

# Design And Access Statement

Pontfaen Road, Lampeter

University of Wales, Trinity Saint David / Aldi Stores Limited



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## Document Control Record

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# 1. Introduction

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This Design and Access Statement has been prepared by Kendall Kingscott Ltd, for joint applicants University of Wales Trinity Saint David, and 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 an 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.

The proposal is part of a collaborative project between University of Wales Trinity Saint David and Aldi Stores Ltd which seeks to develop a mixed-use scheme including food retail, sporting hub and communal spaces.



*Site Plan (not to scale)*



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### 1.1. Design Team

Architecture	Kendall Kingscott
Planning Consultant	Planning Potential
Heritage Consultant	Heritage Recording Services Wales
Highways Consultant	Entran
Engineering Consultants	Craddys
Building Services Consultants	Building Management Technology (BMT)
Landscape Architects	Tyler Grange
Arboriculturalist	Tyler Grange
Ecologist	Tyler Grange

### 1.2. The Applicants

The site is owned and managed by University of Wales Trinity Saint David (UWTSD). UWTSD was formed on 18 November 2010 through the merger of the University of Wales Lampeter and Trinity University College Carmarthen, under Lampeter's Royal Charter of 1828. On 1 August 2013 the university merged with Swansea Metropolitan University. Founded in 1822, UWTSD's Lampeter campus is where higher education began in Wales.

Aldi Stores Ltd are a global discount supermarket operator who are currently the fifth largest grocer in the UK. Aldi began trading in the UK in 1990 and now have over 900 stores in the UK and Ireland.

## 2. Planning Policy

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### National Policy, Guidance and Legislation

#### Planning Policy Wales – Edition 11 (Feb 2021)

##### Good Design Making Better Places

Paragraph 3.3 of the PPW states that good design is fundamental to creating sustainable places where people want to live, work and socialise... To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development.

Para 3.4 states that design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future.

##### Access and Inclusivity

Para 3.5 states that good design is inclusive design. Development proposals should place people at the heart of the design process, and acknowledge diversity and difference.

Para 3.6 states that development proposals must address the issues of inclusivity and accessibility for all. Design measures and features should enable easy access to services by walking, cycling and public transport.

##### Environmental Sustainability

Para 3.7 states that good design promotes environmental sustainability and contributes to the achievement of the well-being goals.

Para 3.8 states that good design can help to ensure high environmental quality.

##### Character

Para 3.9 the layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

Para 3.10 In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness.

##### Community Safety

Para 3.11 Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. Crime prevention and fear of crime are social considerations to which regard should be given in the preparation of development plans and taking planning decisions.

##### Movement

Para 3.12 states that good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys.

Para 3.13 states that existing infrastructure must be utilised and maximised, wherever possible.

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## Design and Access Statements

Para 3.17 states that a Design and Access Statement communicates what development is proposed, demonstrates the design process that has been undertaken and explains how the objectives of good design and placemaking have been considered from the outset of the development process. In preparing design and access statements, applicants should take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposal.

Para 4.1.17 states that Design and Access Statements should show how the design of the scheme has responded to the sustainable transport hierarchy.

Para 4.1.24 states that Design and Access Statements should demonstrate how the design of new or enhanced streets has responded to urban design principles, including the guidance in Manual for Streets and the Active Travel Design Guidance.

Para 4.1.49 states that Design and Access Statements should demonstrate how the design and layout of the development will reduce the level and speed of traffic to appropriate levels, and responds to the guidance in Manual for Streets and the Active Travel Design Guidance.

## Public Transport

Para 4.1.36 states that the availability of public transport is an important part of ensuring a place is sustainable. It enables people to undertake medium and long journeys without being dependent on having access to a car.

## Accessibility

Para 3.45 states that Spatial strategies should support the objectives of minimising the need to travel, reducing reliance on the private car and increasing walking, cycling and use of public transport.

Para 3.48 states that sites which are unlikely to be well served by walking, cycling and public transport should not be allocated for development.

## TAN 12: Design (2016)

This TAN provides technical guidance to supplement policy set out in PPW. It advises on the role of the planning system in making provision for sport and recreational facilities and informal open spaces, as well as protecting existing facilities and open spaces in urban and rural areas in Wales.

Para 4.9 states that opportunities for innovative design will depend on the existing context of development and the degree to which the historic, architectural, social or environmental characteristics of an area may demand or inhibit a particular design solution.

Para 4.13 states that movement and ease of access for all to and from development should be appraised at the strategic and local level, with a view to supporting a shift from car use to walking, cycling and public transport and recognising the need for better connectivity within areas and with the surrounding areas.

Para 5.3.5 states that good practice for all involved in the design process involves:

- increasing awareness of inclusivity by all;
- consulting disabled people and groups representing them;
- identifying physical and non-physical barriers to access;
- making adjustments to deal with identified barriers;
- drawing adjustments to the attention of disabled people;
- regular reviews of effectiveness.

Para 5.5.5 states It is important that the qualities of the urban landscape (townscape) are appreciated and considered in the design of development.

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Para 5.7.1 states that realising the potential of existing urban areas will help reduce the need to travel, help revitalise and regenerate urban centres and reduce pressure for development on the countryside.

Para 5.13.3 states that creating space for biodiversity can enhance the ability of developments to adapt to changes in local environmental conditions over the life time of the built development which may result from climate change.

Para 5.14.1 states that a high quality public realm can make a unique contribution to a stimulating environment and can provide a focus for community activity. The form and design of spaces and routes which comprise the public realm are critical to its success.

### **Ceredigion Local Development Plan 2007-2022 (LDP) - Volume 1 Strategy and Policies (2013)**

Policy S01: Sustainable Growth states that growth will be focused to deliver stronger, more sustainable communities and this will be achieved by providing opportunity for development.

Policy S02: Development in Urban Service Centres (USCs) states that Urban Service Centres provide sustainable locations where development will be permitted which in relation to Lampeter will contribute to the maintenance of its national significance and its role as a strategic centre for Mid Wales and supports current objectives and action plans relating to its Strategic Regeneration Status.

Policy DM06: High Quality Design and Placemaking states that development should have full regard, and positively contribute to the context of its location and surroundings. Development should reflect a clear understanding of design principles, the local physical, social, economic, and environmental context.

Policy DM09: Design and Movement states that development should be designed to secure a welcoming environment which encourages appropriate through movement.

Policy DM10: Design and Landscaping states that all applications, other than for householder developments which will have an impact on the landscape should be supported by a landscaping scheme.

Policy DM11: Designing for Climate Change states that the LDP will help ensure that development addresses the implications of climate change.

Policy DM17: General Landscape states that development will be permitted provided that it does not have a significant adverse effect on the qualities and special character of the visual, historic, geological, ecological, or cultural landscapes and seascapes of Ceredigion, the National Parks and surrounding area.

Policy DM19: Historic and Cultural Landscape states that development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly adversely affected. Where possible development should enhance these qualities and special character.

**Planning Matters:** A full review of all relevant local and national policies is provided within the Planning Statement, produced by Planning Potential.

### 3. Context and Site Appraisal

#### 3.1. Location

The site is located within a college playing field off Pontfaen Road in the town of Lampeter. The area falls in the jurisdiction of the unitary authority of Ceredigion County Council.

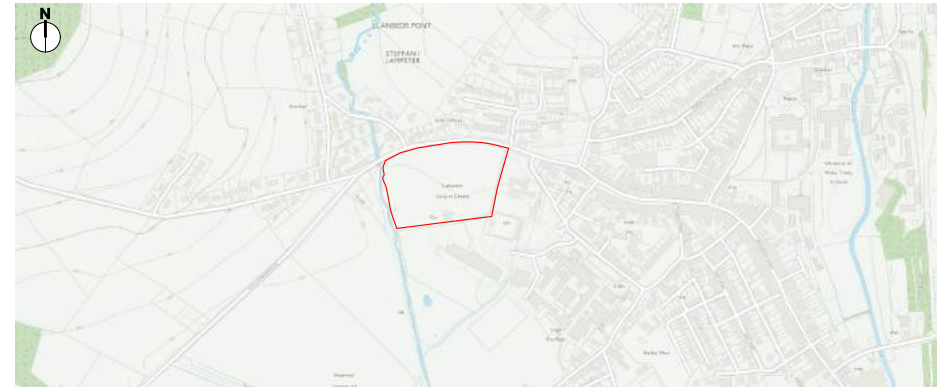
#### 3.2. The Site And Context

##### Wider Context (Lampeter)

Lampeter is a historic market and university town west of the Cambrian Mountains and within the Teifi Valley, Ceredigion, Wales. The townscape expresses Victorian and Gothic architecture with distinctive buildings of churches, chapels and public buildings.

##### Immediate Context

The site is located west the centre towards the periphery of Lampeter where the density of built environment becomes more sporadic. North of the site is predominately residential and includes a mixture of terraced and detached houses. To the south-east of the site sits Lampeter leisure centre and a school. The town's outskirts lies west of the site consisting of mainly agricultural fields and homes fronting the main road.



