

PROPOSED DEVELOPMENT
VICTORIA AVENUE EAST, NEW MOSTON
DESIGN AND ACCESS STATEMENT

Client: ALDI Stores Limited
Date: March 2022
Doc No: 16223BOL-DAS01C



THE
HARRIS
PARTNERSHIP

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NOTE :-
DOCUMENT TO BE READ AT **A3** TO ENSURE IMAGE QUALITY AND TEXT LEGIBILITY

1.0 INTRODUCTION

This Design and Access Statement has been prepared by The Harris Partnership on behalf of ALDI Stores Ltd. It supports the detailed application for demolition of an existing building to be replaced with a new discount foodstore with associated car parking and servicing. The site is located within the New Moston area of Manchester on Victoria Avenue East. This application includes the following:

- Demolition of existing Restaurant**
- A detailed planning application for a new build bespoke ALDI Foodstore**
- Associated site wide car parking facilities and access arrangements**
- Structured landscaping proposals**
- Connectivity with adjacent sites, including pedestrian routes**

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 in successive national planning policy guidance and confirmed in the National Planning Policy Framework (NPPF) published March 2012 and updated February 2019.

This Design and Access Statement (DAS01) has been prepared in accordance with the Manchester City Council guidance on Local Validation requirements and seeks to provide an explanatory commentary on the design and proposals in context with the existing site and its surroundings. The Statement is intended to be read alongside the accompanying drawings and reports which complete this planning application.

ARCHITECTURAL DRAWING SCHEDULE

Drawings prepared as part of the application include the following:

- 16223BOL-098 Site Location Plan
- 16223BOL-099 Existing Site Plan
- 16223BOL-100 Proposed Site Plan (1:250)
- 16223BOL-101 Proposed Site Plan (1:1000)
- 16223BOL-102 Proposed GA Plans
- 16223BOL-103 Proposed Roof Plan
- 16223BOL-104 Proposed Elevations
- 16223BOL-105 Proposed Boundary Treatment Plan
- 16223BOL-106 Proposed Street Scene Elevations
- 16223BOL-107 Proposed Demolitions Plan
- 16223BOL-108 Proposed Paladin Fence Detail

16223-VL_L01C - Landscape Plan_A1 (PLANNING)

2.0 BACKGROUND AND CONTEXT

2.1 WIDER SITE CONTEXT

The development site is located on the north west periphery of Greater Manchester and its surrounding areas, and sits directly next to the M60, Manchester Outer Ring Road, to the west of Oldham. The site is accessed off the A6104 (Victoria Avenue East) which has links to the M60 as well as connections leading towards Manchester City Centre, which is approximately 4 miles away. The application boundary extends to 2.10 Acres (0.85 hectares) and is located within the Manchester suburb of New Moston, which is predominately a residential area.

