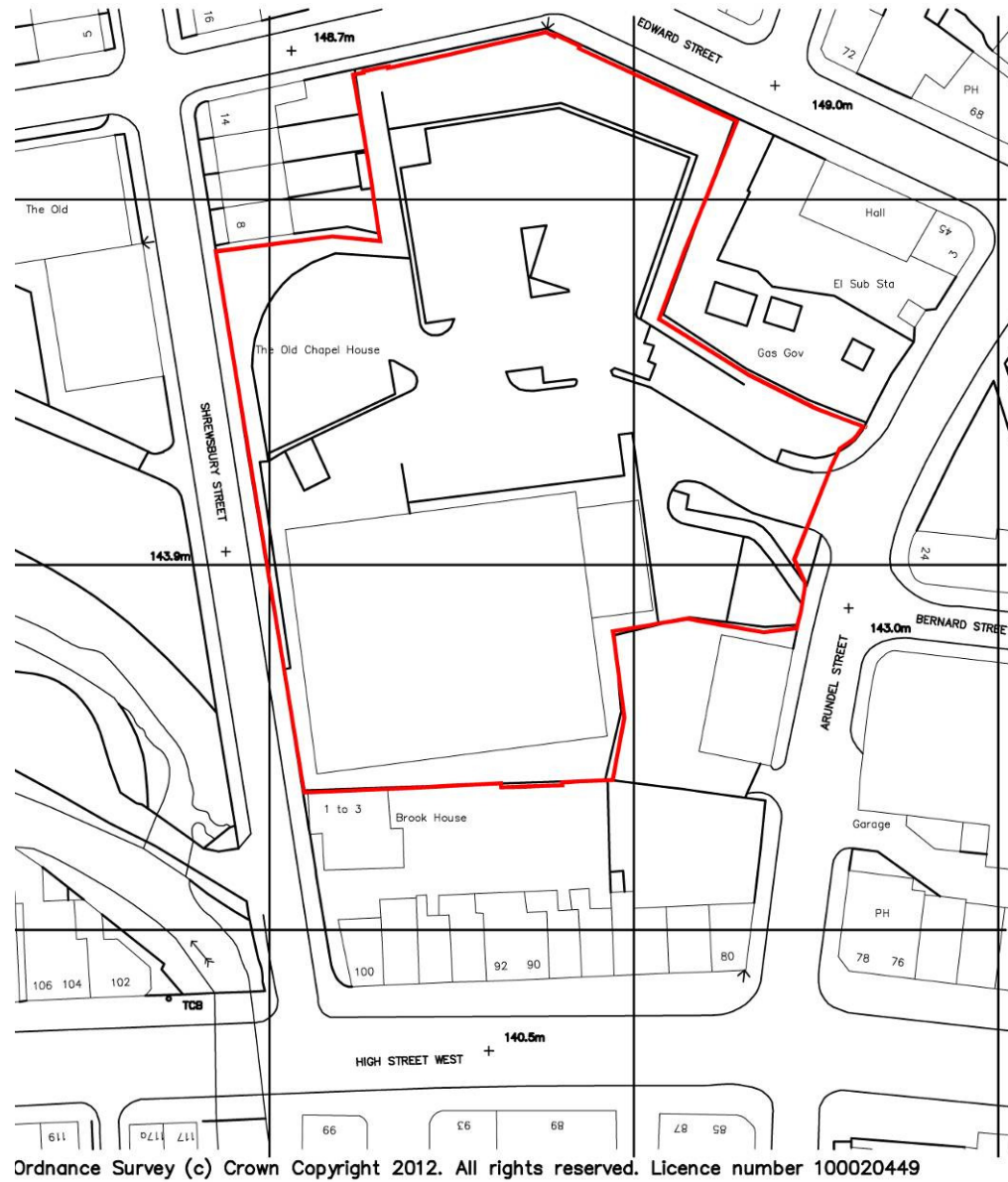
The immediate site surroundings are predominantly of a retail nature with residential properties to the north, east and south beyond the A57. The majority of the retail uses are along the A57 with the residential properties to the north and south either side of this main arterial route through Glossop. Some industrial uses exist to the north west with larger retail uses such as Tesco, Halfords, and Pets at Home directly to the West along the A57.

