

Design And Access Statement

Proposed New Aldi Food Store,
FFordd Abberley Hall / Abberley Hall Road,
Mon Bank, Newport

Aldi Stores Limited

Planning Application Issue

DRAFT



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1.	Introduction	4.7.	Secured by Design
4		17	
1.1.	Design Team	5.	Inclusive Access
5		18	
1.2.	The Applicant	6.	Sustainability
5		20	
2.	Context and Site Appraisal	6.1.	Energy Strategy
6		20	
2.1.	Location	6.2.	Waste
6		20	
2.2.	The Site And Context	6.3.	Water
6		21	
2.3.	Connections	6.4. External Lighting	21
7			
2.4.	Area and Topography		
7			
2.5.	Constraints and Opportunities		
8			
3.	Planning Policy		
9			
4.	Scheme Design		
10			
4.1.	Feasibility Study		
10			
4.2.	Scheme Proposals		
12			
4.3.	Layout and Site Access		
13			
4.4.	Appearance and Scale		
14			
4.5.	Materials		
15			
4.6.	Landscaping		
16			

1. Introduction

This Design and Access Statement has been prepared by Kendall Kingscott Ltd, 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.

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1.1. Design Team

Architecture -	Kendall Kingscott Ltd
Planning Consultant -	Planning Potential
Highways Consultant -	Entran Ltd
Engineering Consultants -	Craddys
Landscape Design -	Cambium
Arboricultural Consultants -	Bosky Trees

1.2. The Applicant

Aldi Stores Ltd is 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 700 stores in the UK and Ireland

2. Context and Site Appraisal

2.1. Location

The site is located approximately 1.5 km south west of Newport City Centre. Bounded to the north by the B4237 Cardiff Road which connects Newport to the M4 in the west with regional and national links. Monmouth Castle Drive joins Cardiff road and serves access to the site.

The site lies within an area of newly developed residential dwellings known as 'Belle Vue at Mon Bank' and sits within Newport City Council jurisdiction.

The site is a short distance from Harlech Retail Park which is situated to the south-west of the site, as well as Mendalglef Retail Park in the south-eastern direction.

2.2. The Site And Context

The site formed part of a wider railway with associated embankments since at least c.1884. By c.1921 The site was redeveloped to form part of Monmouthshire Bank Sidings, with railway sidings traversing the entire site. More recent uses included an area used for landfill.

The site has been unused for several years, being reserved for development by the adjacent housing development. The site sits in an elevated position above the railway line and benefits from good visibility from Cardiff Road.

Northern Boundary

Access which serves the periphery of the residential development acts as the northern edge of the site. An industrial railway line and Cardiff Road are situated beyond this boundary. The site's levels lower significantly towards the railway line which are achieved through significant banking. A large area of overgrown industrial land is also situated beyond this border.

Southern / Western Boundary

An access road (Abberley Hall Road) which serves the residential development forms the southern border to the site. Currently vegetation and a chain link fence provide physical boundary notation between the site and a pedestrian walkway alongside Abberley Hall Road and Monmouth Castle Drive.

Eastern Boundary

A post and wire fence acts as a boundary to the East. Beyond this lies more undeveloped green land.



Aerial view of the site

2.3. Connections

The site is well served by vehicle and pedestrian links. Monmouth Castle Drive joins Cardiff Road (B4327) via a controlled junction, to the north-west of the site. This road connects to the M4 via the A48 to the East, and to Newport City Centre to the West. Several bus routes run along Cardiff Road and there are 2 stops in close proximity to the site (<5min walk)

2.4. Area and Topography

The proposed Aldi application site area is approximately 8.15 hectares (2.01 acres) and includes provision for new access off Abberley Hall Road.

The majority of the site is predominantly flat, with a slight fall of 1m running south-west/north-east across the site. The northern portion of the site, however, deals with a significant level change (6m) due to the proximity to the railway line. This has been achieved though significant banking

The main area of existing planting on the site is on the northern boundary. This comprises a mix of trees and intermittent shrubbery.

Refer to the Arboricultural Report and Schedule as submitted with the planning application.



View from Monmouth Castle Drive



View looking down Abberley Hall Road

2.5. Constraints and Opportunities

The site is currently undeveloped and offers prime opportunity for development with desirable connections to the local area.