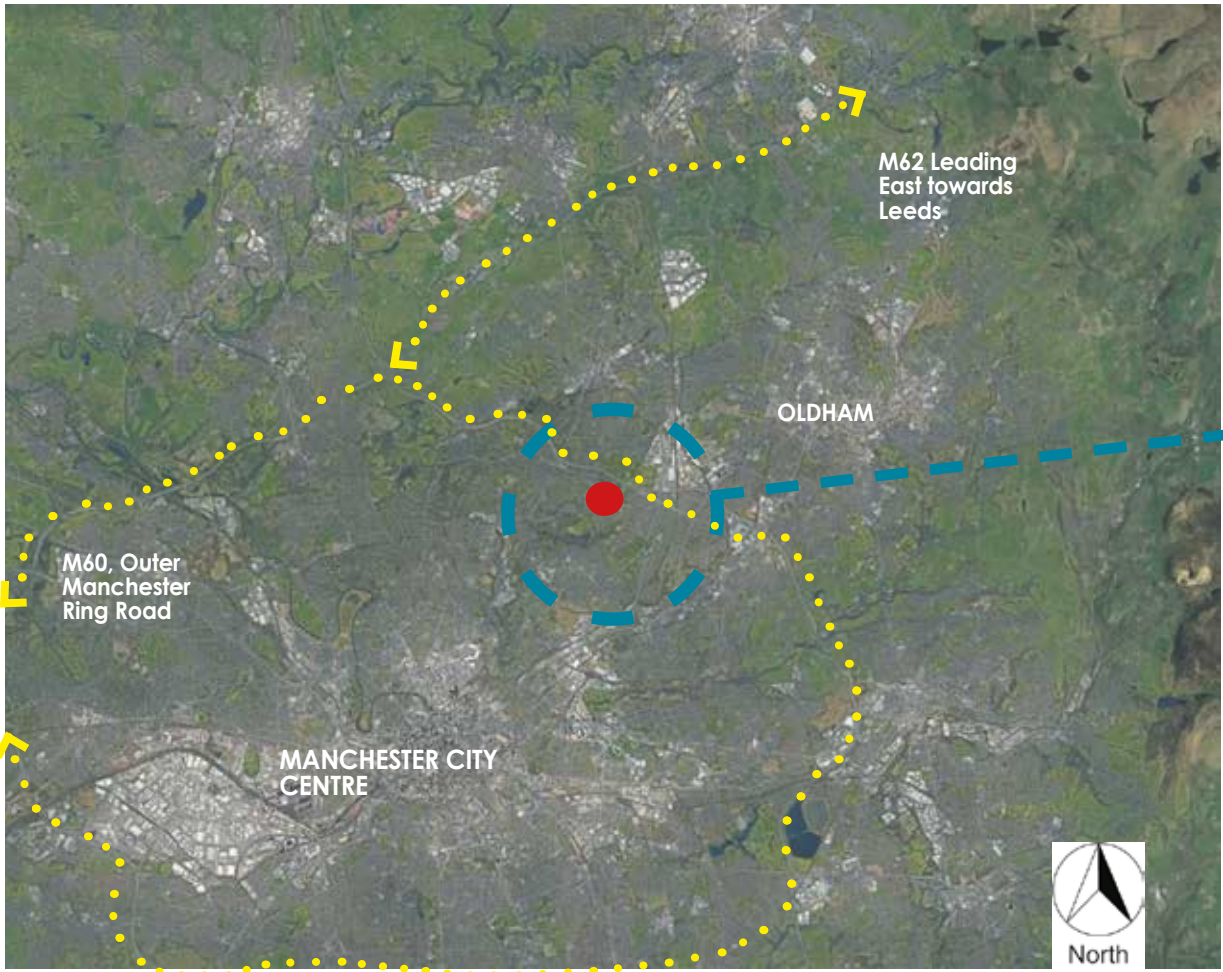


FIG 01. AERIAL IMAGE OF THE LOCAL CONTEXT

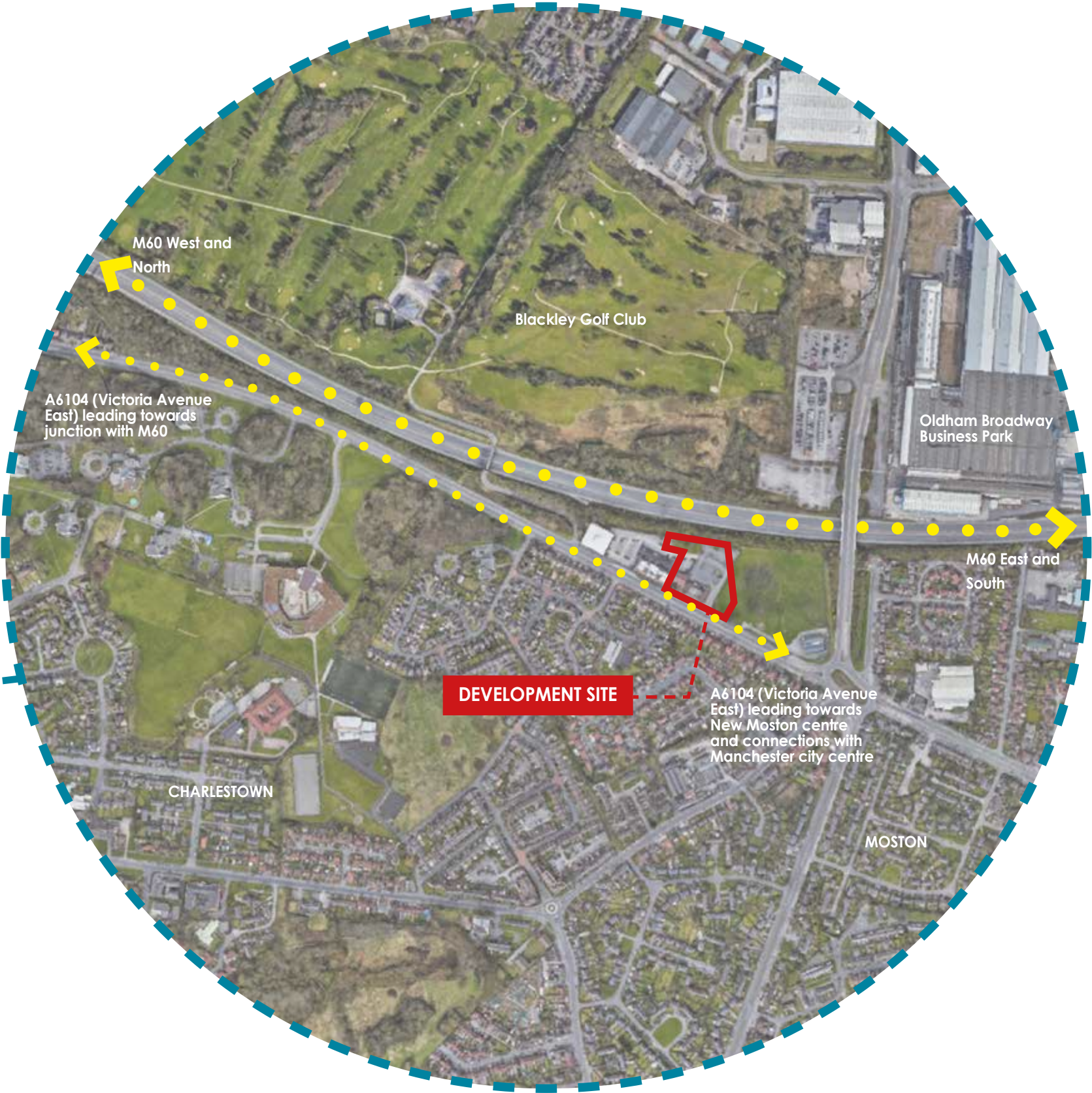


FIG 02. AERIAL IMAGE OF THE IMMEDIATE SITE CONTEXT

2.0 BACKGROUND AND CONTEXT

2.2 LOCAL SITE CONTEXT

The local area of the site is characterised by its suburban nature within the New Moston area of Manchester. The site is bounded to the south by the Victoria Avenue East (A6104) and beyond this is an area of residential properties. To the north is strip of landscaping including mature trees before the M60 Manchester Outer Ring Road, with Blackley Golf Club further north beyond the M60. Directly to the east is an area of sports pitches for North Manchester Rugby Club, with residential properties beyond, across the B6393 Greengate road.

To the west of the site is an apartment block with associated parking to the rear. Beyond the apartments is a PureGym along with parking. The apartments and PureGym are both accessed through the proposed site for vehicles including servicing and will need to be considered as part of the proposed development.

The site is relatively flat and is finished in predominately hard standing landscaping as part of the car parking for the existing building. There is a small area of soft landscaping to the north west of the site as well as at the south east of the site where it adjoins the rugby sports pitches. The existing building is a restaurant which fronts directly onto Victoria Avenue East with car parking behind. The building comprises of two main elements of mass with the section to the west of the site set back slightly to allow for an external terrace area. Servicing is via the car parking to the rear of the building.

The materiality of the surrounding buildings consist of mainly brickwork which is the predominate material for the existing building on site. The restaurant is faced in red brickwork with pitched slate roofs. This vernacular reflects the residential properties along Victoria Avenue East. The adjoining apartment building is more contemporary in its approach with a flat roof and elements of vertical strip windows and render where the core serves the upper floors, although brick work remains its primary material. Further west along Victoria Avenue East the gymnasium is elevated with brick work at the lower level with cladding at a higher level, along with large areas of glazing to the primary corner off the main road.



FIG 03. SITE WITHIN ITS IMMEDIATE CONTEXT

2.0 BACKGROUND AND CONTEXT

2.3 END USER - TENANT

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 over 800 stores across the UK and Ireland. The company's corporate office is based in Atherstone in the Midlands although regional offices and distribution centres exist in Atherstone, Bathgate, Bolton, Chelmsford, Darlington, Dublin, Goldthorpe, Neston, and Swindon.

ALDI is able to achieve lower prices through an extraordinarily efficient operation, from the sourcing of its products, to the retail experience in store. In an ALDI store, you will not find 100's of versions of the same thing. ALDI focuses on quality rather than quantity; stocking a range of groceries that includes everything shoppers need, every day of the week. This allows ALDI to get the lowest prices from suppliers – then pass on the savings to customers with quantity discounts.

As a Foodstore with predominately own labelled brands, ALDI would not compete directly with existing businesses. For instance, it does not have an in store butcher, fishmonger or café and does not sell cigarettes or tobacco products. This allows local businesses to flourish as customers link trips with the ALDI store and other local shops.

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

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

Please refer to the Planning Statement for more details.