In general the site is located within a sustainable retail area and surrounded by a variety of uses including retail, commercial and industrial uses.

2.1 Site as existing – Aerial photo (Fig 01)



2.2 Site as Existing [Fig 02]



3.0 Concept analysis

During and prior to the preparation of this planning application a number of alternative options and methods to achieve the increase in warehouse floor space were considered. This has involved input from a number of consultants to ensure a scheme which works for not only the operator in terms of practicality, but 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 scheme which is the most suitable in terms of these considerations is to extend adjacent to the existing service bay. This ensures minimal impact to the overall site layout and the existing internal circulation of the building. This also ensures there is no impact on the service vehicle manoeuvre or the vehicle site access routes. The format of the extension is to an area of car parking which minimises any reduction of parking. The high level retaining walls to the western site boundary result in the proposal being almost entirely hidden from this aspect and the north.

4.0 The Process and Design Principles

General Design Principles

The following key principles for the development of the site have been identified from an assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and Local Authority guidelines.

The Scheme

4.1 Use

The current use on the site is a 1355.6 sq m Food Store operated by Aldi Stores Ltd, a well established national retailer. The proposed approach is to provide an extension to the existing building of 115.5 sq m to the warehouse area of the building providing additional floor space for the storage of stock bringing the total gross internal area to 1471.1 sq m. There are no proposed changes to any other part of the building. The existing number of spaces is to be reduced by 7No to a total of 68 parking spaces as a result of the proposed extension.

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. See the supporting Planning Statement for a detailed planning policy justification for the proposals.

4.2 Amount

The proposed extension area is 115.5 sq m increasing the gross internal area from 1355.6 sq m to 1471.1 sq m. A total of 7No parking spaces are to be removed giving a total of 68 parking spaces including 3 disabled bays. The service vehicle access route is to remain unaffected with the same route to be used as existing, as is the access location from the highway.

