

Design And Access Statement

Proposed New Aldi Food Store,
Exhibition Way, Exeter



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1. Introduction

This Design and Access Statement has been prepared by Kendall Kingscott Architects for Aldi Stores Ltd. The report demonstrates the design process that has been followed to arrive at the final scheme submission for planning. The process takes into account a thorough appraisal of the site and its surroundings, leading on to a description of the proposed scheme and final set of drawings that accompany the planning application.

As the Statement forms part of a formal detailed planning application, it should be read in conjunction with all supporting plans and documents.



Proposed scheme visual

2. The Applicant

Aldi Stores Ltd

3. Design Team

Architecture

Kendall Kingscott Ltd

Planning Consultant

Planning Potential

Highways Consultant

Entran Ltd

Engineering Consultants

Craddys

Landscape Design

Cambium

Arboricultural Consultants

Bosky Trees

Environmental / BREEAM Consultants

Sol Environment

Ecology Consultants

Tyler Grange

Acoustic Consultants

Sharps Redmore

4. Context and Site Appraisal

4.1. Location

The proposed site is currently an operating Aldi store, with a redundant garage building on the land to the north-east. The site is located on the corner of Pinhoe Road and Exhibition Way, in Pinhoe which is a suburb on the north-eastern outskirts of Exeter, Devon. The Local Authority is Exeter City Council.

4.2. The Site And Context

The existing Aldi building was originally constructed as a retail furniture retailer in 2000. It was converted into an Aldi store in 2005. The site to the north-east of the current Aldi site is now vacant and has been used to house several small businesses, at different times.

The application site is on the corner of Pinhoe Trading Estate, an established commercial and industrial area which borders the main railway line to the north. To the south-west of the site are residential areas, and directly to the south is a Sainsbury's superstore.

4.3. Connections

The site is well served by vehicle, cycle and pedestrian links. The main Pinhoe Road (B3181) borders the site to the south-east, and the junction with Exhibition Way is controlled traffic lights. There are separate vehicle and pedestrian site entrances off Exhibition Way. There are also bus stops on Pinhoe Road adjacent to the site, serving multiple local bus routes.

Section 10 of the E4 Cycle Route, a 5km route connecting Monkerton to the city centre, traverses Exhibition Way alongside the Aldi site. There is also planned to be a dedicated cycle crossing at the Pinhoe Road and Exhibition Way junction, which will further aid cycle access to the site.



Aerial view of site



Aerial close-up

4.4. Area and Topography

The existing Aldi site area is approximately 0.431 hectares (1.06 acres), and the proposed application site is 0.583 hectares (1.44 acres).

The existing Aldi finished floor level is approximately three metres higher than the lowest footpath level on Pinhoe Road. There is a brick retaining wall and a landscaped bank creating the transition between these levels. The additional site to the north-east is on average one metre lower than the current Aldi site. Thus the proposal is to demolish the building on the additional site first and then build up the site levels to subsequently construct a larger Aldi store with a proposed finished floor level approximately 2 to 2.5 metres higher than Pinhoe Road.

4.5. Landscape

It is proposed to retain the existing trees along Exhibition Way and to create a new area of soft landscaping with three new trees as part of a new public realm, adjacent the shopfront to Pinhoe Road.

For more details refer to the Arboricultural Report and Schedule, the Soft Landscape Proposals, and the Landscape Management Plan, as submitted with the planning application.

4.6. Constraints & Opportunities

The fact that the site has operated successfully as a grocery retail store for over fifteen years proves that it answers a local demand. There are however, inevitably, some constraints to the proposed expansion:

- The level change between the existing Aldi site and the additional site would need to be taken into account through the site or at the boundaries.