3.0 SITE ANALYSIS

3.1 SITE ANALYSIS

The existing building on site is a mixture of one and two storey structures, with the adjacent apartment building rising to five storeys, which gives a contextual reference for the overall height of the proposals. The massing is located to the front of the site along Victoria Avenue East to address the street front and have visual impact, this will be the obvious siting for any new mass, with car parking and servicing retained to the rear.

The built form will need to be mindful of the existing underground United Utilities water utility which runs north to south east across the site. Easements will be in place for the service and will need to be accounted for in the design. Additionally, there is an existing access point into the small water utility structure to the north of the site for maintenance which will need to be maintained as part of the layout.

The existing vehicular egress for the site is off Victoria Avenue East with the egress serving the restaurant, within the site boundary, as well as the adjacent apartments and gymnasium. Rights of access to the apartments and gymnasium are in place and should be maintained as part of the proposals, including tracking provisions for servicing and refuse through the site. Pedestrian routes line either side of Victoria Avenue East with routes into the site along the vehicular junction along with an entrance point into the existing building directly off the pavement. A pedestrian crossing over Victoria Avenue East is located directly outside the site and links with the residential properties opposite.



FIG 04. EXISTING SITE ANALYSIS

3.0 SITE ANALYSIS

3.2 SITE OPPORTUNITIES AND CONSTRAINTS

The existing fabric and nature of the site presents several site-specific constraints which will significantly impact the design and layout of development. Below assesses these constraints and opportunities and how they inform the design.

- The site is relatively flat with a very slight fall from the rear (north) to the front (south) with good opportunities for level development across the site;
- The existing building on site provides a precedent for the proposed development as it addresses Victoria Avenue East and aligns with the adjoining apartments;
- An existing underground water utility runs across the site from north to south with easements providing a constraint to the building location and development;
- The existing right of way for the adjacent apartments and gymnasium crosses the site from east to west and is to be maintained. This should be considered as part of the design and configuration of the development parking;
- As well as the existing access to the adjoining buildings, there is an access point to a water utility structure on the northern boundary which should be maintained;
- The existing site egress off Victoria Avenue East is a well defined access point and should be considered to be retained in this general location as part of the design for existing infrastructure along the highway. Additionally an existing pedestrian crossing point over Victoria Avenue East connects the site with the residential properties to the south and should be considered as part of the pedestrian permeability into the site; and
- An adjoining parcel of land for the sports pitches has been considered for the development and will help egress into the site whilst potentially benefiting the alignment of the pitches and the clubs egress from Victoria Avenue East.

3.0 SITE ANALYSIS - AERIAL PHOTOGRAPHS



FIG 05 AERIAL VIEW OF THE SITE FROM THE EAST



FIG 06 AERIAL VIEW OF THE SITE FROM THE EAST



FIG 07 AERIAL VIEW OF THE SITE FROM THE SOUTH



FIG 08 AERIAL VIEW OF THE SITE FROM THE NORTH

3.0 SITE ANALYSIS - PHOTOGRAPHS



FIG 09. EXISTING SITE ENTRANCE FROM VICTORIA AVENUE EAST



FIG 10 EXISTING BUILDING FRONTAGE ALONG VICTORIA AVENUE EAST



FIG 11. REAR OF EXISTING BUILDING FROM CAR PARK



FIG 12.VIEW TOWARDS REAR OF BUILDING FROM ADJOINING CAR PARK

4.0 PROPOSED DESIGN

4.1 KEY 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 constraints and opportunities, including LA guidance, which have informed the development.

- Ensure eco-friendly and sustainable design are integrated into the design of the site, external works, infrastructure and store development;
- Create a clear built frontage onto Victoria Avenue East whilst engaging with the adjoining buildings;
- Create a modern, sympathetic, creative and exciting addition to the local area;
- Maintain the existing egress through the site for the adjoining apartments and gymnasium;
- Enhance the adjoining sports pitches alignment and egress to the pavilion along with improving the boundary between the two sites; and
- To create job opportunities to the local area employing local contractors and labour during the construction of the development, as well as future opportunities of employment for local people within the final scheme, including construction and maintenance.

4.2 USE

Demolition of existing Restaurant
A detailed planning application for a new build bespoke ALDI Foodstore
Associated site wide car parking facilities and access arrangements
Structured landscaping proposals
Connectivity with adjacent sites, including pedestrian routes

4.3 AMOUNT

UNIT A (Foodstore)	
Sales Area	1,331sqm GIA
TOTAL	1,884sqm GIA
	1,974sqm GEA
Parking Total	119no Spaces, including 8no Accessible, 9no Parent & Child and 4no Electric Charging Points
	6no Motorcycle spaces
	7no Cycle hoops (14no spaces)