Site location plan (not to scale)



Buildings in Lampeter

## Approach to site

A short distance from the main high street, when approaching from the east the site becomes visible from a few hundred metres along Pontfaen Road. The site is easily identifiable by its large mature trees to the site boundary. As you get closer views in start to open up across the gardens of the neighbouring residential home, with the pavilion in the background. Opposite the site is the recently complete Enterprise Centre which appears as a two storey contemporary take on traditional terraced housing, displaying a palette of modern and local materials.



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## Existing Site

The site has been used as a playing field for a long period of time, although in recent years has been not been in active or regular use. There are visible markings which outline a cricket, rugby and a football pitch.

The only structure on site is a Grade II listed pavilion located on the south side of the field.

The field is enclosed on the south and west with a row of mature trees. A water course also flows along side the row of trees at the west border and a stone wall runs across the northern boundary of the site. Refer to ecological, arboricultural and environmental statements submitted as part of the planning application for all findings and recommendations.

The site is only accessible in one location via an existing metal gate in the north-east corner of the site.



*Photos of existing playing field - the site*

## Topography

As you might expect from a sports field the site is predominantly flat but there is gradual fall from Pontfaen Road down to the southern boundary. The surrounding topography, however, is quite pronounced, with the land dropping to the river along the western boundary. North of Pontfaen Road the residential area rises steeply north, offering views back towards the site. Rolling hills can be seen in the background when looking towards the pavilion.



Existing Site Plan (not to scale)



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## Existing Pavilion

Built in 1909, the building is protected for its special architectural interest as a well preserved early 20th century sports pavilion, important for its unusual example of this type of building. A modern changing room building sits directly behind the listed structure, although is exempt from the listing.



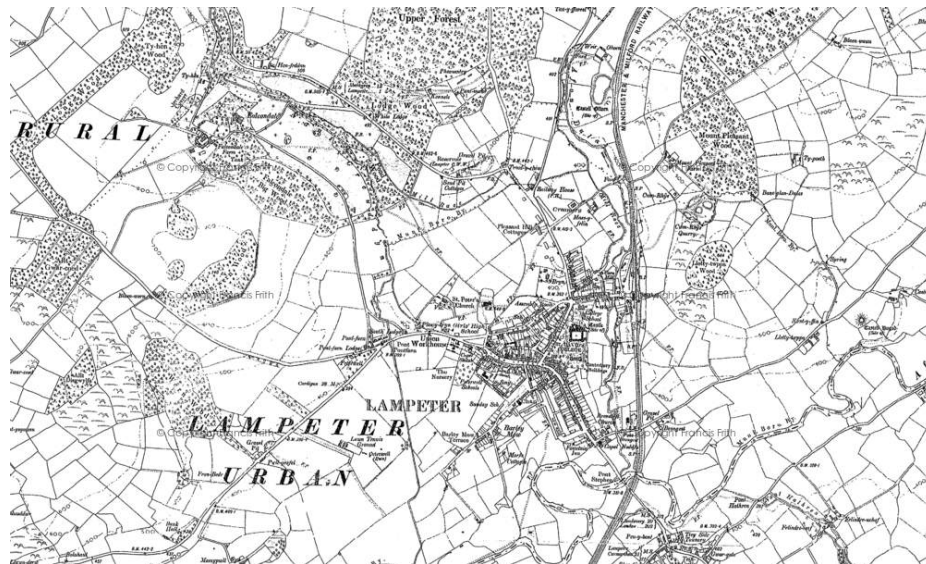
*Photos of Grade II listed Sports Pavilion*



### 3.3. History

A review of historical maps shows that the site had previously comprised of *two* fields, with the the eastern portion being the smaller field of the two. The map extracts below date between 1887-1904. It's clear that another building occupied the site of the pavilion before its completion in 1909.

Please see the Heritage Impact Assessment which accompanies this application for further details.



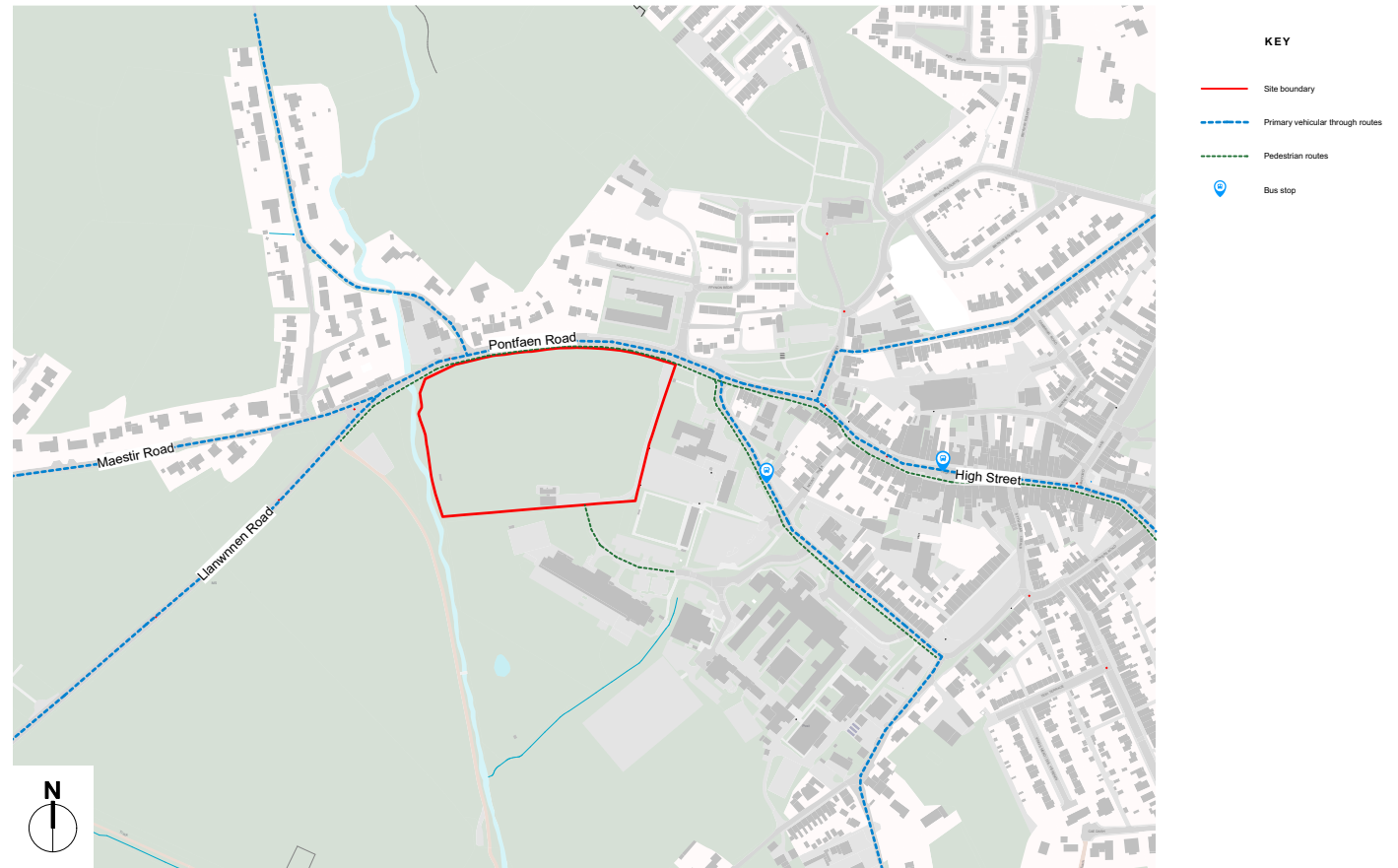
### 3.4. Connections

Main connecting routes run along Pontfaen Road at the northern border of the site. Pontfaen Road provides vehicular connection to the town's High street and university and offers strong links to the surrounding residential neighbourhoods.

Bus stops are also a few minutes walk from the site making public transport a viable option to travel to site.

Pedestrian and vehicular site access from the main road is via a gate in the top corner of the field. A single track hugs the perimeter of the site and provides access to the pavilion.

There is opportunity to provide direct pedestrian access from the leisure centre in the south-east corner.

