Aldi Stores Limited

Proposed Development
Land at Foresters Way, Chapel-en-le-Frith

DAS01 – Design and Access Statement

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9.0 Conclusion

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 a planning application for the development of a foodstore at Foresters Way, Chapel-en-le-Frith.

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:-

- A new retail discount foodstore (Use class A1)
- Associated parking facilities comprising of 93 total spaces accessed from the Fallow Deer access road off Foresters Way. The foodstore is to include 6no. Disabled spaces, 8 no. parent and child spaces and 4 no cycle spaces (2 hoops).
- Pedestrian access routes and servicing.
- 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 and Retail Statement and Transport Assessment along with submitted reports and studies as requested to form a detailed planning package submission.

2.0 End User - Tenant

2.1 Foodstore - 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 420 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.

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 within Chapel-en-le-Frith. For instance, it does not have an in store baker, butcher, fishmonger or café and does not sell newspapers, magazines, cigarettes or lottery tickets. 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 Chapel-en-le-Frith 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 within Chapel-en-le-Frith adjacent to the A6 and the modern design of the building will ensure these issues are addressed.

The application conforms to the NPPF in that the proposals seek to promote economic development and facilitate sustainable economic growth by regenerating a brownfield site 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 total planning application site area extends to 12,787sqm (3.16acres) and is located in a prominent position on Foresters Way with high visibility from the A6.

Chapel-en-le-Frith enjoys a wide spectrum of buildings at varying sizes and architectural styles; from one - two storey residential and small commercial units, to the 18th Century Church of St Thomas Becket built on the highest point of the town, above the original Crypt dating back to 1225AD.

The development site lies 750m North east from the town centre and has no current buildings within the site's demise. However, the site and it's context is dense with landscaping, with a particular cluster of large existing TPO trees towards the west of the site.

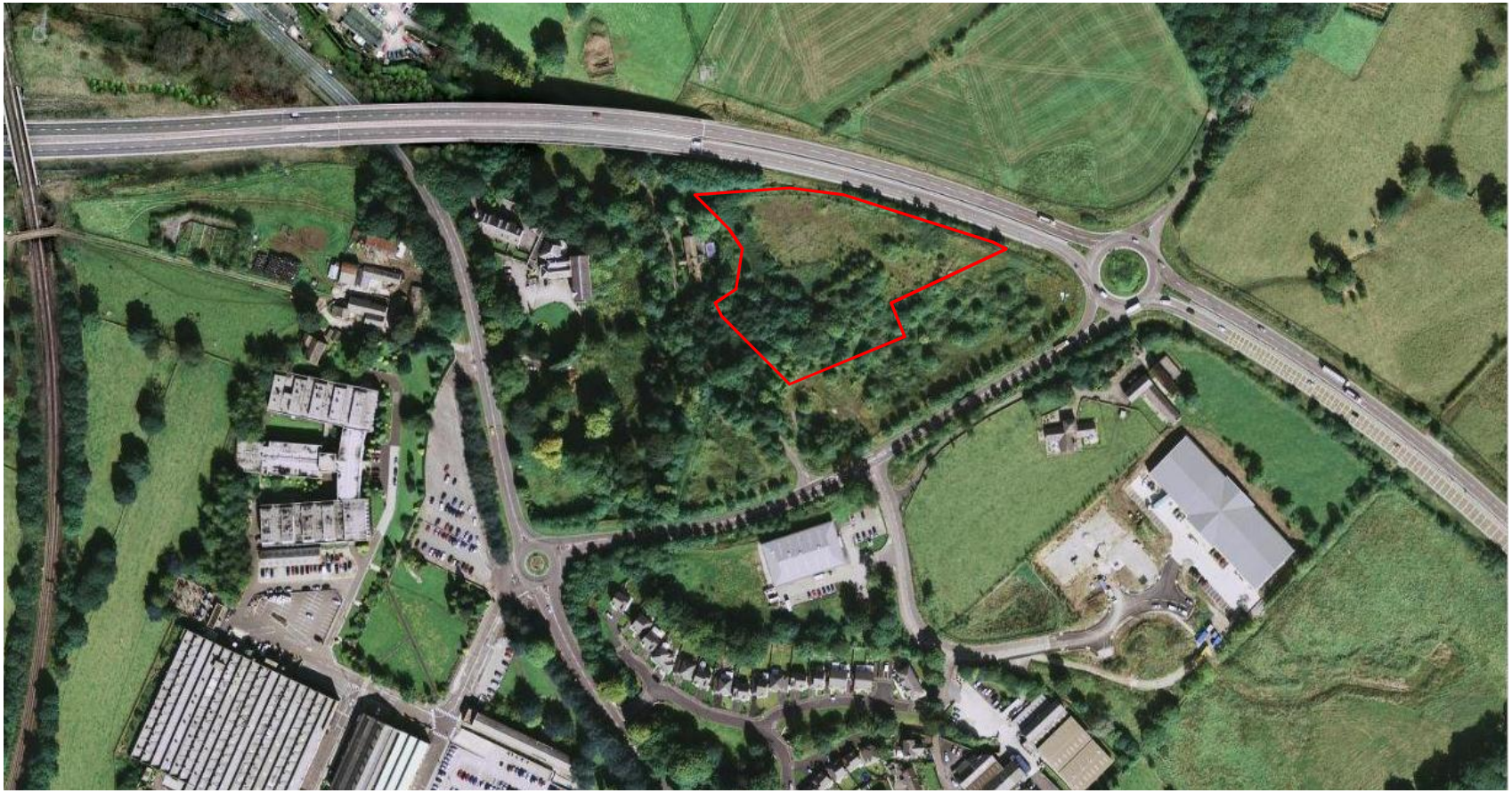
The Fallow Deer Pub is situated off the same access road leading to the site and is stone clad with varying pitched roofs.