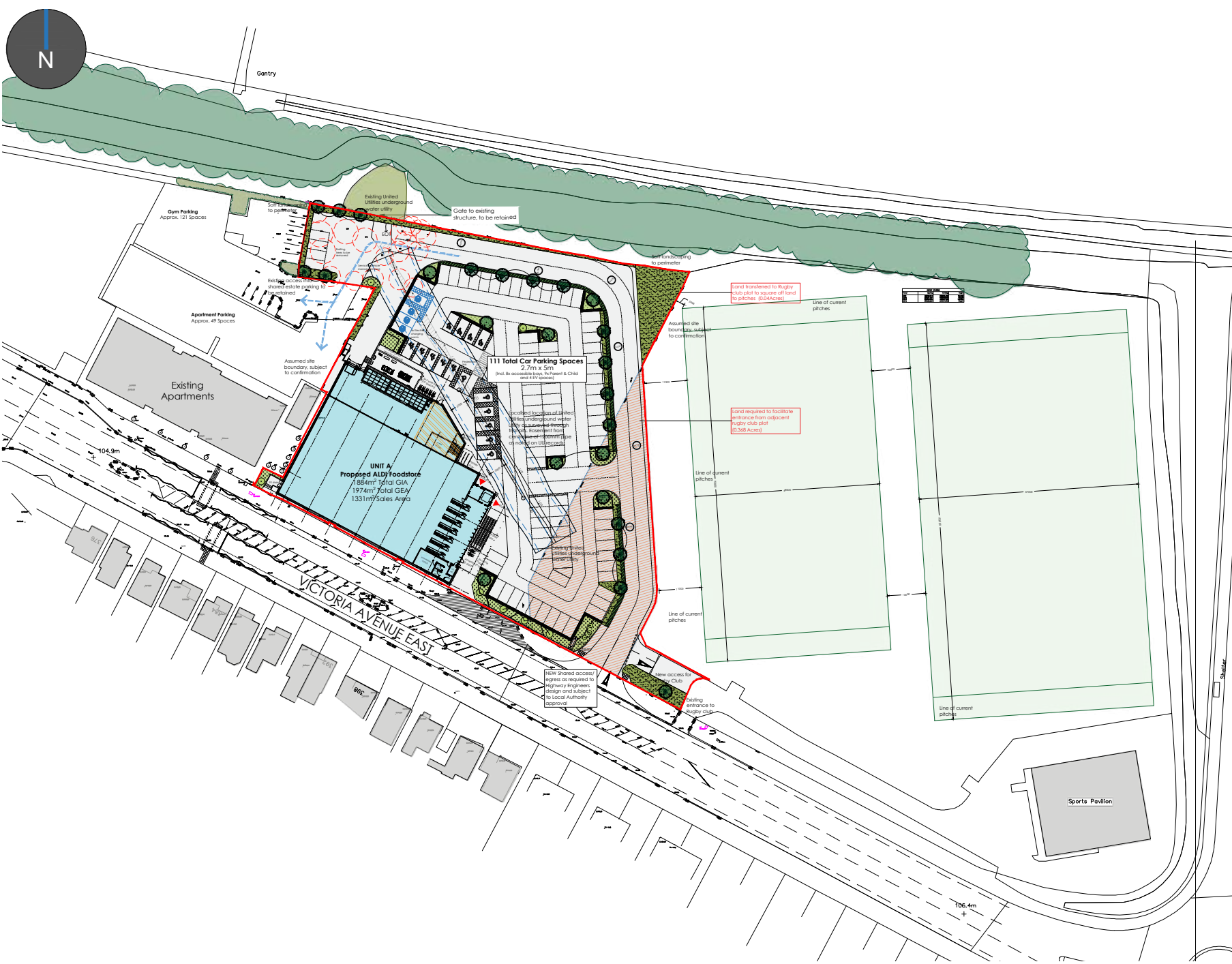


FIG 13. PROPOSED SITE PLAN WITH ADJOINING SPORTS PITCHES

4.0 PROPOSED DESIGN

4.4 PROPOSED SITE LAYOUT

The constraints and opportunities discussed in previous sections of this Design and Access Statement have informed the final layout and how the uses will function on site. The foodstore is proposed to be located to the front of the site, along the southern boundary, where it will address and be in context with the existing street scene. The northern section will be retained as hard landscaping for the parking, servicing and egress through the site.

The vehicular junction off Victoria Avenue East will be maintained in a similar position as the existing but will be shifted slightly to the south east along Victoria Avenue East for an improved access into the site. A dedicated route for vehicular access will access the site from this point and circumnavigate along the eastern and northern boundary's providing routes into the foodstore car park and service area. This route will also act as the connection for the access into the adjoining sites to the west and will act as a maintained right of way at all times.

The plant and servicing areas are along the northern edge of the building and will be screened with a timber fence.

Along the eastern edge of the site the boundary will be relocated from its existing location so that it runs parallel with the adjacent sports pitches, allowing a greater parking zone and transferring a parcel of land back to the rugby club along the northern edge. The new boundary will also allow a new access point for the rugby club into their existing pavilion, this egress is via the new junction off Victoria Avenue East and replaces the existing egress point directly off Victoria Avenue East. With the relocation of the new boundary provides an opportunity for an improvement to the fencing between the two sites.

The stores entrance will be located in close proximity to the pedestrian route directly off Victoria Avenue East with connections across to the residential areas to the south as well as central to the car park for ease of access to all. The entrance is located on the main elevation to the foodstore and faces the western aspect of the site with large areas of glazing to add transparency between the inside of the store and the external public realm as well as providing heightened activity to this area of the site.

Elements of new soft landscaping is located throughout the site to soften its appearance with a strip between the vehicular access route and the main car park. Extensive new tree planting is proposed across the site to structure the car park and access into the neighbouring buildings - replacing the trees removed in the northwestern corner.



FIG 14. PROPOSED SITE PLAN (NOT TO SCALE)

4.0 PROPOSED DESIGN

4.5 PROPOSED FOODSTORE LAYOUT

The store entrance is located on the eastern facing elevation of the building to address the sites entrance and pedestrian routes off Victoria Avenue East. The route of the adjoining footpath continues towards the entrance of the store forming a public realm where cycle parking and trolley bays are located.

The entrance leads into the main sales area via a lobby. Back of house facilities inducing warehouse, servicing and plant are positioned on the northern elevations with a dedicated route for service docking. Additionally on the northern elevation is a staircase which leads to an upper floor staff amenity area over the back of house warehouse.

The plant along the northern elevation is enclosed with a close board timber fence for screening and security measures.

Internally, the layout of the store is eminently practical. Its design reflects the tenants philosophy of offering unrivalled value for money through cost effective management.