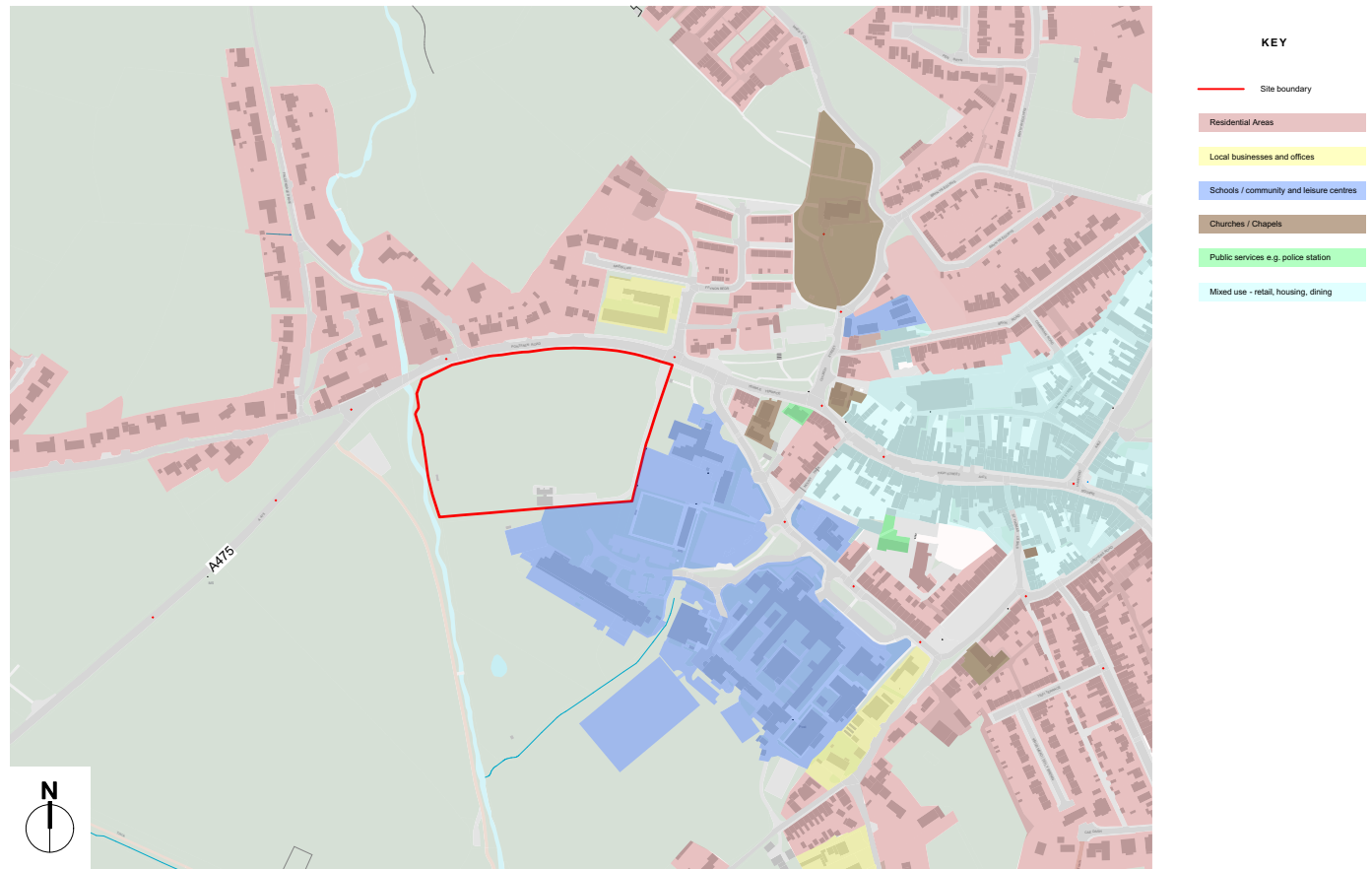


### 3.5. Land Use

The land surrounding the site is a mixture of open green spaces, housing, and sport facilities. The river along the western boundary of the Pontfaen Road site is a defining feature of Lampeter's settlement boundary.

Appropriate development of this site will revitalise an underused area and enhance the western approach into the town.

Creating a stronger connection between the high street and residential areas at the town's outskirts. The proposals will complement the existing leisure facilities to the south-east.



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### 3.6. Constraints and Opportunities

Site constraints:

- Listed building status, setting and curtilage. Scheme needs to integrate with the existing listed pavilion and any new additions designed appropriately to minimise impact.
- Neighbouring residential properties.
- River phosphates and possible flooding.
- Mature Trees and Tree Preservation Orders.
- Existing stone wall and mature trees limits visibility into the site
- Building height - context of low level townscape of surrounding buildings.
- Scheme will have to provide safe connectivity with residential areas.
- Current access not suitable for increase in traffic.

A development of the site will provide the following opportunities:

- A chance to provide an appropriate development on a prominent road side site.
- Mitigating visual impact on listed building can be key driver in any new proposals and inform appropriate external finishes.
- A new development on a large site will provide multiple land uses to be integrated together maximising site potential.
- A new development will provide new jobs for local people and employment opportunities during its construction.
- The provision of a new discount retail outlet in the area will be of valuable service to the local community and enhance consumer choice.
- Reinvigorate the existing site to attract and increase public activity around the area while providing safe access for both cars and pedestrians.

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### **3.7. Pre - Application Advice**

A number of pre-application meetings have been held with Ceredigion County Council. Refer to the Planning Statement submitted with the application for further details.

### **3.8. Public Consultation**

A comprehensive public consultation strategy has been undertaken. For details refer to the separate 'Planning Supporting Statement' and 'Statement of Community Involvement' documents submitted as part of the Planning Application.

## 4. Scheme Design

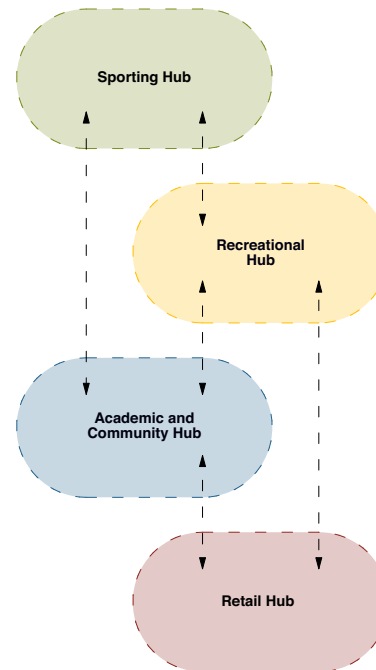
### 4.1. Site Aspirations

This application seeks planning permission for the development of a masterplan over a site of approximately 3 Hectares (7.5 Acres). The proposal includes an integrated plan of a Sporting Hub, Recreational Hub, Retail Hub, and Academic and Community Hub. This will include the reintroduction of competitive sport on the site and involve the extensive refurbishment of the existing listed Pavilion, which aims to be the central interlinking zone of the masterplan. The diagram below shows the basic concept and how the programme interconnects.

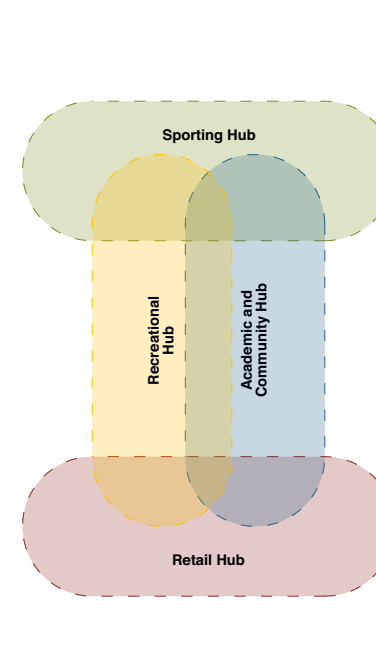
Step 1: Establishing potential land uses for the site at Pontfaen Road



Step 2: Interlink uses to maximise site potential and ensure longevity of community facilities



Step 3: Design programme to create physical links between land uses





The site aims to act as a link between the University, high street, residential and existing sporting facilities by being a multi-purpose hub for the community.





## 4.2. Scheme Proposals

### Sporting Hub

The existing sports pitch to the west is to be retained, thus continuing the legacy of sport on the site. Informal routes delineated by short cut grass will create paths around the pitch connecting with the other hubs.

### Academic and Community Hub

Event and exhibition pods are proposed in the form of pre-fabricated structures. Under the informally named 'Food Village' they will be linked with the food and nutrition industry to showcase Welsh produce to coincide with associated academic activities. There will be 3no pods installed initially with space for additional pods in the future. Up to 25no parking spaces will be made available for the Food Village.