The site has a clearly identified boundary, with a timber fence to the A6 boundary and edged paving to the Fallow Deer Public House car park. The area earmarked for 'Development Opportunity Land' is bordered with a timber fence to Foresters Way.

The topography across the site is complex and provides a large drop of 14m from east to west over 160m distance from the A6 boundary down to the existing residential property boundary on Bowden Lane.

Google Aerial Map

4.1. Aerial photograph taken from Google maps showing the planning application site



5.0 Site Context



5.1. Photograph 1

Image from Foresters Way showing the existing Fallow Deer Public House and the elevated road position to the site.



5.2. Photograph 2

Image from Foresters Way showing the existing access road to the site. The proposed entrance and exit to the ALDI foodstore would be positioned face on to this photo.



5.3. Photograph 3

Image from the existing access road showing the current approach to the site, showcasing the overgrown grassland site condition.



5.4. Photograph 4

Image from A6 showing the dense landscaping to the site boundary and the Fallow Deer Public House.

6.0 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 visually enhance Foresters Way by developing in a coherent manor to the current standalone Fallow Deer Public House. And provide the area with a visual axis from the existing access road.

- To create a safe and convenient vehicular and service access to the site together with enhanced routes for the pedestrians through a reworked topography, creating a safer space.

- To create a modern, sympathetic 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 up to 25 jobs for local people within the store plus additional employment for maintenance, window cleaning, etc.

7.0 The Scheme

7.1 Use

The development proposes a single storey Aldi foodstore unit with car parking, servicing and landscaping. The application will also include alterations to the current external works layout of the site to both rationalise and streamline their current vehicle standing and site logistics/movements.

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 form an Aldi foodstore with a net sales area of 1140 m², with additional storage, staff and office facilities of 394m², totalling 1534m² gross internal area (1589m² gross external area). The scheme provides a total of 93no. dedicated new customer and staff car parking spaces including 6 no. disabled, 8 no. parent and child spaces and 4 no. cycle spaces (2 hoops).

7.3 Layout

The proposed site layout is informed by the design parameters on the site including the position of existing landscape, adjacent properties and boundaries as well as the way the building is accessed to reduce both conflict and disruption to the existing tenants.

The proposed store has been positioned along the Northern boundary of the site, allowing the store entrance to be positioned directly facing the access road. This position provides the optimum location in terms of its relationship with the Fallow Deer Public House and any future development off Foresters Way. It also allows the rear of the building to be hidden from view with the large existing landscaping to the A6 outside of the site boundary.

The stores proposed location allows the large cluster of trees to the west of the site to be protected with a retaining wall shielding them from any disturbance from the development and allow the parking to flow in two sections around the building.

The store position also ensures that the existing footpath off the existing Foresters Way access road can be extended coherently into the site.

The servicing for the Foodstore will be taken from the existing access road off Foresters Way which incorporates the main customer access. The turning movement for HGV vehicles utilises a turning arc around the extended access road and additional line of car parking spaces. Please see the accompanying Transport Assessment for more details as well as the submitted site plan as proposed.