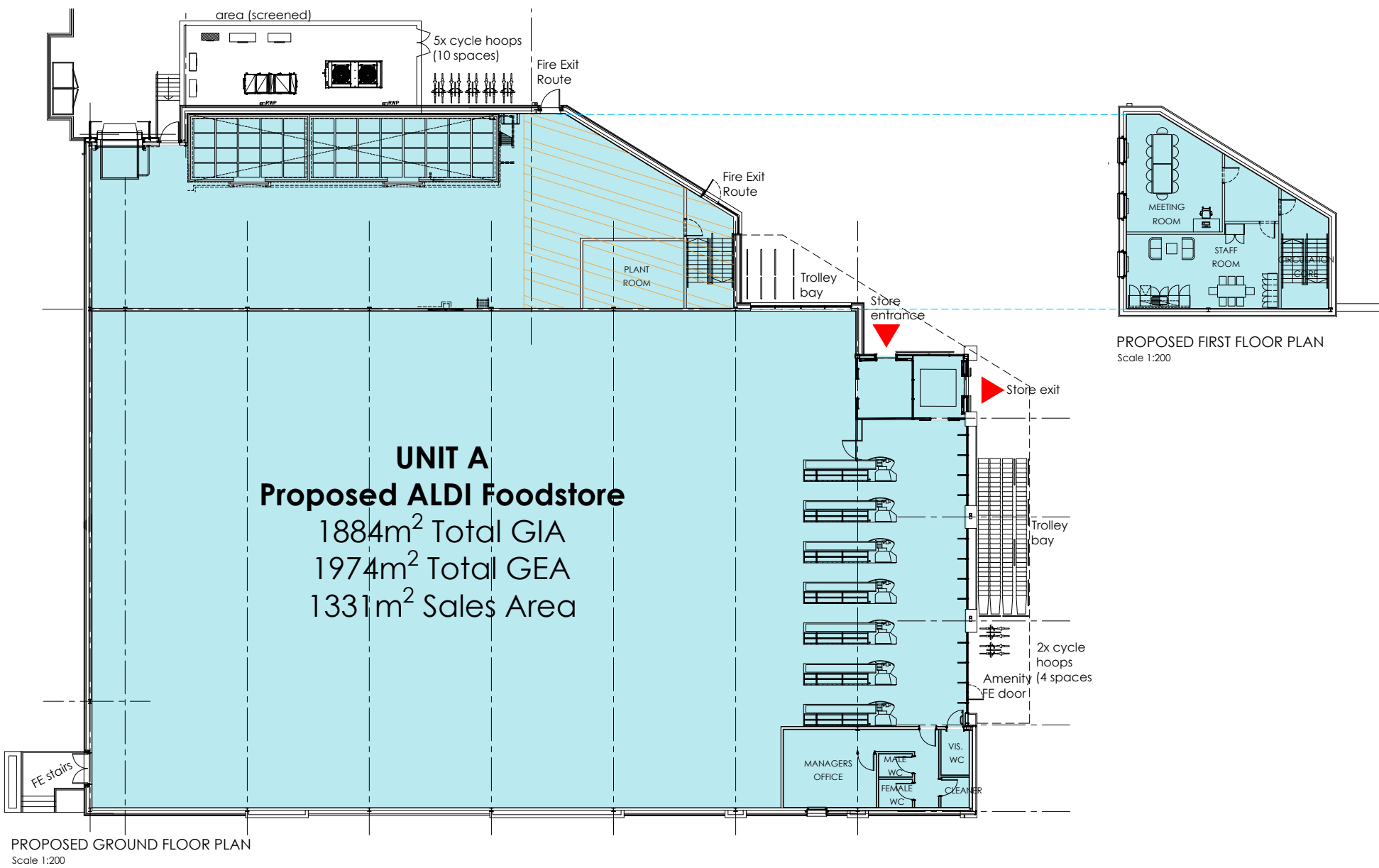


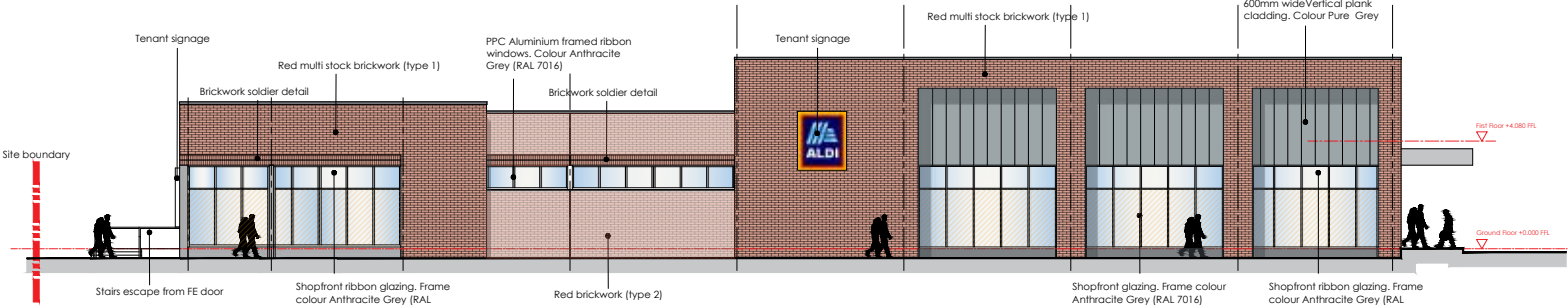
FIG 215 PROPOSED FLOOR PLANS (NOT TO SCALE)

4.0 PROPOSED DESIGN

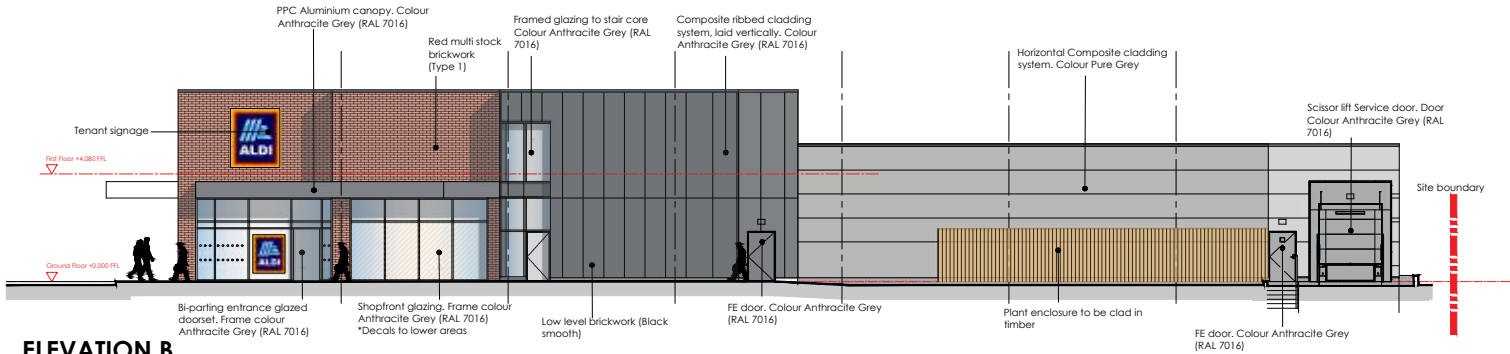
4.6 FORM, SCALE AND MASSING

The store is modest scale supermarket that provides a limited product range. The total range of products is approximately 1,500 lines. This is limited in comparison together grocery stores and supermarkets which carry between 2,500 and 40,000 product lines, with superstores carrying up to 60,000 lines. The parameters for the internal sales and warehouse areas help to determine the form and scale of the building, but flexibility within the ancillary spaces allow the design to adapt to any local requirements and site constraints.

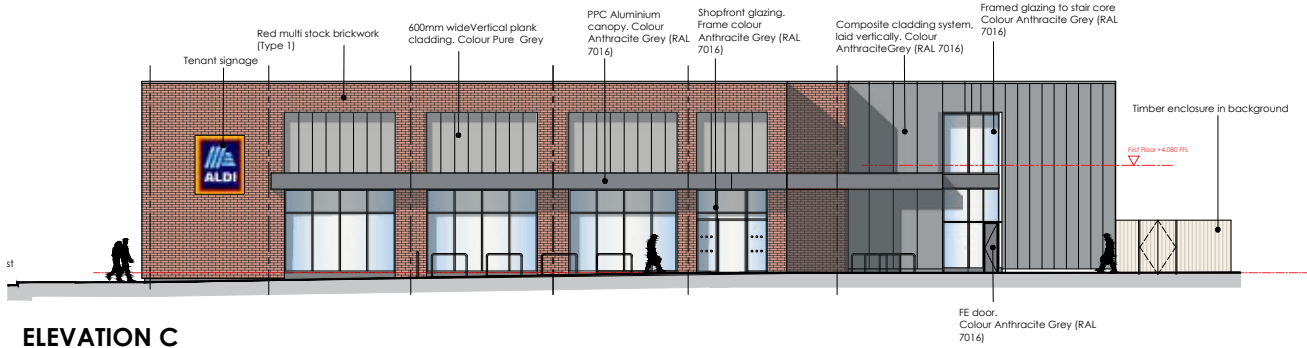
Massing to the foodstore is principally 1.5 - 2 storeys in height so that its sits comfortably on the site and within its surroundings along Victoria Avenue East. The standard store has been reconfigured to work with the sites constraints, particularly the underground water utility and its easements which runs north to south across the site. This service utility informs the positioning of the building and its extents and results in a bespoke staff amenity area being positioned in a upper floor, which allows for an enhanced height to the western element of the building providing more prominence and punctuation to the stores entrance at the site entrance. The heightened aspect of the western elevation relates better with the adjacent apartments as the mass steps up to the east along Victoria Avenue East.