Proposed site-section perpendicular to Pinhoe Road



Proposed site-section parallel to Pinhoe Road



Photo showing the level difference between the two sites, with the existing red brick Aldi building to the left, and the site boundary to the garage building to the north

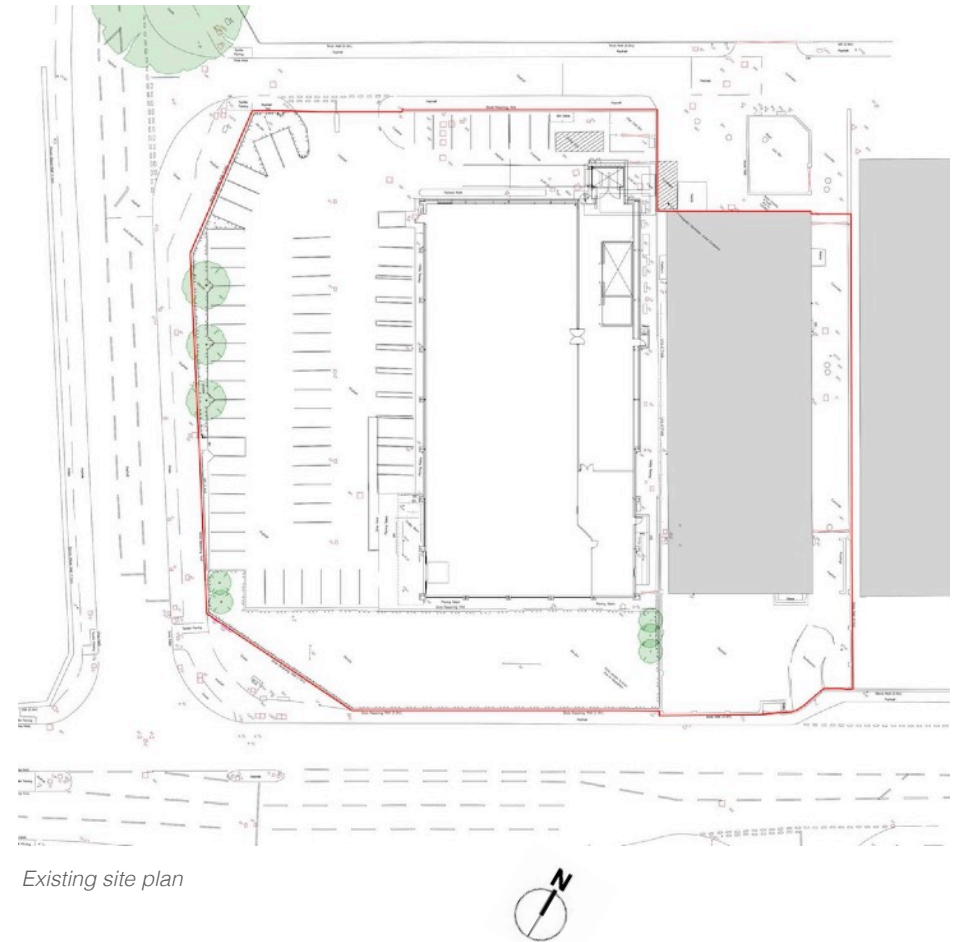
- There is an existing electricity sub station on site.
- There is an existing high voltage electricity cable route under the proposed footprint to be diverted.
- There is an existing telecoms mast and enclosure located to the north east corner of the site boundary.

The proposals however will provide the following opportunities:

- The chance to provide a greater street presence along Pinhoe Road.
- Improved access to the site which would be complementary to the proposed Exeter Strategic Cycle Network link traversing Exhibition Way.
- The prospect of re-invigorating a prominent site and helping to maintain continued investment and jobs within the local area.
- The provision of an expanded discount food retail outlet will continue to provide a valuable service to the local community.

4.7. Pre - Application Advice

A meeting was held with Exeter City Council on the 29th May 2019 to seek pre-application advice, and there has been close liaison with the Council, and other consulting bodies. Refer to the Planning Statement submitted with this application.



Aldi's requirements dictate that gradients within the site do not exceed 1 in 40 or 1 in 60 close to the main entrance. This will be achieved by raising the levels to the adjacent site, and lowering the new Aldi finished floor level, to create a site that can be accessed by all. Pedestrian access and crossings will be provided to ensure safe means of access across the site from Exhibition Way to the entrance lobby.