### Recreational Hub

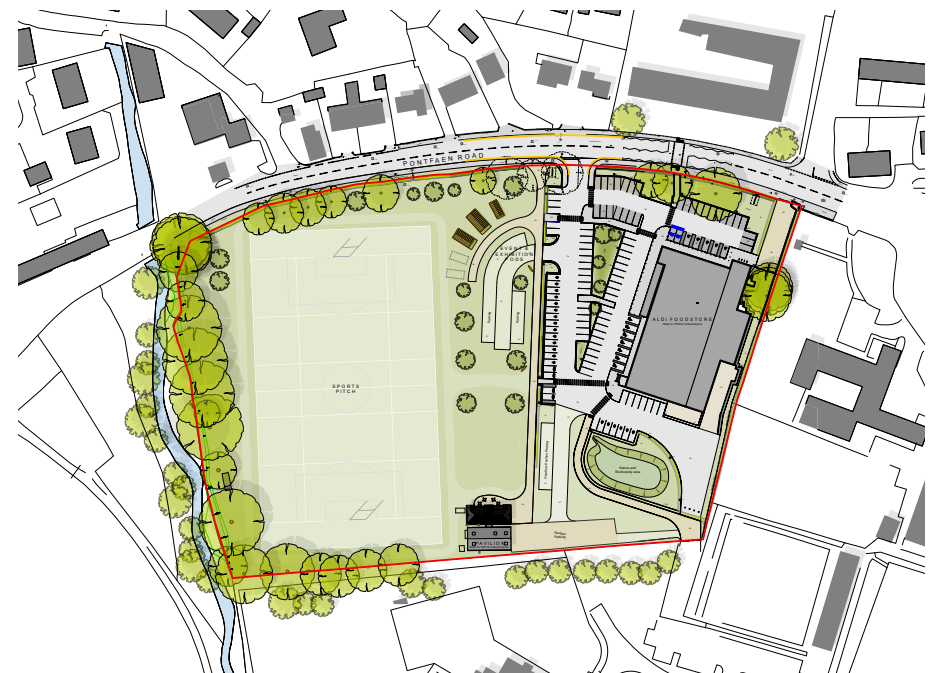
A nature and biodiversity area is proposed as a sustainable way to deal with surface water drainage on site.

### Pavilion

The existing listed sports pavilion will be extensively refurbished to form a community hub for the food village and sport/recreational uses. The internal layout of the building will remain largely unchanged, except for the relocation of the WC and kitchen facilities which will be modernised along with the refurbishment of the internal fabric. The Pavilion will support parking for 12no cars on the existing area of hardstanding with an additional 10no provided off the access leading to the Pavilion.

### Retail Hub

An ALDI food store is be proposed as part of the Retail Hub zone. The store has a retail floor area of 1,315m<sup>2</sup>. The development will also accommodate a car park providing 118no. customer spaces. This will include 7no. Parent and Child, 5no. Disabled, 4no. EVCP and 2no. Click and Collect spaces. 20no. Spaces will also be dedicated to future EVCP provisions. 4no. Cycle hoops located outside shopfront for secure bicycle parking.



Proposed Masterplan (not to scale)

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It is proposed that the event and exhibition pods, owned and managed by the University, will be linked with the food and nutrition industry to showcase Welsh produce and to coincide with associated academic activities. Titled 'Lampeter Food Village', the site aims to support the branding and identity of Lampeter as a market town with a particular focus on food and its various products. The scheme forms part of a wider University initiative titled '*Canolfan Tir Glas*'.

"The University intends to establish Canolfan Tir Glas on its campus in Lampeter. This centre – which will promote the local food industry, local sustainability, resilience and enterprise within a rural context – will focus on strengthening the economic infrastructure of Lampeter and its hinterland, providing the town and area with a clear focus in terms of identity and brand.

***"A local centre focusing on the food industry, sustainability, resilience and rural enterprise."***

A core part of the scheme is to work closely with neighbourhood discount food retailer Aldi to develop the concept of a food village on part of Pontfaen fields. As a net carbon zero company, and with a clear ambition to cut single use plastic and source as much produce locally within Wales, Aldi's business practices align with the principles underpinning the University's aims for Canolfan Tir Glas.

With the sale of the land to Aldi, the University would also be in a position to invest significantly in a new food and hospitality training centre in the centre of Lampeter and a rural enterprise centre on its campus.

The scheme is underpinned by economic regeneration, with the aim of creating new jobs, attracting many more visitors to the town and increasing the number of further and higher education students studying in Lampeter.

The University sees the establishment of Canolfan Tir Glas as a significant development and a clear indication of its long-term commitment to the Lampeter Campus. Indeed, it can envisage this development leading in time to the establishment of the campus as a leading centre for sustainable education within the United Kingdom. That would be a fitting and appropriate way of celebrating the University's bicentenary in 2022."

"The Pontfaen development is an exciting opportunity to create a new commercial venture that will help bring Lampeter back to life and drive economic growth in the area. It will be a starting point for realising a bold vision for the town, enabling the University and other interested parties to apply for significant funding from both regional and national funds in future years."

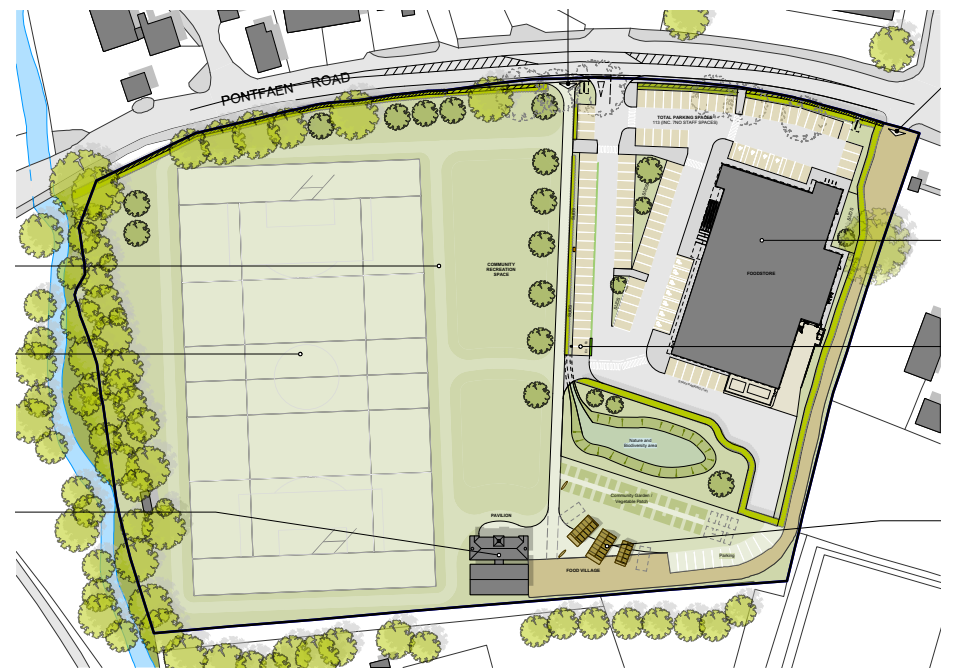
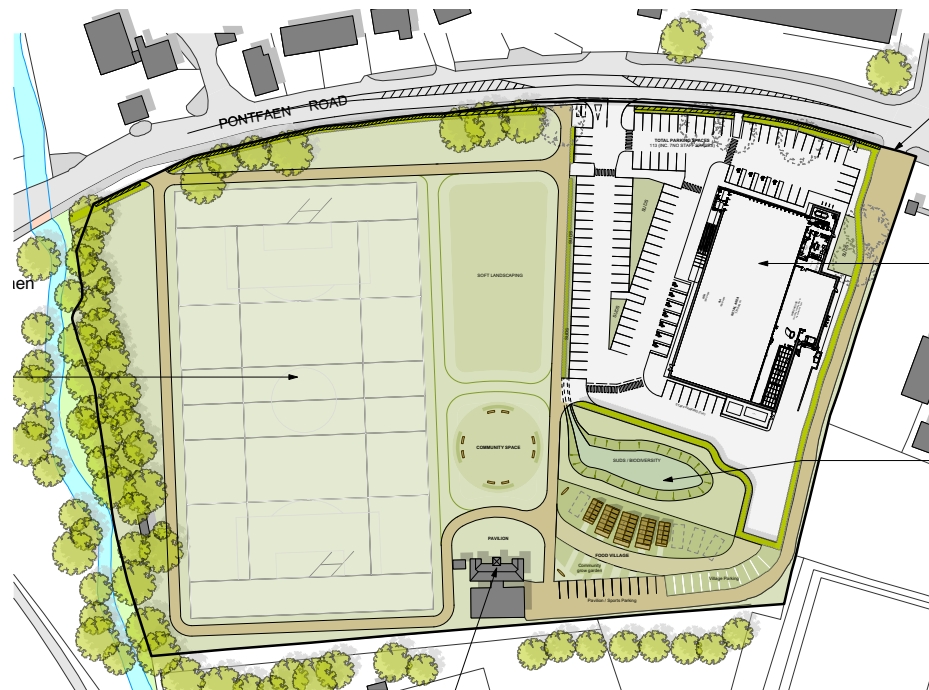
(Source: Canolfan Tir Glas; A new vision for Lampeter, University of Wales, Trinity Saint David, 2020)

### 4.3. Feasibility Options

In considering layout options for the site we were conscious to limit the visual impact any new development would have on the existing listed building and its setting. By locating the foodstore as far east as possible we could maintain the widest angle of views of the pavilion from Pontfaen Road.

It was crucial that any new proposals came secondary to the pavilion and they would not overbear or devalue its significance.

As shown below, early versions of the masterplan sought to locate the food village closer to the pavilion, to share facilities and keep the area between Pontfaen Road and the pavilion as clear as possible. Following extensive discussions with the local authority it was decided that the food village was best placed to the north of the site, to have greater visibility and to leave the space surrounding the pavilion clear of any new structures.