There are a number of constraints:

- Construction, diversion, maintenance, altering or relaying any service media or soakaways for storm or surface water drainage on the site is prohibited insofar as it is within 20 metres of the boundary of the Railway.
- There is a significant fall in levels to the northern part of the site.
- A pedestrian footpath runs along the northern perimeter of the site
- Any works to the site must ensure that access to the adjacent housing estate is maintained and not affected by the development.
- The proposed scheme must minimise noise and disturbance to the existing housing estate during construction and operation.

A redevelopment of the site will provide the following opportunities:

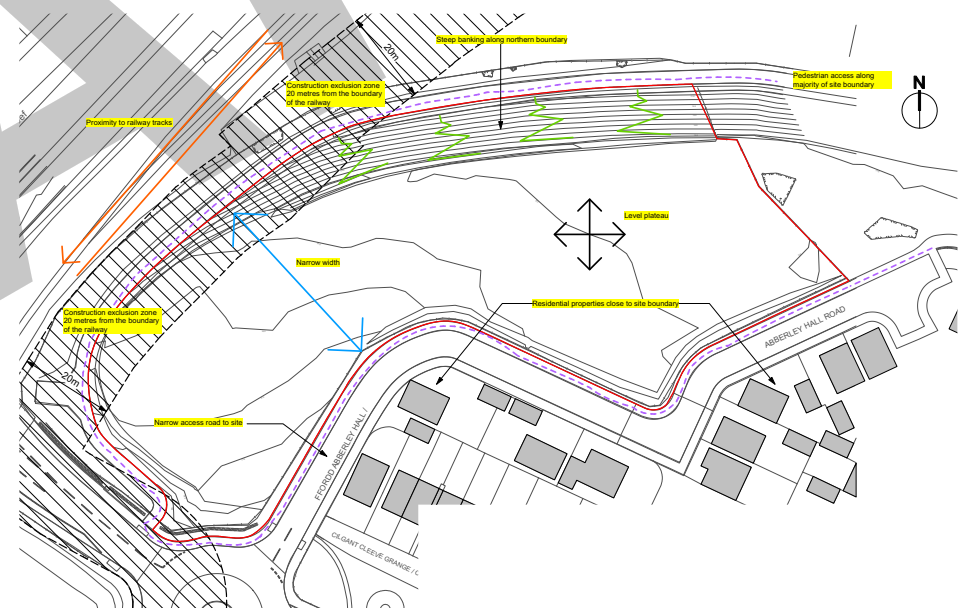
- Re-invigorate a undeveloped site and help maintain continued investment and jobs within the local area.
- The provision of a discount food retail outlet will provide a valuable service to the local community.
- Enhancing the streetscape and providing a focus for an underused site.



Existing context section cutting through the site (North/South)



Existing context section cutting through the site (East/West)



Site Constraints Plan

3. Planning Policy

Planning Policy Wales – Edition 10 (Dec 2018)

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.*”

The site at Mon Bank provides an opportunity to provide a store which will benefit the local community and provide jobs for local people.

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.*”

The design of the scheme has been reached through liaison with the local authority, neighbours and active community consultation.

Environmental Sustainability

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

The proposal seeks to develop a long term and sustainable solution to a site which has remained undeveloped for a long period.

Movement

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

The site benefits from good bus service links along Cardiff Road and is served by an existing road network. There are no new roads required, only an access junction into the site. Likewise, Para 4.1.35 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*”.

NEWPORT LOCAL DEVELOPMENT PLAN 2011-26 ADOPTED PLAN (January 2015)

SP1 Sustainability

The site is a former brownfield site which has been left undeveloped for a number of years. It is an efficient use of land in an accessible location which can serve the local and wider community.

SP18 Urban Regeneration

The scheme seeks to utilise an undeveloped site with an industrial past into a contemporary food store to serve the local residential areas as well as create new jobs.

GP6 General Development Principles – Quality of Design

The policy states that “*good quality design will be sought in all forms of development. The aim is to create a safe, accessible, attractive and convenient environment.*”

The project aims to deliver a proposal which enhances the site and draw upon the regeneration of the area of Mon Bank. The scheme seeks to offer a clearly defined, attractive and accessible building to all.