The internal layout and operation of an Aldi store has been designed to be efficient and practical for use by customers; these matters are routinely reviewed and monitored and adjustments made to the model as required. It is also designed to be accessible by all, including disabled and elderly persons.

Proposed site plan taken from The Harris Partnership drawing reference 0834MID-101



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 scale of the proposed Aldi 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 topography of the site is as such that the Aldi store elevations will sit low to the A6 and Foresters Way. Yet the western area of the site slopes down steeply to the boundary. This area; dense with existing mature landscaping, is protected by a retaining wall to the proposed car park.

The position of the building allows the main shop front elevation visual prominence through the axis along the existing access road from Foresters Way.

In overall terms of scale and massing, the building works with the diverse building language within the town and compliments the existing Fallow Deer pub within the immediate context.

The form of the overall mass has been developed to step up in height towards the A6 and Foresters Way round-about to provide the visual impact of the scheme.

7.5 Appearance

The commercial and residential properties in the immediate area of the site vary in quality of their materials. The nearby Fallow Deer Public House's pallet of materials consists of ashlar stonework, and a dark grey roof cladding to its varied pitched roofs.

In the wider context of Chapel-en-le-Frith town itself there is a dominance of neutral coloured stone work and pitched roofs. This consistency provides a readable language to the local vernacular.

With this in mind, the overall design of the proposal has been developed to compliment the Chapel-en-le-Frith building style, with traditional modelling elements offset in what is a contemporary modern addition to the town. A simple palette of local materials have been utilised in the form of a combination of Ashlar stonework, and split face stone balanced by sections of neutral render, all

replicating the qualities in the wider and immediate context.

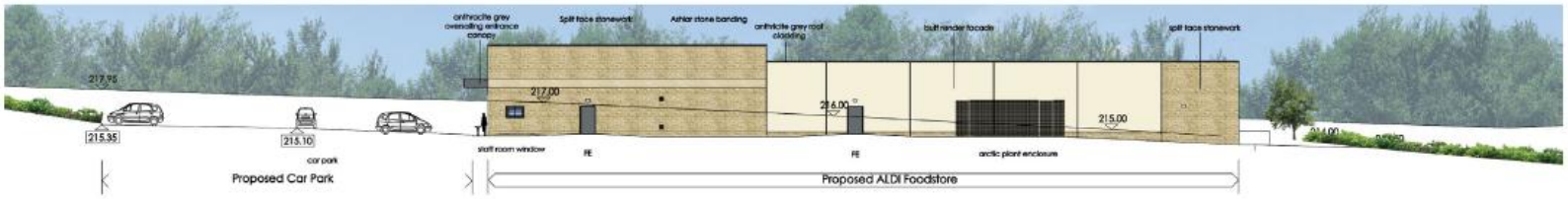
The proposal allows the store to sit comfortably on the sloped site; guiding and inviting the public into the store on the approach from Foresters Way, with the strong emphasis away from the A6 focussing the attention on the site itself, whilst allowing the store to sit softly and comfortable into its natural surroundings. The nature of the store and its operation in terms of use means that the rear elevation is relatively blank in appearance, and so the existing landscape screen provided by the dense landscaping to the A6 dictates the outlined as the optimum building position on the site. In terms of modelling, the appearance has been broken up using contrasting but complimentary materials.

The Aldi store will have large elements of shop front glazing, together with a contemporary pressed metal entrance canopy that 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 principle car park elevation.