ELEVATION A



ELEVATION B



ELEVATION C

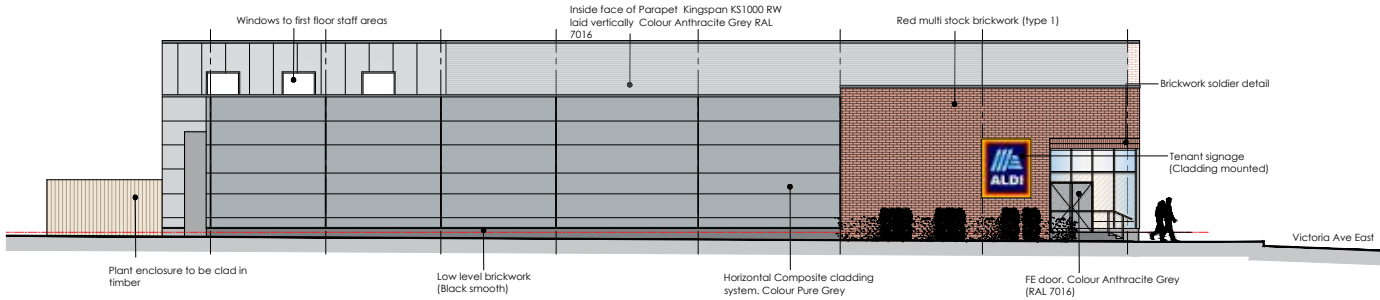


FIG 16. PROPOSED ELEVATIONS

4.7 MATERIALS

The material palette has been selected to present a election which is in keeping with the adjoining apartments and is sensitive to the residential properties to the south.

The brickwork palette helps to soften the elevations with a traditional material. The vertical cladding provides a contemporary aesthetic which combines well with the modern form. The glazing adds transparency and lightness to the facades and offers an active approach into the site.

PROPOSED MATERIALS PALETTE:

- Traditional red brickwork and detailing
- Brickwork stall riser - Charcoal brickwork with tarmac coloured mortar
- Composite cladding laid vertically, RAL 7016
- Composite cladding laid horizontally, RAL 7000
- Vertical plank cladding, RAL 7000
- PPC Aluminium shop front glazing and doors, RAL 7016
- PPC Aluminium framed glazing, RAL 7016
- PPC Aluminium canopy, RAL 7016
- Satin polished stainless steel trolley bay rails
- PPC Mild steel fire exit and personnel doors
- Sectional up and over door to service bay, RAL 7016

4.0 PROPOSED DESIGN

4.8 APPEARANCE

The proposals will focus on the delivery of a development which is sensitive to its surroundings with a mixture of materials and forms to provide a contemporary design which relates to the residential properties to the south of the site. Materials will be utilised which provide a sympathetic approach to the surrounding residential properties whilst designing and building with strong clean lines in a contemporary manner.

The scheme proposes a combination of brickwork, glazing and composite cladding. Brickwork is proposed to the principle entrance, wrapping around the side elevations and continuing along the south elevation as it runs along Victoria Avenue East. Glazing is located along these principle elevations provided natural light into the sales area and punctuating the main entrance, with the brickwork wrapping over the top and sides of the glazing. Natural light into the store is enhanced with high level ribbon glazing along the southern elevation.

Two types of brickwork are proposed along the southern elevation. This helps to break up the form which is helped with a step in the parapet height.

At high level above the glazing on the south east and north east elevations are elements of vertical plank cladding, set back in line with the glazing to help break up the elevations. The vertical cladding relates to the composite cladding on the back of house north elevation where there is a combination of vertical and horizontal cladding.

A aluminium canopy wraps around the north east corner over the entrance and helps to provide shelter from the elements as well as enhance the main entrance for visitors.



FIG 17. ARTIST IMPRESSION OF THE BUILDING FROM THE SOUTH EAST

4.0 PROPOSED DESIGN

4.9 GENERAL ACCESS

The existing egress into the site is off Victoria Avenue East with the proposed access in the same general location but shifted slightly along to the south east for an improved alignment and allowing an opportunity for enhanced parking facilities. The new access presents a dedicated vehicular route along the eastern and northern boundary's which is the right of access to the neighbouring apartments and gymnasium. Access for parking and servicing to the store is off this new route, as well as a new junction into the rugby clubs pavilion building providing an improved egress from the existing junction off Victoria Avenue East.

The new junction alignment has been designed by a Highway Engineer for the proposed capacity of vehicular flow into and out of the site for all buildings it serves. Vehicular routes have been tracked to ensure widths are sufficient for egress through the site, along with strong links for pedestrians and cyclists to the store frontage and main entrance.

Within the application there are a total of 119 car parking spaces provided throughout the site which includes eight accessible spaces, nine parent and child spaces and four electrical charging points. 14no cycle spaces are located close to the main store entrance to promote sustainable modes of transport to the site. Disabled spaces will be 6.2m by 3.6m and level with footpaths in accordance with current DDA standards.

Car parking areas will be fully suitable for wheelchair and accessible users and provide drop kerbs, tactile paving and well defined crossing points as required.

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 and child spaces. External areas will also be suitably illuminated.

ALDI operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with approximately 3-4 articulated deliveries per day of fresh food and ambient goods. The delivery is assembled at the centralised distribution depot in Bolton. There is one fresh milk delivery made by a rigid vehicle, and finally there is one refuse collection and one animal waster collection per week which is generally undertaken by a 12m rigid vehicle, this is undertaken when the store is operational. This is covered in more detail in the accompanying Transport Statement.

The ALDI store will be constructed with a 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 residential amenity.