#### 4.4. Layout and Site Access

A new site entrance on the northern boundary will provide vehicular access to all uses on the site. A small number of trees and section of the existing stone wall will be removed to create this access and open up views into the site. A central access will provide routes to the different parking areas.

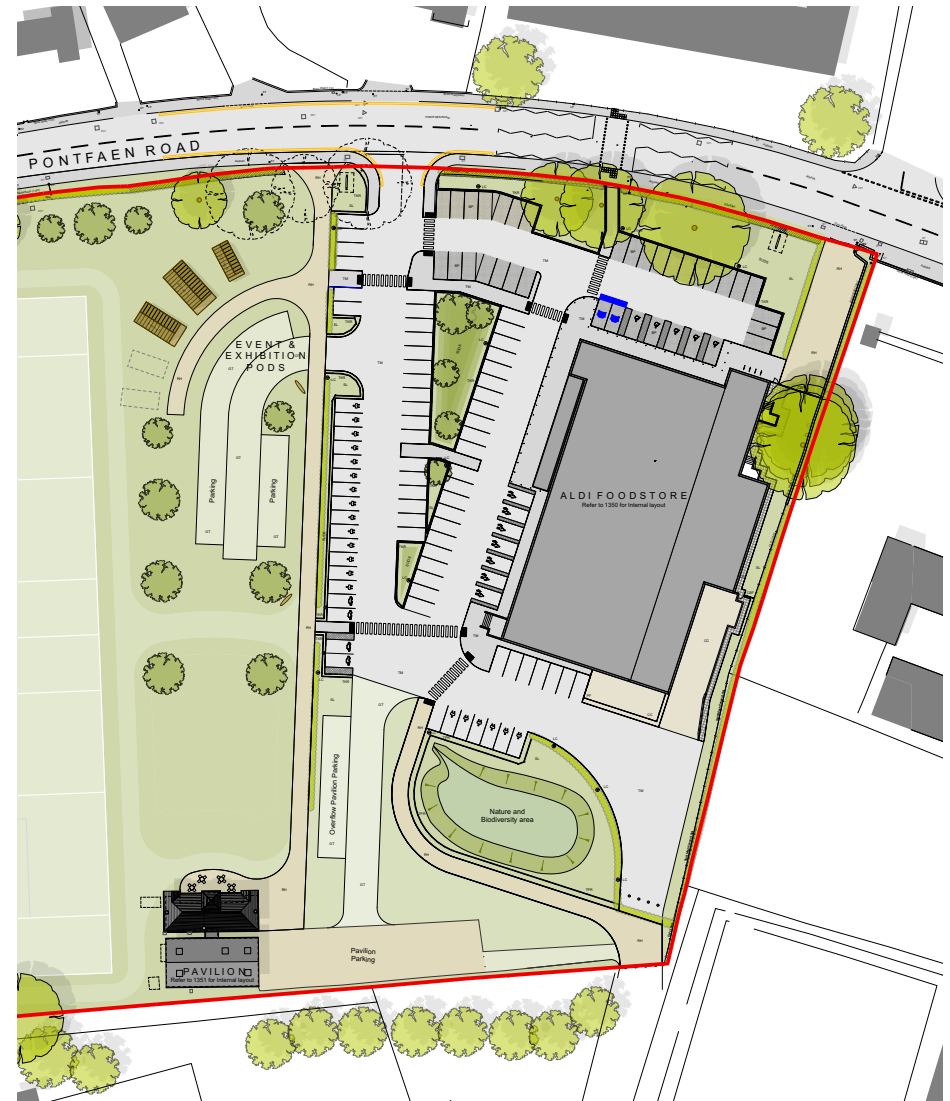
The position of the site entrance enables clear visibility to the Aldi store entrance as well as the pavilion, food village and sports pitch. Pedestrian crossings also provide safe routes in and around the site. Proposed SUDS features are integrated with the parking layout for sustainable site drainage and to also create an attractive soft landscape to break up the area of hard surface.

The existing entrance in the north-east corner will be maintained for pedestrian and cycle access only. Access to the rear of the Aldi store will be closed to the public.

A new pedestrian link is proposed to the south-east corner of the site, linking with the neighbouring school and sport, and leisure facilities.

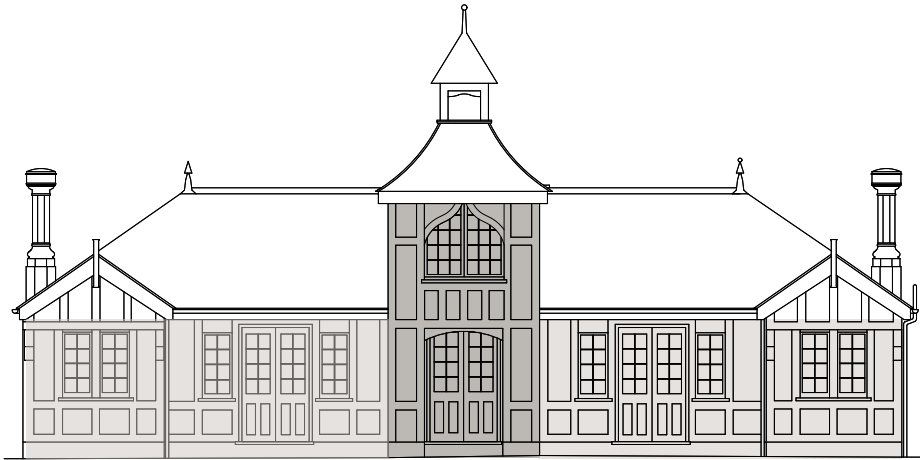
Service access to the Aldi store will be located south-east of the site to minimise noise and visual impact.

The area of proposed new development to the east of the site is similar to the size and shape of land identifiable on the historic map dating back to around 1900 when the site was split into two fields.



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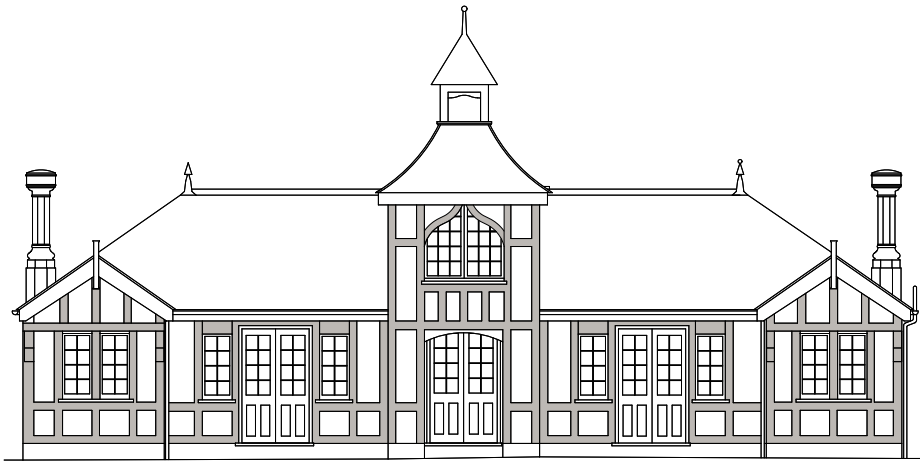
## 4.5. Analysis of Existing Pavilion



### FORM

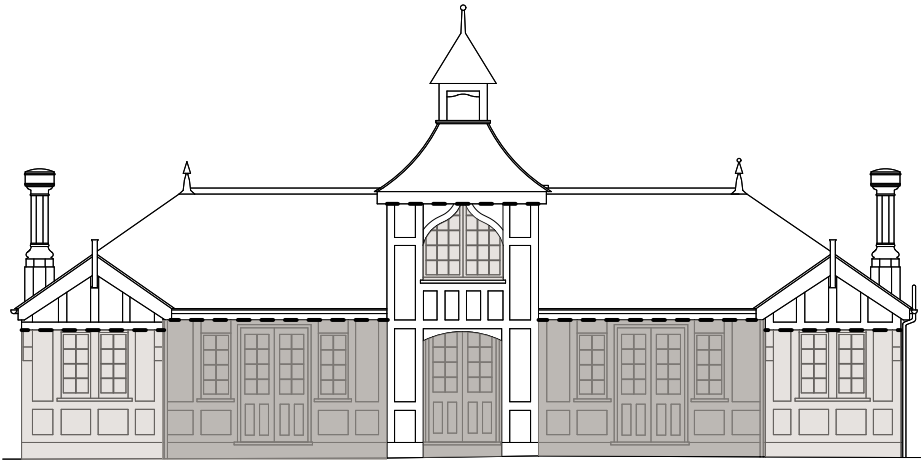
The pavilion is a single storey building housed beneath a pitched tiled roof, hipped at both ends, and bookended by decorative chimney stacks.

The horizontal facade of the pavilion is broken by a central elevated tower rising above the main ridge line, defining the entrance to the building.