4.3 Layout

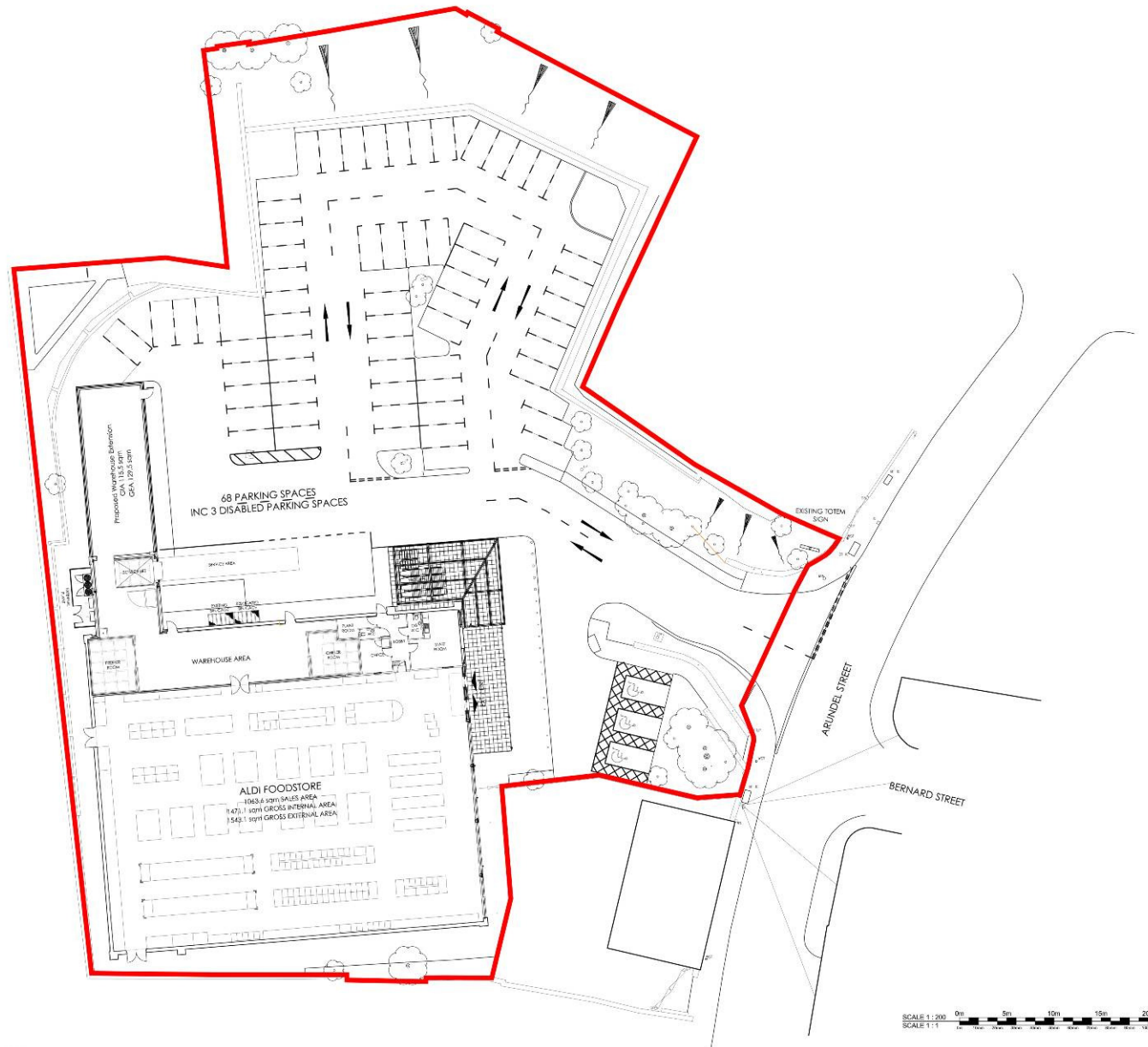
The extension has been positioned to provide the optimum functionality in terms of servicing and internal layout whilst also reducing the impact to the existing building and surroundings. The existing servicing arrangement is acknowledged as providing the most appropriate arrangement for this site and as such is retained. Existing fire escapes are also retained throughout the building in the sales area and staff/warehouse areas. The existing customer entrance/exit is also unchanged. The external plant location is to remain unchanged and in existing locations. The area the extension projects out into the car park removes 7No parking spaces resulting in the reduction of spaces however the circulation within the site for customer vehicles is actually simplified as a result. Pedestrian access to the site is also unchanged.