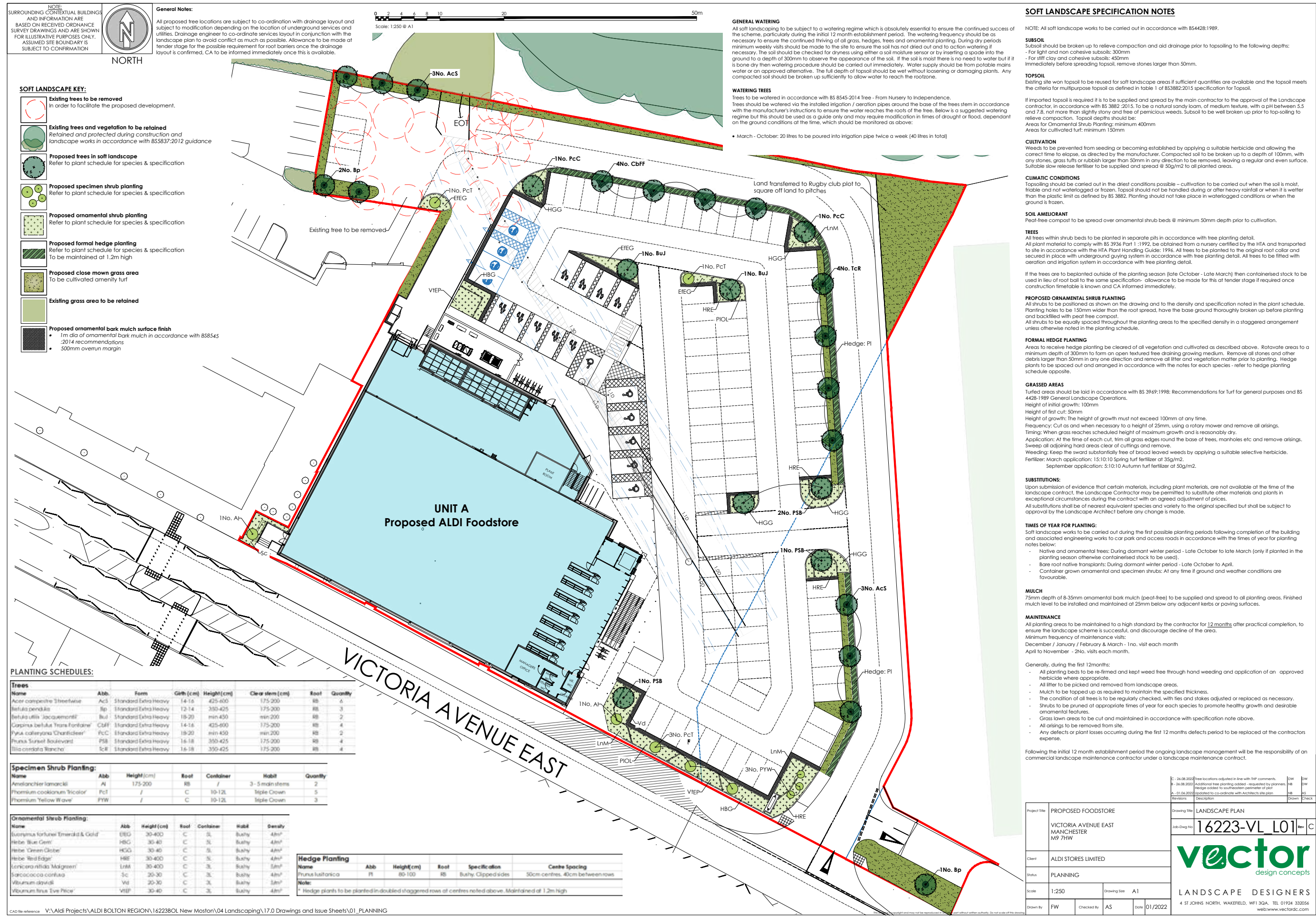
4.10 LANDSCAPING AND BOUNDARY TREATMENT

A considered landscaping scheme composed of ornamental trees and native species will be added to the site to soften the appearance of the car park and structure the pedestrian routes through the site. The hard and soft landscaping within the development boundary will be enhanced by pedestrian routes and new shrubbery. This proposed ornamental shrub planting will provide interest to the site and provide ALDI with a low maintenance landscape proposal.

The development will look to retain or enhance the existing boundary treatments where appropriate. To the north of the site is a strip of dense landscaping with a paladin fence to the sites boundary. The paladin fence will be retained in this location and extended where the site development extends on the north eastern edge. The eastern edge proposals paladin fencing also, but slightly higher at 3m high to add additional guarding against the adjacent rugby pitches. The western edge of the development will retain the existing iron railings alongside the service area and proposes new low level landscaping to help soften the boundary, along with timber knee railings for a permeable solution which deters pedestrian short cuts.

For further information please refer to the THP drawing reference 16223BOL-105 Boundary Treatment Plan and the accompanying landscape scheme Vector drawing reference 16223-VL_01.

4.0 PROPOSED DESIGN - LANDSCAPING



PLANTING SCHEDULES:

Trees	Name	Abb.	Form	Girth (cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Acer campestre 'Streetwise'	Ac3	Standard Extra Heavy	14-16	425-600	175-200	RB	6	
Betula pendula	Bp	Standard Extra Heavy	12-14	350-425	175-200	RB	3	
Betula utilis 'Jacquemontii'	Bul	Standard Extra Heavy	18-20	min 450	min 200	RB	2	
Carpinus betulus 'Trans Fontaine'	CbFF	Standard Extra Heavy	14-16	425-600	175-200	RB	4	
Pyrus calleryana 'Chanticleer'	PcC	Standard Extra Heavy	18-20	min 450	min 200	RB	2	
Prunus 'Sunset Boulevard'	PSB	Standard Extra Heavy	16-18	350-425	175-200	RB	4	
Salix cordata 'Natcha'	ScR	Standard Extra Heavy	16-18	350-425	175-200	RB	4	

Specimen Shrub Planting:	Name	Abb.	Height (cm)	Root	Container	Habit	Quantity
Amelanchier lamarckii	Al	175-200	RB	/	/	3-5 main stems	2
Philadelphus 'Cookianus' 'Tricolor'	PcT	/	C	10-12L	Single Crown	/	5
Philadelphus 'Yellow Wave'	PYW	/	C	10-12L	Single Crown	/	3

Ornamental Shrub Planting:	Name	Abb.	Height (cm)	Root	Container	Habit	Density
Euonymus fortunei 'Emerald & Gold'	EBG	30-40	C	3L	Bushy	4m ²	
Hebe 'Blue Gem'	HBG	30-40	C	3L	Bushy	4m ²	
Hebe 'Green Globe'	HGG	30-40	C	3L	Bushy	4m ²	
Hebe 'Red Edge'	HRE	30-40	C	3L	Bushy	4m ²	
Lonicera nitida 'Majestica'	LnM	30-40	C	3L	Bushy	5m ²	
Sarcococca confusa	Sc	30-30	C	3L	Bushy	4m ²	
Viburnum davidii	Vd	30-30	C	3L	Bushy	5m ²	
Viburnum tinus 'Eve Price'	VtP	30-40	C	3L	Bushy	4m ²	