7.6 Proposed Elevations taken from The Harris Partnership drawing reference 0834-103



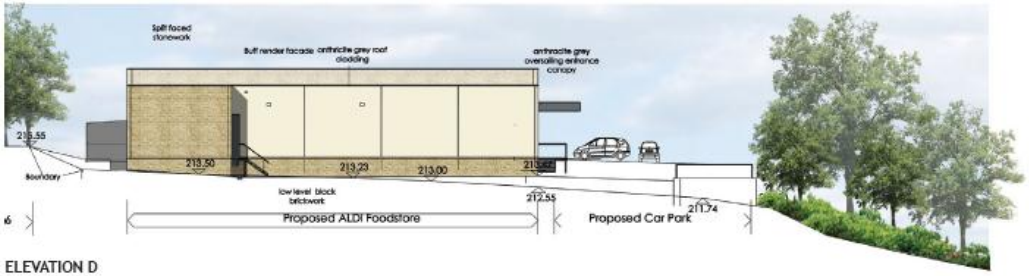
ELEVATION A



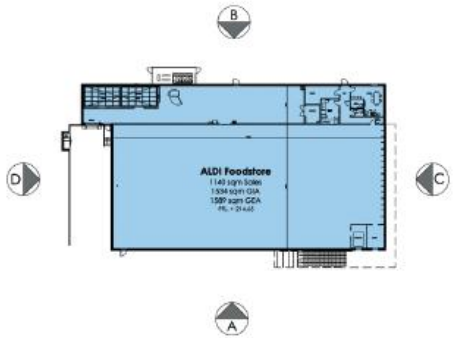
ELEVATION B



ELEVATION C



ELEVATION D



7.7 CGI of the Proposed Aldi Foodstore



7.8 Materials for the New Store

Materials Specification for Aldi Foodstore

Combination of split face stonework, Ashlar Stone, and neutral render.

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

Polyester powder coated mild steel FE & Personnel doors

Door - RAL 7046 (Grey) Frame - RAL 7016 (Anthracite)

Pressed metal projecting entrance canopy – RAL 7016 (Anthracite)

7.9 Access

The scheme will incorporate an extended existing pedestrian link from Foresters Way as well as extending the existing vehicular access off Foresters Way. This will ease the impact in disturbance to the Fallow Deer Public House, and provide a development that compliments the existing road network. The site is located on the periphery of the town centre minimising through traffic into the town.

The proposal will be fully DDA compliant with a level access threshold to the store entrance with gently graded levels throughout the site to allow free flowing movement.

In accordance with current DDA standards, there is provision for 6 no. Disabled parking spaces. These spaces will be 6.2m by 3.7m and level with footpaths. Disabled parking and 8 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, creating 4 cycle spaces adjacent to the store entrance.

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 also be suitably illuminated and contrast with vehicle areas.

The foodstore will be serviced from the main access off Foresters Way, utilising the same access and egress as customer traffic.

Aldi operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with one/two articulated vehicle delivery per day of mixed goods. The delivery is assembled at the centralised distribution depot in Middleton. In addition, there are two local fresh bread and milk deliveries made by small vans.

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

The site is accessible by public transport with existing bus stops positioned 450m away on Hayfield Road.

7.10 Landscaping and Boundary Treatment

The boundaries of the site are already well established with a timber fence to the A6 boundary and edged paving to the Fallow Deer Public House car park.

The site has extensive landscaping, particularly with regards to the western area of the site where there is a large cluster of TPO mature trees which the scheme strives to protect by introducing a retaining wall to protect them from vehicular movement and building work during construction on the site. This will be sympathetically built in split faced stone work to correlate with the proposed building design and the local context

A strip of new landscaping with an ordered line of trees is proposed adjacent to the service area. The areas of proposed new landscaping will consist of ornamental shrub planting and new trees in strategic structural positions to create a soft treatment to the central parking island and a green buffer at the site access/egress.

As part of the works, the intention is to work around the constraints of the existing landscaping by rationalising a layout around the cluster of TPO trees sloping away to the North West from the store entrance at a maximum 1:40 gradient over pedestrian and vehicular zones. In order for this to occur, the boundary to the north has a combination of retaining walls and embankments at a maximum gradient of 1:2.

7.11 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, designing out wherever possible any problems created by the existing building layout.

The following principles have been considered when designing the building:

External Layout

- The general layout of the development is relatively simple and easy for customers to understand and it is clear where they should and shouldn't be. Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.
- Most of the car parking area is well overlooked from the frontage of the building and is readily visible from the surrounding

streets, allowing a good level of natural surveillance.

- Glazed areas to the front of the buildings are protected with anti-ram raid bollards.
- Cycle storage for staff will be within the warehouse. Cycle parking for customers will be adjacent to the store entrance.
- The proposal will introduce new lighting columns across the site which will have LED 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 in the bin cage
- 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.

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. This statement addresses Aldi's sustainability proposals that will be built into their new developments.

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.

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 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 ongoing procedure review of its operations in order to minimise the environmental effect of its operations;
10. We are ever mindful of our responsibility to the environment.

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 CFC's.

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

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

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

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
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 WCs in retail store.
	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.

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
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 development of a key site in Chapel-en-le-Frith. Careful consideration has been given 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 proposal comprises of a 1,534sqm (gross internal floor area) Aldi foodstore, utilising a combination of traditional massing with contemporary form and design utilising a mix of materials. A strong, modern design and detailing have been proposed to ensure a high quality development that integrates successfully with the existing mixed urban grain.