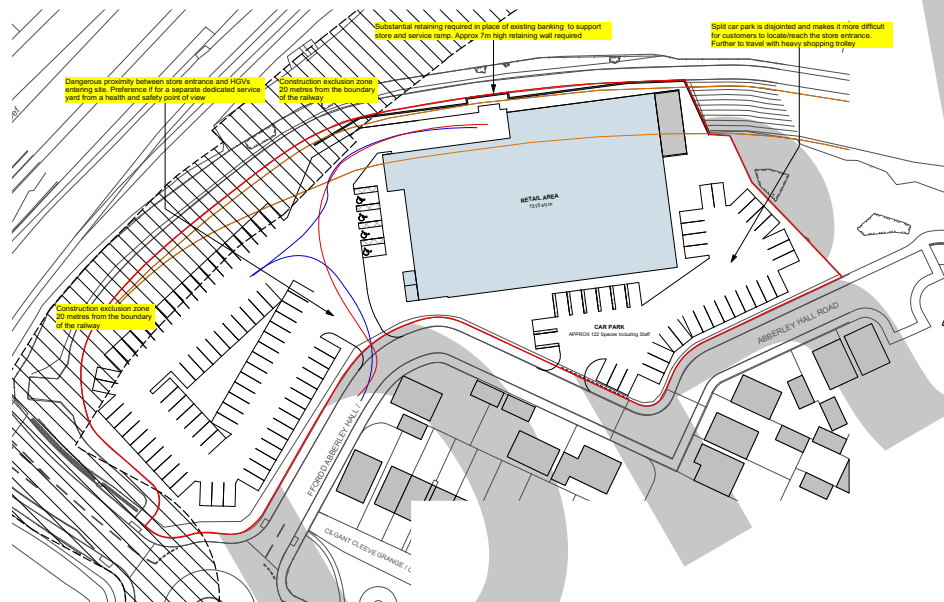
Retail Policy: See the separate Planning Statement submitted with this application.

4. Scheme Design

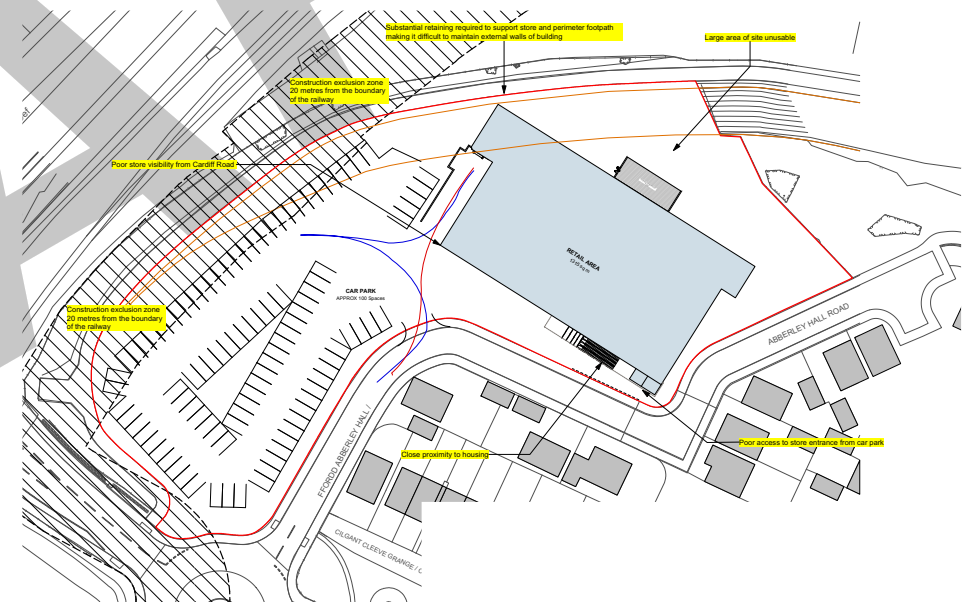
4.1. Feasibility Study

Para 3.7 of the PPW calls for “an integrated and flexible approach to design, including early decisions regarding location, density, layout, built form, the choice of materials, the adaptability of buildings and site treatment will be an appropriate way of contributing to resilient development.”