The new vehicular site entrance has been relocated so that it is approximately ten metres north east of the proposed cycle way works and therefore enhances safety to this junction.

The store has a ramped delivery area to the west of the site. This and the store plant compound are located away from the store entrance and the public realm.

6. Appearance and Scale

The architectural form of the food store is that of a single storey building with a mono-pitch roof. The mono-pitch is orientated such that the higher elevation (approximately eight metres) is facing the main road junction which leads to the site and emphasises the store entrance. The lower side, running along the north-eastern boundary, ensures a reduction in scale towards the neighbouring building.

Full height shop front glazing is provided to the south east facing elevation identifying the retail area and enhancing the buildings interaction with the public realm through the creation of an active frontage. This glazing wraps around the southern corner of the building to define the entrance. This is further highlighted by a contemporary cantilevered canopy sheltering the trolley bay, store entrance area and cycle parking.

Another feature of the design is a continuation of high level ribbon windows along the tallest elevation such that daylight into the retail area is maximised.



Proposed elevations



Proposed site-section parallel to Pinhoe Road showing the scale of the proposed building in contrast to the height of the existing building adjacent

6.1. Materials

The materiality of Pinhoe Trading Estate and the residential areas adjacent is varied. The proposed Aldi store will be clad with two different shades of grey cladding panel in line with Aldi's corporate store design and with the buildings commercial status. The darker cladding shade defining projecting features and breaking up the long elevation. By contrast the nib on the eastern corner of the building will be finished in red facing brickwork.

The shop front glazing elements of the building are to be constructed in full height polyester powder coated aluminium curtain walling system, in a dark grey colour.

The cantilevered canopy will be finished in a pressed metal to create a crisp modern look and will be polyester powder coated in a dark grey colour, to tie in with the cladding and maintain a coordinated building aesthetic.

6.2. Secured by Design

Aldi has consulted with the Architectural Liaison Officer during the planning design stage to discuss any concerns with site security. Measures that are taken in line with Secured by Design guidance are noted below:

- Security rated external door sets
- Anti-bandit glazing
- Provision of anti-ram bollards
- CCTV to store entrance
- Secure fencing to the back of house areas
- Open and visible car park with parking eye management system
- Appropriate landscape planting

6.3. Landscaping

The landscape strategy for the scheme has been to maintain as much of the existing soft landscaping as possible, and to use new trees and soft landscaping to create a public realm between the shopfront and Pinhoe Road.

Details of the proposed planting is set out on the Cambium Landscaping proposals.

6.4. Hard landscaping

The main hard landscape materials will be:

- Car park: Black macadam to shared areas and to all parking bays
- Store entrance area / Trolley area: Marshalls Conservation paving
- Rear access path - concrete flag paving.
- Retail pole signs (subject to separate planning application)
- External lighting will be provided by 6m high lighting poles, exact locations to be confirmed
- Brick retaining walls to the public roads, and block retaining walls to the rear
- Steel railings to Exhibition Way and Pinhoe Road. Welded steel wire mesh fence (anti-climb design) to north-east boundary with adjacent unit.