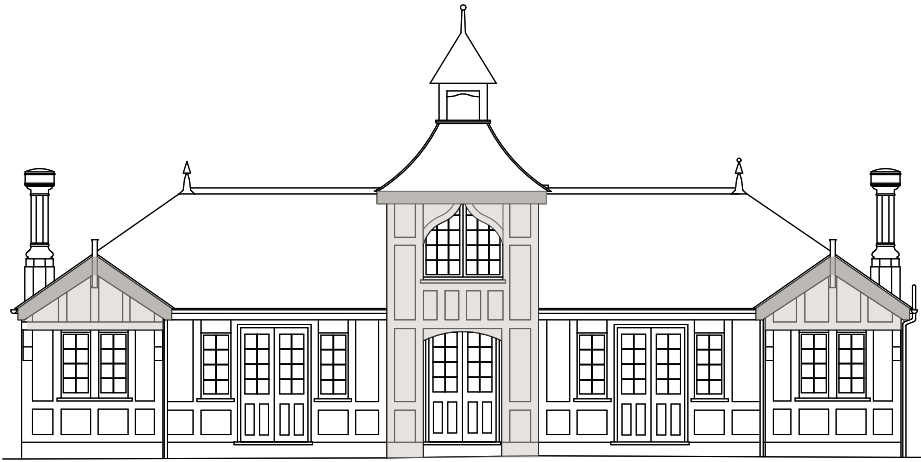
### FRAMING

The building is characterised by its distinctive black painted imitation timber framing. This grid-like facade treatment helps define the openings and contrasts to the white render panels in between.



#### RECESS AND OVERHANGS

The play in form and projection of the building elements leaves a series of building recesses along the frontage of the pavilion. These areas act as shelter and give depth and relief to the building.



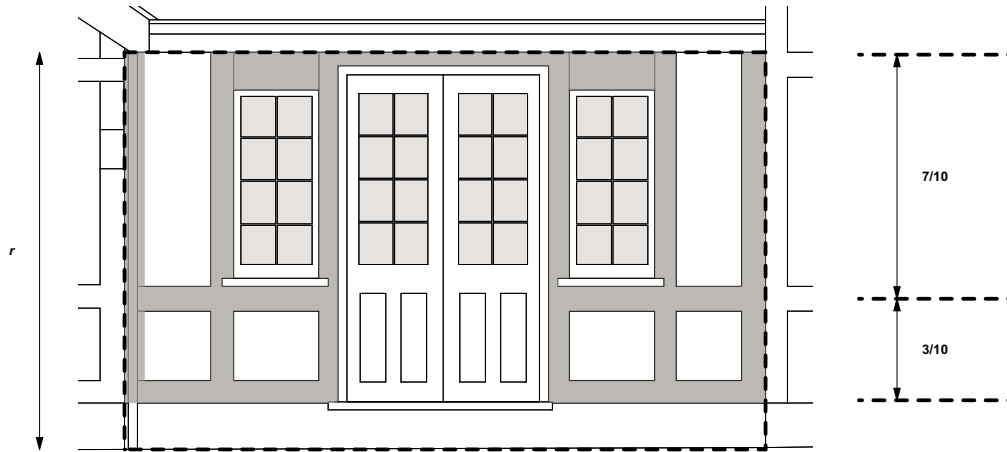
#### PROJECTION

Two symmetrical gables at either end of the building project forward of the wall and window below, providing shelter and depth to the facade.

The eye is drawn to a tall turret sitting forward and proud in the centre of the building. The entrance is clearly defined and acts as a beacon to the surrounding site.

The 'Golden Ratio'

$r \times 1.618$



**PROPORTION**

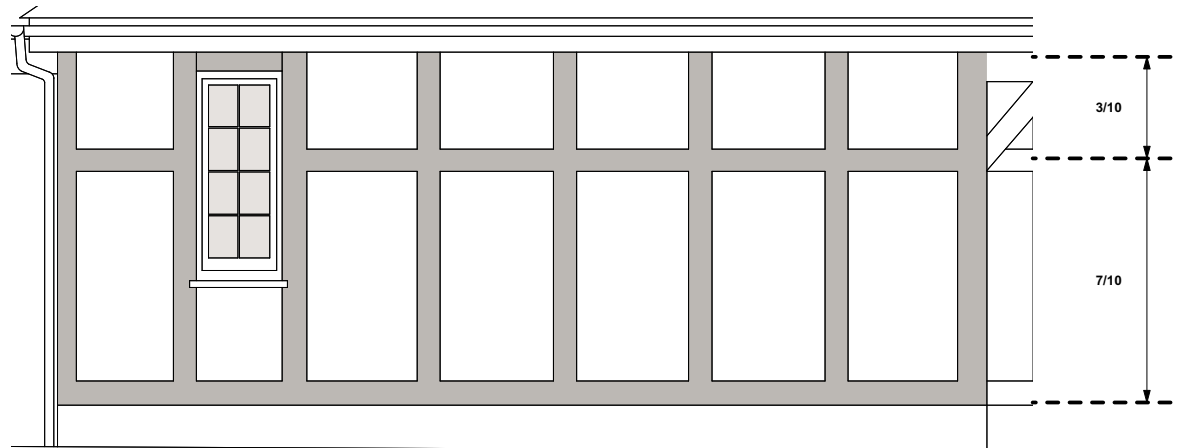
The elevation of the pavilion is broken down into a grid-like pattern, with tall, narrow sections giving the building height and scale.

A horizontal break or transom occurs along the lower third of the facade forming the sill to the glazing.

The recessed section of the facade either side of the turret displays the proportion of the golden ratio where the ramped plinth is included.

**PROPORTION**

The imitation timber farming continues down the side of the pavilion, but here the transom shifts to the upper section of the wall.

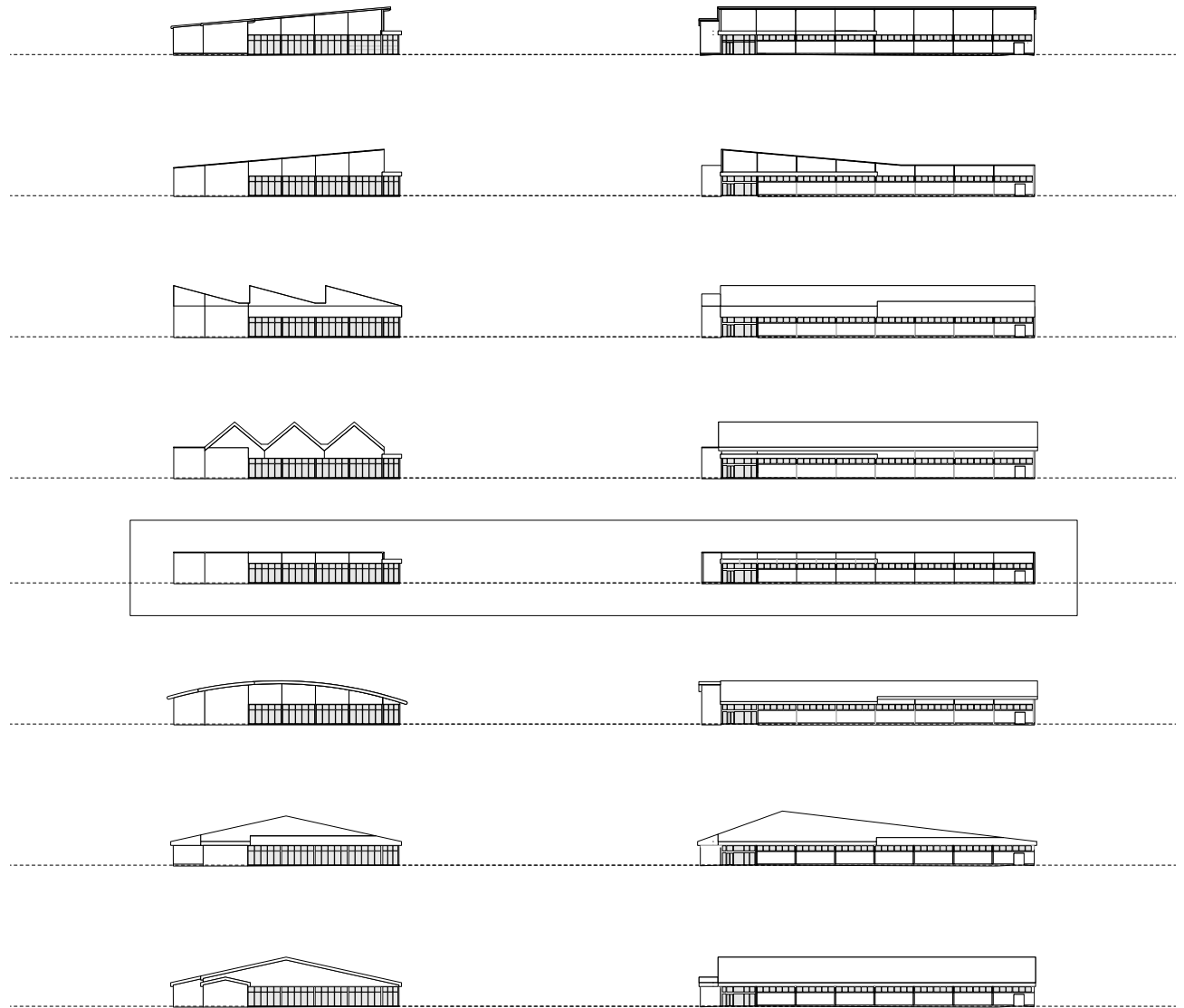


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#### 4.6. Foodstore Building Concept - Exploring Form

A flat roof store design has been chosen as having the least impact on the setting of the listed building.