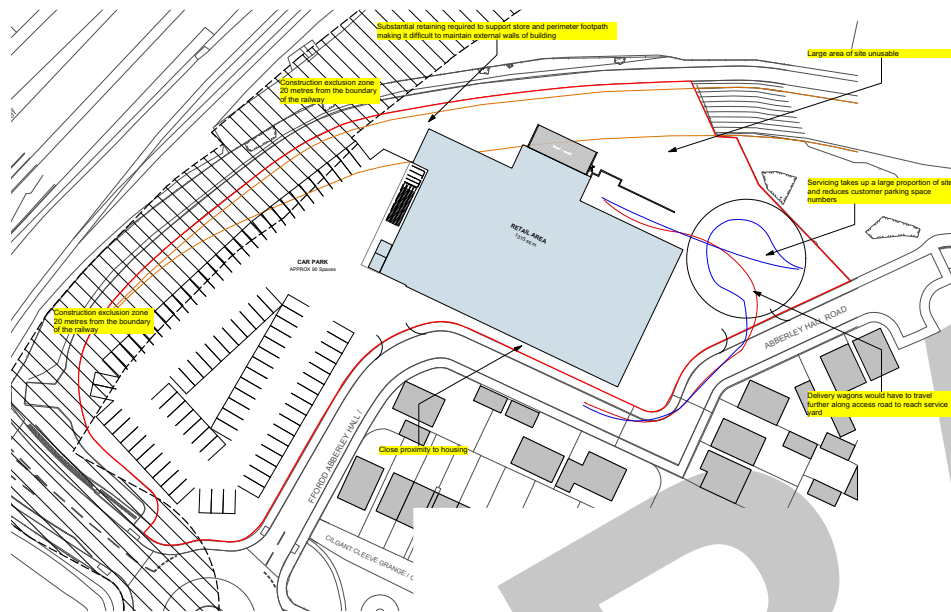
A number of layout options were considered for the site in line with para 3.14 of PPW but were not progressed due to physical and operational constraints of the site. A few of these options are included below:



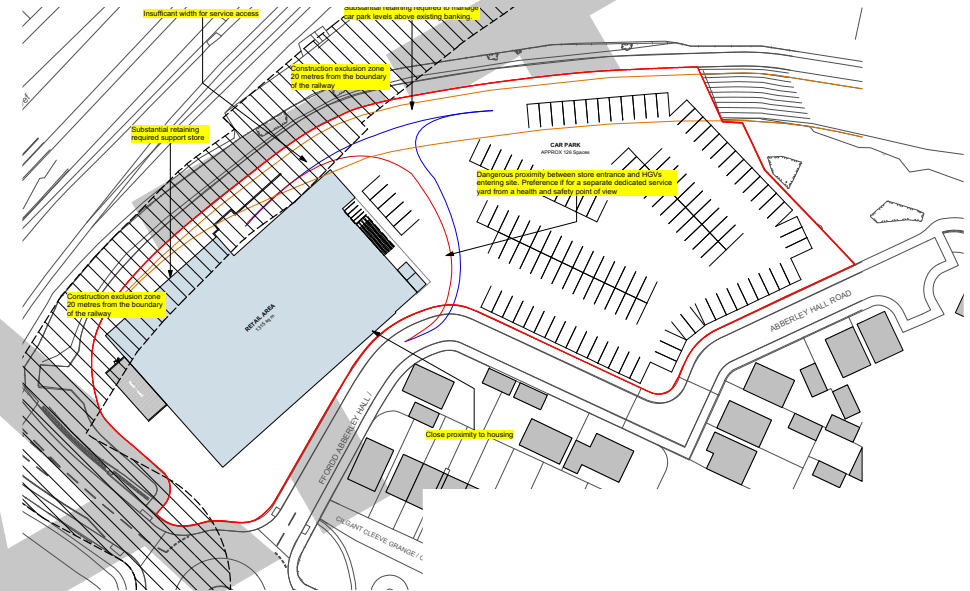
Sketch Option 1 (Not to scale)



Sketch Option 2 (Not to scale)



Sketch Option 3 (Not to scale)



Sketch Option 4 (Not to scale)

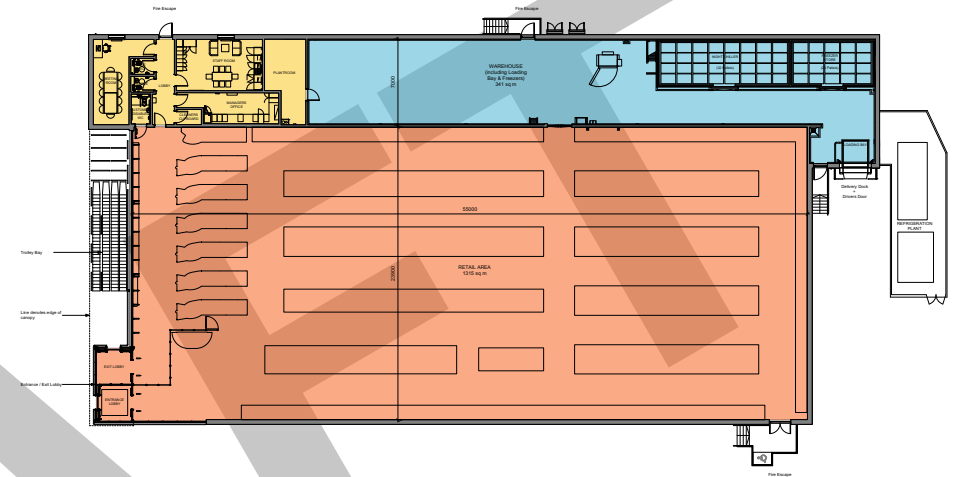
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4.2. Scheme Proposals

The proposal seeks planning permission for the construction of a new single storey Aldi food store with associated customer parking and service yard. The new store will have a GIA of approximately 1,804 m² and will provide a retail floor area of 1315 m². (GEA approx 1864m²).