Extract of Cambium Landscape proposals

7. Inclusive Access

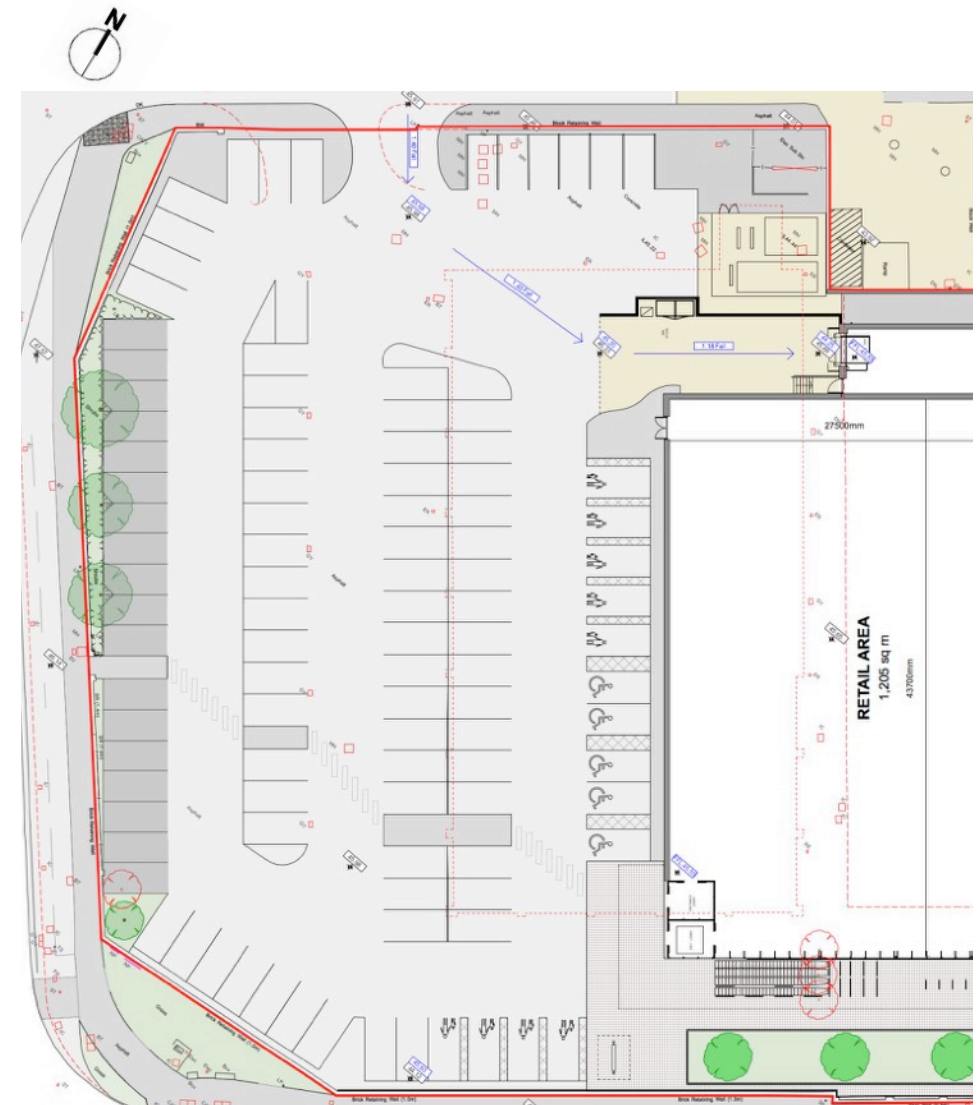
The vehicular site entrance will move further north-east along the access road so as to improve separation and visibility with the proposed E4 cycle link works to Exhibition Way. Separate pedestrian access will be provided off Exhibition Way, where the levels are suitable for access without ramps or steps. Pedestrians are guided to the store entrance via marked crossings.

The car park areas will have an average fall of approximately 1 in 40, a gradient which is both suitable for trolley use and wheelchair users alike.

Five clearly marked disabled parking bays, with 1200mm clear access zones, are provided within the site proposals next to the store entrance. Nine 'parent and child' bays will also be provided close to the entrance along with seven secure cycle stands. The cycle stands facilitate the locking of both wheels and the crossbar.

Access into the building will be via flush thresholds between paving and car parking. The paving itself will fall no greater than 1 in 60 from a level threshold at the store entrance to the flush threshold with the car park surface. This approach will be compliant with the Equality Act 2010 and will permit unhindered access both for disabled wheelchair users and those users with restricted mobility.

The food store entrance will comprise of two sets of bi-parting automatically opening doors, both a minimum clear opening width of 1100 mm. These doors operate on PIR presence detection and will fail safe in the open position upon activation of the building fire alarm. Both sets of doors are fully glazed with toughened glass. To ensure safe use for partially sighted users, manifestation of the glazing will be provided, in accordance with current British Standards and Codes of Practice.