4.4 Scale and Appearance

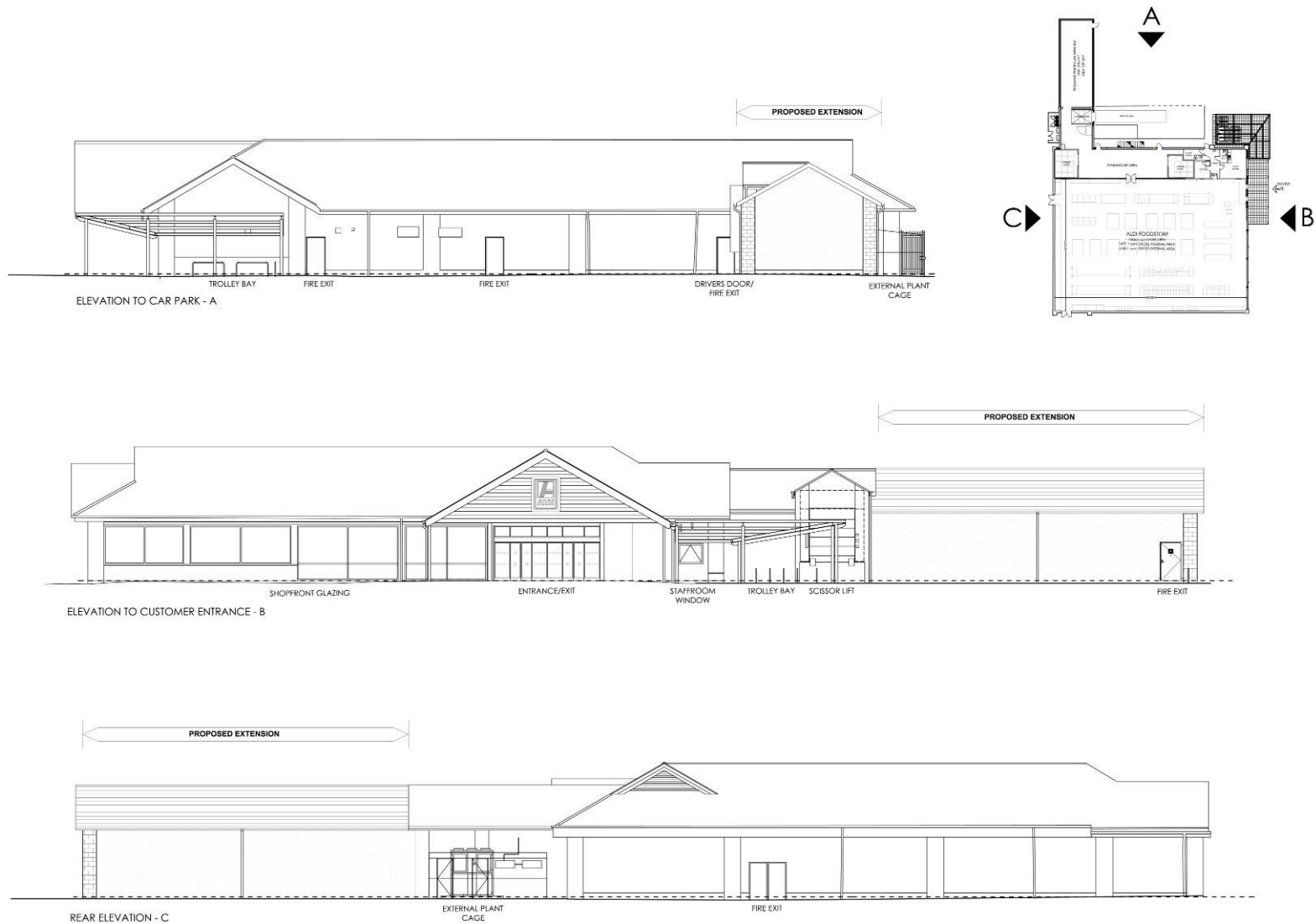
The proposed extension is of a comparable scale and format relative to the existing building. The elevations are of a contemporary white render appearance with cast stone piers to match the existing building with a tiled pitched roof and gable to match the format of the existing service bay. The eaves levels are 3.7m above FFL with the highest point being the ridge line at 6.2m.

The extension increases the size of the existing service bay elevation by some 18m by 7.5m deep with the retaining wall behind to the west of a comparable overall height meaning any impact in massing terms is negligible. The proposal retains the overall massing of the building matching existing eaves levels and existing features to provide the required extension. The food store position is at a much lower level to the surrounding properties and highways resulting in the appearance of a much smaller building with the extension in a location which would have minimal impact in this respect. As such, the extension is not a prominent feature from outside the site nor is it easily visible from a number of aspects. In comparison to the existing elevations it will not result in the building appearing significantly larger, particularly given the manner in which it is achieved. The most prominent view is at the site access point although it is viewed against the high retaining wall and would therefore be of no detriment visually.

4.5 Site Plan as proposed [Figure 15]



4.6 Elevations [Figure 16]



SCALE 1:100
SCALE 1:1

4.7 Landscape

The nature of the proposals and the location of the extension negate the requirements to remove or provide new areas of landscaping. Although as part of the development to extend the store it is proposed that the existing landscaping will be improved and made good where possible to replace any dead planting and infill as required.

4.8 Access

The proposed extension will be fully DDA compliant with level access thresholds throughout. The service access method and location is unchanged and uses the same manoeuvre as existing.