Hedge Planting	Name	Abb.	Height (cm)	Root	Specification	Centre Spacing
Prunus laurocerasus	PL	80-100	RB	Bushy	Clipped sides	50cm centres, 40cm between rows

Note:
Hedge plants to be planted in doubled staggered rows at centres noted above. Maintained at 1.2m high

UNIT A Proposed ALDI Foodstore

VICTORIA AVENUE EAST

CAD file reference: V:\Aldi Projects\ALDI BOLTON REGION\16223BOL New Moston\04 Landscaping\17.0 Drawings and Issue Sheets\01_PLANNING

Project Title	PROPOSED FOODSTORE
Client	ALDI STORES LIMITED
Status	PLANNING
Scale	1:250
Drawn By	FW
Checked By	AS
Date	01/2022

Drawing Title	LANDSCAPE PLAN
Job/Draw No	16223-VL L01
Rev	C

vector
design concepts

LANDSCAPE DESIGNERS
4 ST JOHN'S NORTH, WAKEFIELD, WF1 3QA. TEL 01924 332056
web:www.vectordc.com

5.0 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 site and building.

The following principles have been considered when designing the development:

5.1 EXTERNAL LAYOUT

The general layout of the development is relatively simple and easy visitors to understand and it clear where they should and shouldn't be. Management of the site is also made easier. Areas where criminal activity could occur has been limited where possible within the site.

Most of the car parking areas have been designed to be well overlooked from the building frontage and staff amenity areas as well as routes through the site, allowing a good level of natural surveillance.

Bollards will be incorporated into the scheme where there are glazed areas along building frontages.

Bin stores will be fully enclosed in the bin cage to the service yard.

Cycle parking will be in open areas, adjacent to the cycle routes and within visible distance of the store entrances.

Lighting columns are proposed across the site giving uniform lighting levels to the car parking, servicing and all pedestrian routes.

Shopping trolleys will be controlled on a coin operated system and will be secured at night to prevent theft / miss-use. The trolley bays are located adjacent to the store entrance for ease of use and visibility.

Site boundary's will be secured where required to prevent access onto neighbouring properties.

Pedestrian and cycle routes have been kept to the building frontages or public areas where possible for natural surveillance.

Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m for site wide visibility.

5.2 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.

External security shutters over the entrance / exit doors out of hours.

Doors and windows are manufactured from steel with no visible external ironmongery.

An intruder alarm will be installed to the building (monitored).

The entrance to the store for customers is in a obvious position and clearly visible from the car park.

There are no areas to the roof that are accessible to the general public.

6.0 SUSTAINABILITY STRATEGY

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. ALDI are committed to reducing the amount of waste in demolition and construction by implementing measures to achieve the efficient use of resources. The design and layout will also facilitate the collection and storage of waste. ALDI uses a mix of conventional and renewable energy to power its stores. ALDI does not heat its stores by conventional gas methods. A heat recovery system using a refrigerant-to-air-heat-exchanger is used to heat the sales area of each store by using the heat removed from the store's refrigerated display cabinets combined with heat generated through the compression cycle of the central refrigeration plant. This provides a significant saving, which on recent trial store in Crewe was in the order of 23.3% of the total store power, which represents a 9.47% reduction in the stores carbon footprint when compared to conventional gas heating methods.

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

6.1 RECYCLING AND WASTE REDUCTION

The tenant will be committed to minimising all waste and if it should occur every effort will be made to recycle such materials.

6.2 OPERATIONAL WASTE

The amount of waste is to be reduced by careful and efficient management and, also, provide the recycling of such waste where practical. Waste reduction is maximised wherever appropriate, as well as the use of environmentally friendly cleaning agents which do not contain phosphates or CFC's. Electrical energy and heating energy is conserved by the widespread use of time switches.

6.3 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 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. Registered waste carriers will be utilised and only companies with the relevant waste disposal management licence will be contracted to dispose of substances where required.

When waste changes hands transfer notes will be completed and signed by both parties and a written description of the waste handed over.

6.0 SUSTAINABILITY STRATEGY

As part of this application a Sustainability Report has been prepared by Environmental Consultants which assess and reviews the sustainable themes and measures as part of the proposals.

The strategy presents a generic approach to meeting targets and objectives for sustainable development. The strategy is based on several key themes that area relevant to the tenant proposals.

The supporting Sustainability Report addresses the themes set out through the below steps

- Improving the Building Envelope
- Reducing Energy Demand
- Re-Usable Energy

6.4 SUSTAINABILITY OBJECTIVES:

- **Minimise Energy Use:** The objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use. Further to this a range of low carbon and energy renewable technologies are to be considered.
- **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.

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. Mindful of responsibility to the environment.

RECYCLING AND WASTE REDUCTION:

Tenants should be wholeheartedly committed to minimising all waste and if it should occur every effort will be made to recycle such waste across the site.

6.0 SUSTAINABILITY STRATEGY

6.5 SUSTAINABILITY DESIGN HIERARCHY

- Reduce**

Reduce both the energy consumption of the finished product and the amount of embodied carbon within the materials and processes associated within the building, operating, maintaining and ultimately dismantling the store – a whole lifecycle approach to carbon assessment.
- Replace**

Where carbon cannot be removed, the effect made impact should look to be reduced with lower carbon alternatives.
- Renew**

Utilize renewable sources of electricity wherever possible and look to include low carbon fuel replacement sources relevant to the site-specific store. The use of PhotoVoltaics shall be maximized.
- Redress**

Offsetting any remaining embodied/ in use carbon with accredited gold standard schemes/ verified carbon standard schemes via our existing Carbon Neutrality contract.
- Rollout**

Review successful initiative for wider use.

6.6 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
	Further Measures	- Use of natural daylighting
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.

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 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.
Site Management	Commissioning and Hand-over	- A building user guide and building education would be provided as part of the development's handover.

7.0 CONCLUSION

This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of Aldi Stores Limited to support a detailed planning application consisting of the following:

- Demolition of exiting Restaurant**
- A detailed planning application for a new build bespoke 1,884sqm GIA ALDI Foodstore**
- Associated site wide car parking facilities and access arrangements**
- Structured landscaping proposals**
- Connectivity with adjacent sites, including pedestrian routes**

Careful consideration has been given to determine appropriate locations for building layouts, massing and routes. A careful design focus has enabled an overall scheme which responds to the site context (including constraints), surrounding properties and existing rights of ways. Within this proposal it is clear to see that ALDI are committed to delivering a well thought out, high quality proposal that seeks to improve the New Moston local area.

The scheme utilises a combination of contemporary design with a mix of materials sympathetic to the local character to introduce ALDI operations within the site and invigorate the tired and aging site. Further to this, a prominent building frontage with carefully detailed glazing has produced a scheme which invites the public into the site and will enhance the local area going forward.