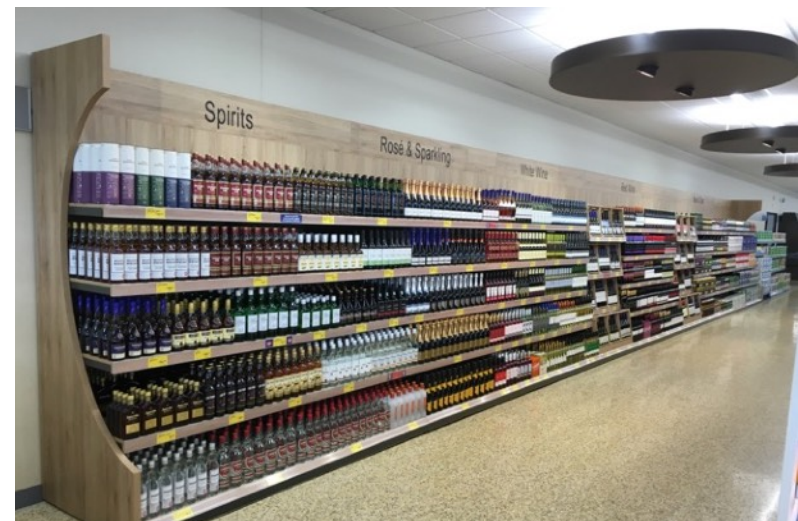


Plan extract showing new vehicular entrance and accessible parking spaces

Shopping trolley storage is provided adjacent to the main entrance. Trolleys are secured via a coin-operated chain, encouraging customers to return the trolleys after use. Wheelchair accessible trolleys are also provided within the same area as the main trolley store.

Internally, the merchandising layout provides minimum aisle widths of 1800mm, or greater, that permit unhindered passage to the whole of the store for disabled wheelchair users and afford easy two way passing. The nature of goods sold within the retail sales area allows wheelchair users to comfortably reach goods with little or no external assistance. A customer wheelchair accessible WC will be provided directly off the sales floor.

The proposals are single storey, thus maintaining a consistent floor datum throughout the store and into the staff welfare and warehouse areas. Door openings are designed to give unhindered passage to disabled wheelchair users.



Photographs of a constructed store showing a typical merchandising aisle

8. Sustainability

8.1. Energy Strategy / BREEAM

The development seeks to achieve a BREEAM 'excellent' rating and will achieve a reduction in CO₂ emissions, compared to Building Regulation compliant developments, through the incorporation of the principles of the Energy Hierarchy and the combination of passive measures, including building fabric design improvements and the utilisation of zero and low carbon technologies.

The low and zero carbon technologies that are being proposed relate to the external refrigeration plant. The plant recovers waste heat generated by the refrigeration system and re-uses it to provide heat to the building. Therefore a gas supply will not be required.

Wherever possible construction materials will be procured locally. Preference will also be given to procuring materials from manufacturers and suppliers who are accredited with an EMS including BS EN ISO 14001 or a similar standard.

8.2. Waste

Waste will be minimised by adoption of the national site waste strategy of reduce, reuse, and recycle.

A detailed site waste strategy plan will be produced for the store, for example all cardboard will be baled on site and taken back to the Aldi Regional Distribution Centre for recycling.

Waste streams will be monitored in construction to be in accordance with recognised benchmarking figures for the construction industry. It is advised that the main contractor be a member of the Considerate Contractor Scheme.

It is not anticipated that there will be any appreciable odours from the proposed buildings or plant.



Site waste strategy image



Photo of an existing delivery ramp

8.3. Water

Procedures will be established to minimise water pollution by following best practice guidance from the Environment Agency's Pollution Prevention Guidance notes on the Prevention of Pollution, works near to watercourses and working at demolition and construction sites. Oil interceptors will be provided for car park and vehicle standing areas. These will be maintained in line with manufacturers recommendations and will be fitted with an alarm which will sound in the store when an interceptor requires servicing.

8.4. External Lighting

External lighting will be designed in accordance with guidance set out by the Institute of Lighting Engineers to reduce the detrimental effects of night time light pollution. During the operation of the development, external lighting will be switched off outside of store operating hours to minimise the effect of light pollution.