By keeping a low profile, it is intentional that the architecture of the store won't compete with the pavilion. Also, the best chance of maintaining views of the pavilion from the surrounding hills is to keep the height of the store to a minimum.

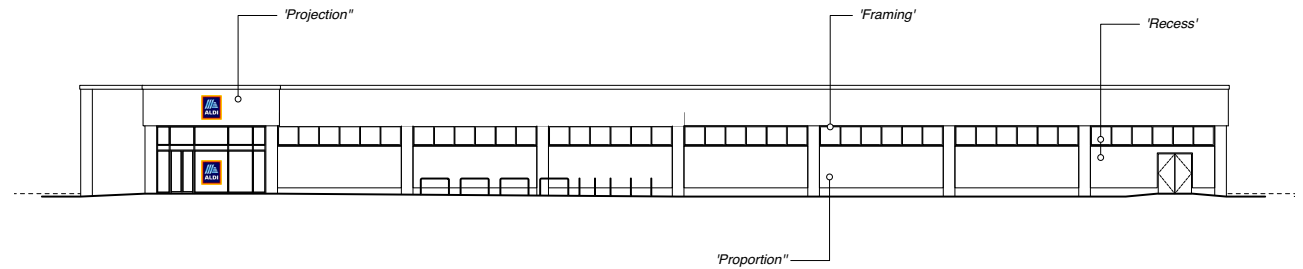




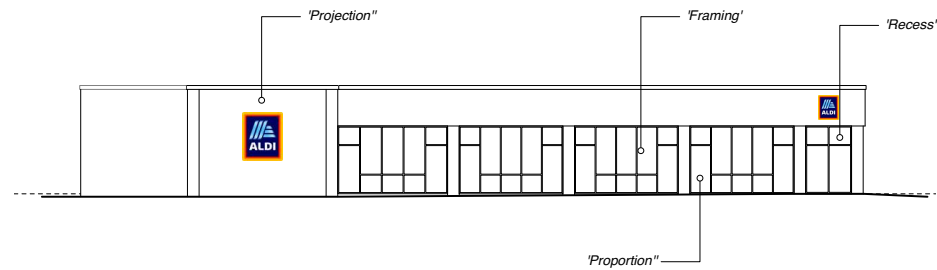
Once the form of the building had been established a study was then undertaken into the design of the foodstore elevations. Keen to avoid a large expanses of blank wall the design looked to the pavilion for cues and inspiration that would compliment the listed structure and provide a contemporary aesthetic suited to its setting. The pattern and expression of the timber evident on the pavilion, for example, led to the expression of the structural bays. The proportions of the arches and the hierarchy of building layers were also key in respecting the original building.



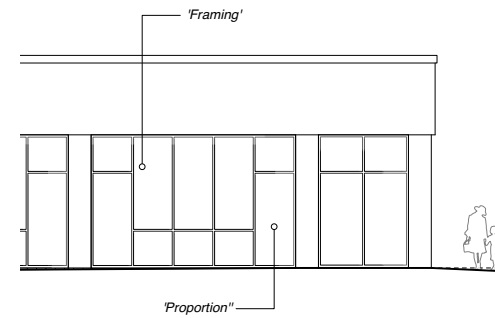
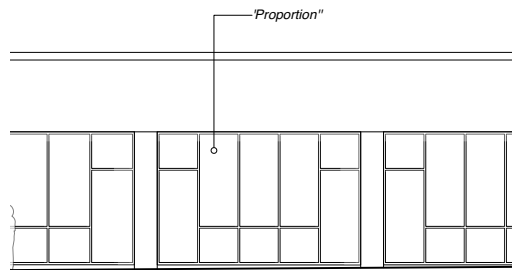
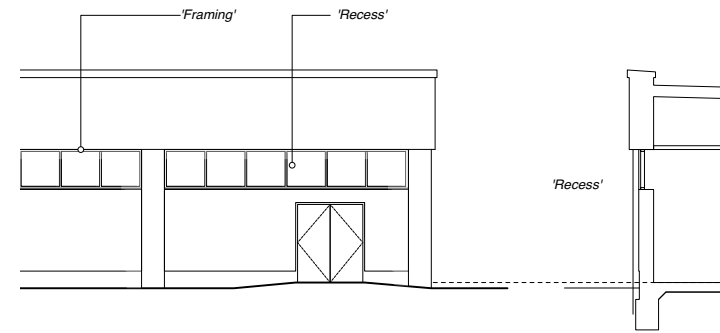
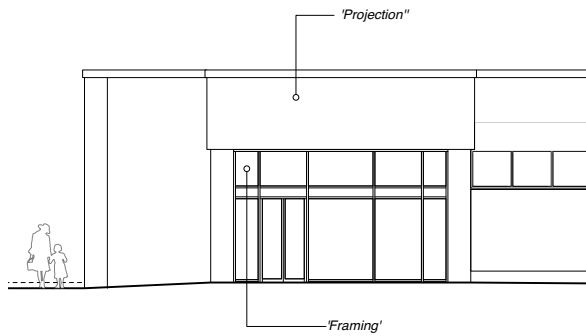
The final form of the foodstore seeks to capture some of the design moves displayed on the pavilion. Aspects such as projection, framing and recess have been carried through into the store proposals. Despite being a bespoke store, the building has kept some of the key aspects familiar of other Aldi stores. For example, the glazed shopfront at the end of the retail which faces Pontfaen Road is a clear indicator to passersby of the activity within. A cantilevered canopy shelters the trolley bay and provides protection from the elements.



*The horizontal nature of the facade has been broken down into smaller frames through the use of projecting piers. This helps give the building rhythm and a sense of scale. The piers help to heighten the store whilst maintaining a low-key presence so not to compete or overbear the existing pavilion.*



Building elements in detail



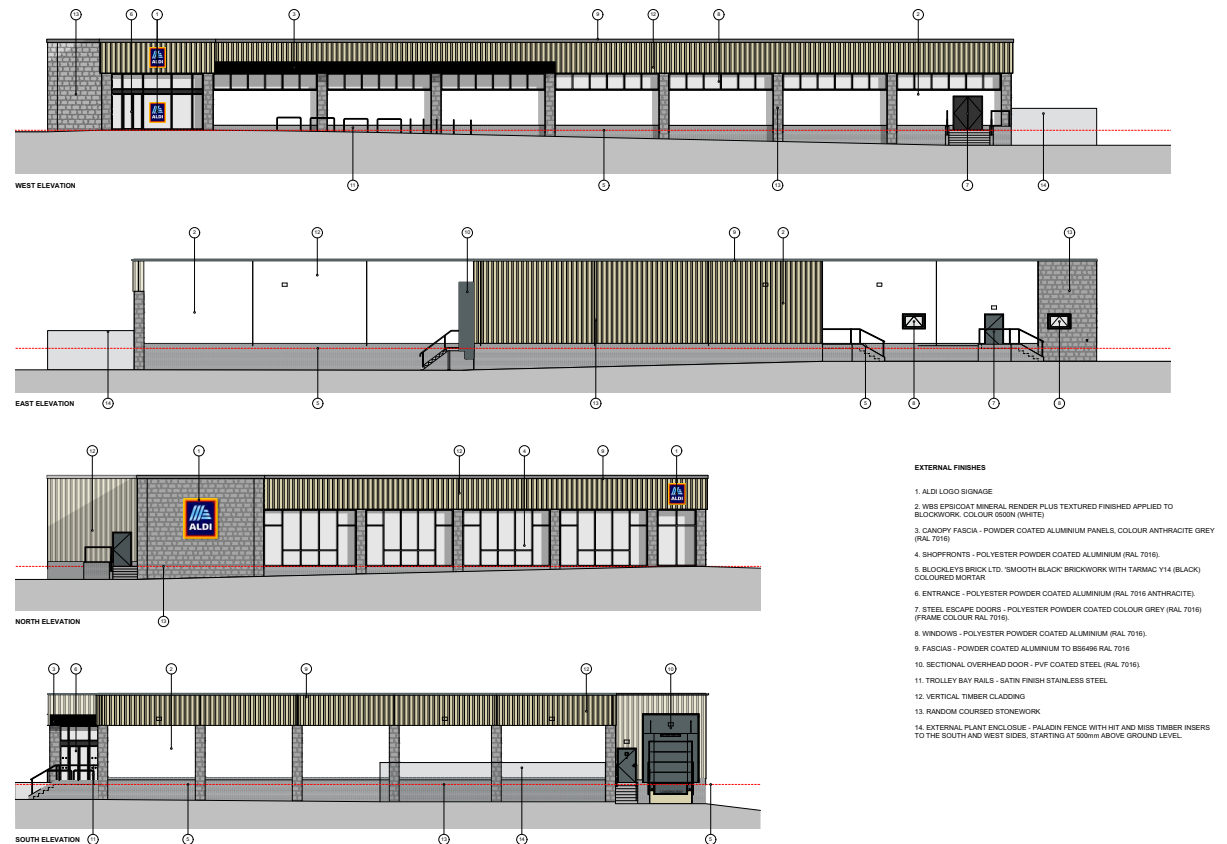
## 4.7. Appearance and Scale

### ALDI Food Store

The architectural design of the food store is simple in form and materiality. The proposed building is a single storey contemporary unit with a flat roof and parapet. The store front that faces the site entrance is articulated by a simple cantilevered canopy and an external lobby that defines the main entrance and trolley bay area. A series of ribbon windows divided by stonework piers helps to break up what would ordinarily be a long, public facing elevation and allows natural light into the shop floor.