The proposal does not include any changes to the existing highways junction with all works to the site within the car park itself. The amended car parking is in line with existing provision on site and is suitably accessible.

4.9 Vehicular and Transport Links

The site is located on Arundel Street, off the A57, and is well connected to the wider area. Being sited in this location at edge of centre on the western extent is a very accessible location for all modes of transport including vehicles and other transport modes particularly rail with a train station to the north west of the site. It has very good road links to major routes throughout the area via the A57 an arterial route through the town.

In terms of public transport a bus stop is located on both sides of the A57 within 100m and 150m of the site providing links throughout the wider locale.

As such the vehicular transport links serving the site for both public and private transport are considered to be very good.

4.10 Security & Secure By Design Considerations

The current layout of the site sets an active frontage to the car parking area clearly defining the main frontage elevation on the site. This places the entrance/exit in a clearly visible location in a position which favours natural surveillance and is to remain unchanged. The extension proposals to the warehouse area therefore are envisaged to have no impact on the overall site layout where security concerns are a factor. Service access is in the same location and uses a dock shelter and scissor lift to transfer goods for unloading/loading which ensures no goods are ever loaded from outside with all operations being internal thus maintaining the level of increased security during servicing periods.

The car park area is to utilise the existing lighting column layout as the changes are minimal with the scheme requiring no changes to the lighting column layout. The current layout ensures a safe environment is provided at all times for users of the site which has been designed to afford natural surveillance. There are no proposed new landscaping areas as part of the scheme however the existing is to be managed and maintained at suitable heights to promote natural surveillance in all areas of the development.

5.0 Sustainability – Environmental Standards Statement

5.1 There are currently many opportunities to improve the sustainability of both the construction and the operation of buildings across many use types with both proposed and existing structures.

5.2 Sustainability themes

This proposed extension is minimal in terms of its scale compared to the existing structure, and given this certain limitations are imposed on the potential impact which can be made on the efficiency of the unit as a whole. Nevertheless the sustainability measures that may be proposed as part of the development in both construction and operation of the unit have been

developed in accordance with the themes outlined in the following table, of which we seek to include as many aspects as possible during the detailing of the proposals:

Main themes	Sub Theme	Proposed Measures to be considered for the development
Minimise Energy Use		
	Improving Building Envelope	<ul style="list-style-type: none"> - Improve building fabric performance by using materials with low U values. - Reduce Air Permeability for the development.
	Reducing Energy Demand	<ul style="list-style-type: none"> - Use high frequency ballasts on all Fluorescent and Compact Fluorescent Lamps (CFL's). - Appropriate specification of air cooling systems
Sustainable Building Materials	Material Specification	<ul style="list-style-type: none"> - Use of recycled and secondary aggregates where possible. - Use of timber from sustainable sources, including the re-use 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		<ul style="list-style-type: none"> - The contractors will be signed up to the relevant CCS and comply with best practices in construction and site management. - Working hours would be restricted as necessary to ensure disturbance is minimised outside of these times.
Sustainable Transport and Accessibility		<ul style="list-style-type: none"> - Unaffected by this development. Existing services are to be retained.

Main themes	Sub Theme	Proposed Measures to be considered for the development
Water Conservation and Management	Water Use within the Retail	<ul style="list-style-type: none"> - Options to re-use rain water should be considered where appropriate. - 2/4 litres wc's used where appropriate.
Waste Management	Construction Waste	<ul style="list-style-type: none"> - 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 licensed waste handling facilities.
Reduction of Detrimental Environmental Effects		<ul style="list-style-type: none"> - 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. - External lighting will be compliant to best practice guidelines from the Institute of Lighting Engineers (ILE) Guidance note: GN01.
Site Management	Commissioning and Handover	<ul style="list-style-type: none"> - A building user guide and building education would be provided as part of the development's handover.

6.0 Conclusion

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

The scheme proposal will enable the improved function of the store by providing a larger warehouse area which also ensures servicing is maintained at an optimal frequency. The design and appearance reflects the scale of the existing retail building providing a simple and minimal addition to the site as a whole.

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