The north elevation that faces Pontfaen Road has full height glazing. The glass panels are divided to create a simple yet attractive design and aims to enhance the building's interaction with the public realm. It also functions to provide high levels of daylight in the check out area.

The building sits on a 'smooth black' brickwork plinth and facades are finished with a mixture of white render, vertical timber cladding, and random coursed stonework. The timber and white render compliments the existing appearance of the pavilion and the stonework appropriately reflects much of the architecture in Lampeter such as the churches and chapels.

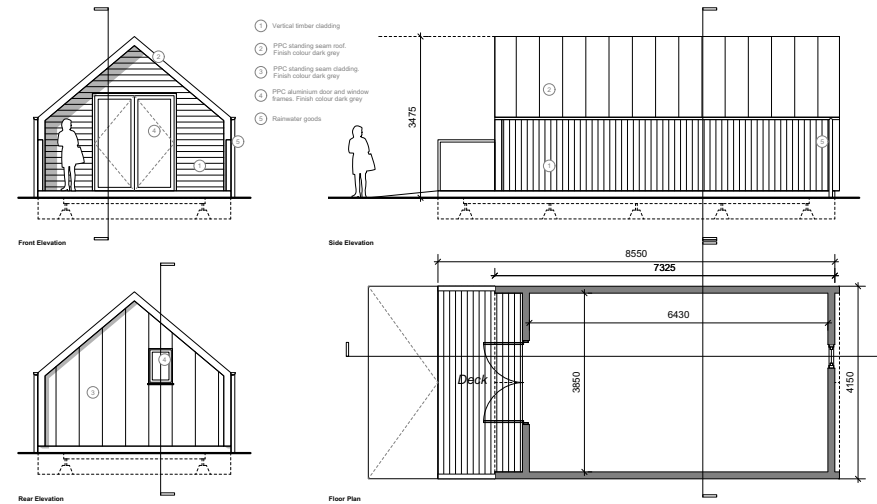


Proposed ALDI Elevations (not to scale)

## 'Food Village' Event and Exhibition Pods

The form of the prefabricated pods have taken inspiration from the protecting gables of the pavilion. Simple, yet contemporary, the pods aim to provide attractive and functional spaces whilst not having a negative impact on the setting of the listed building. Due to the relatively open nature of the site, the use of curved or organic structures was avoided as it was considered this type of architecture is more suited to a wooded or enclosed location.

The pods are clad in timber and standing seam cladding, with door window frames finished with dark grey aluminium. Materials to compliment the foodstore and tie in with the recently completed Enterprise Centre opposite the site. At 3.5m high, they are an appropriate scale for the site and allow flexible space for various events and exhibitions. The pods will be supplied with electricity, water and will be IT enabled.



Proposed Pod Drawings

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## 4.8. Materials

Finishes to the proposed Aldi foodstore will include the use of vertical timber cladding. This is accented on the front and side elevations by sections of natural stonework, responding to the local vernacular and echoing materials used on the Enterprise Centre opposite. White through-coloured render is also proposed to compliment the listed pavilion.

The proposal seeks to create a bespoke building that responds to its setting, far from a typical Aldi store you might find in the region.

The glazing elements of the building are to be constructed in full height polyester powder coated aluminium curtain walling system, in RAL colour 7016, dark grey. The cantilevered canopy will be finished in polyester powder coated pressed aluminium to create a modern appearance. This will also be finished in RAL colour 7016 to tie in with the glazing and maintain a co-ordinated building aesthetic.

A feature stone wall is proposed to the north-east end of the welfare block facing Pontfaen Road, helping to connect the building within the context of Lampeter.

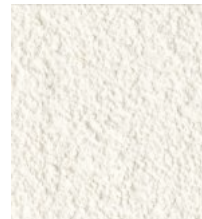
The pods will also be finished in vertical timber cladding and sheltered with a standing seam roof, to create a clean and contemporary design aesthetic.



*Local natural stone*



*Vertical Timber Cladding*



*White render*



*Shopfronts / window frames - polyester powder coated aluminium*



*PPC standing seam roof and wall cladding*

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#### **4.9. Secured by Design**

Typical measures that are taken in line with Secure by Design guidance as standard are noted below:

- Security rated external door sets
- Anti-bandit glazing
- Provision of anti-ram bollards
- CCTV
- Secure fencing to the back of house areas.
- Open and visible car park for natural surveillance
- Appropriate landscape planting
- Intruder alarm
- Lighting

## 5. Inclusive Access

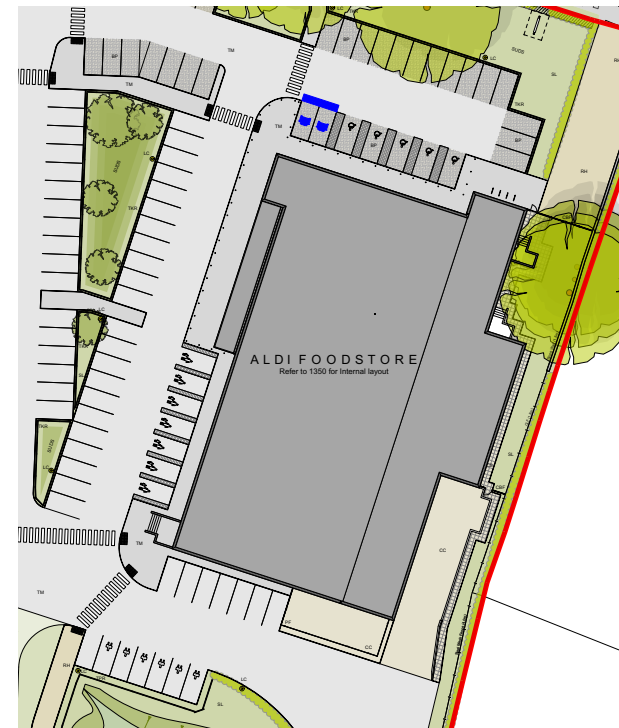
Vehicular access and egress will be from Pontfaen Road, whilst pedestrian access will also be available from the south-east corner of the site. Pedestrians are safely directed from the site entrance to the store, food village and pavilion entrance by pedestrian crossings and footpaths. Cycle hoops will be provided near the Aldi store to encourage active travel.

Clearly marked disabled parking bays are provided nearest to the store with 1200mm access zones to allow for safe car access. Parent and Child spaces will also be placed closely to the store entrance, each with 600mm access zones.

Access to the buildings will be via flush thresholds between pedestrian and car parking areas. This approach will be compliant with Building Regulations and the Equality Act 2010 and will permit unhindered access both for disabled wheelchair users and those users with restricted mobility.

The new Aldi 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.

Shopping trolley storage is provided close 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 bay.



*Extract of proposed site plan showing highlighted areas for Parent and Child spaces and disabled spaces located closely to the store entrance*



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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.

Inclusive Access complies with the Local Development Plan to provide barrier free design and full provision for people with disabilities to be able to access and use the proposed store.



Images of a typical store interior, showing standard aisles

## 6. Sustainability

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### 6.1. Energy Strategy

The Aldi development seeks to achieve a reduction in CO<sub>2</sub> 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 store will be heated by a combination of underfloor heating and air-source heat pumps located at the rear of the building. A gas supply will not be required.

The proposed 'Freeheat' Refrigeration Heat Recovery system feeds a hydronic based heating system, comprising both underfloor heating and fan coil over door heaters serving the retail and welfare space. It is programmed to issue the heat that would normally be rejected from the refrigeration system to augment the heating generated by the M&E air source heat pumps.

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.

### 6.2. 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.

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### **6.3. 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 the Aldi 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.

### **6.4. 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.