The proposed car park will provide 104 customer spaces including 4no. spaces for disabled users and 9no. parent child designated spaces. 8no staff parking spaces will be provided within the service yard.

4no. cycle hoops will be provided for secure cycle parking for up to 8no bicycles. Two customer parking spaces will be provided with electric vehicle charging points via a twin-charger. The site will have capacity to increase this provision to 20no in total in the future.



Proposed Floor Plan (Not to scale)

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4.3. Layout and Site Access

The proposals must not adversely impact neighbouring amenity in line with Newport's LDP policy GP2 General Development Principles – General Amenity.

The proposed scheme follows a number of layout principles:

- Limiting the impact of the proposed development on neighbouring residential properties whilst delivering a store which operates successfully.
- Maintaining a 20 meter construction exclusion zone to the railway boundary.
- Responding to a new site entrance position off Abberley Hall Road.
- The store main entrance looks out across the car park and towards the site access for ease of access and to provide natural surveillance.
- Service delivery and plant areas are to the east of the site well away from public areas and screened by a 3m high timber acoustic fence.
- Pedestrian links will be maintained and enhanced by the addition of new soft landscaping.
- Locating Disabled and Parent & Toddler parking spaces nearest the store entrance with clearly defined and safe pedestrian routes.
- The parking layout will provide the opportunity to integrate additional landscape and sustainable drainage features.

The resulting scheme aims to create a new food store for the benefit of the local community but also does not adversely impact on neighbouring properties along Abberley Hall Road.



Proposed Site Plan (Not to Scale)

4.4. Appearance and Scale

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

The architectural design of the food store is that of a single storey contemporary building which delivers lots of natural light and wide aisles to create an enjoyable shopping experience.

The height of the building has been designed to limit the visual impact when viewed from the neighbouring residential homes and sits approximately 5.5m above finish floor level.

There will be a prominent full-height glazed elevation to the shop front, which enhances the building’s interaction with the public realm through the creation of an active frontage. This glazing wraps around the western corner of the building forming the store entrance in a prominent corner. The main entrance is further defined by a simple cantilevered canopy that shelters the lobby, trolley bay and customers entering and exiting the building.

Ribbon windows are also found on the service yard elevation, providing natural light to the sales area.

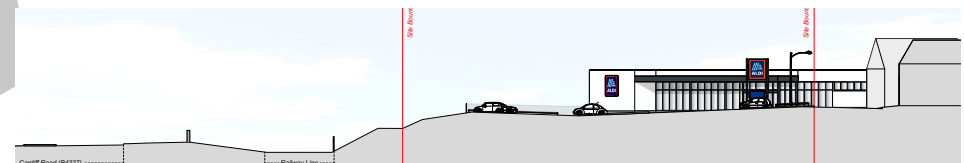
All rain water from the roof is taken via a siphonic rainwater collection system which sits in the valley of the proposed inverted roof. All of which is hidden behind a parapet, removing the need for external rainwater downpipes.

The finished floor datum has been set as close to the existing ground level as possible in order to maintain existing levels and limit disturbance to the site.

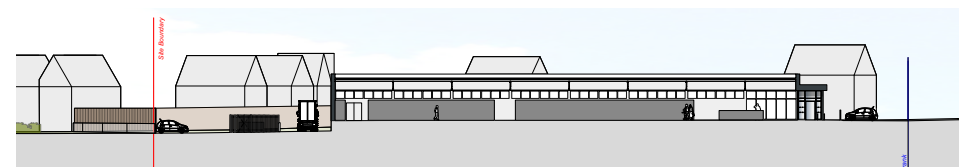
This approach will provide level access within the site and acceptable gradients to the car park.



Visualisation of the proposed scheme in context, from Monmouth Castle Drive



Proposed context section cutting through the site (In North/South direction looking East)



Proposed context section through the site (In East/West direction looking South)

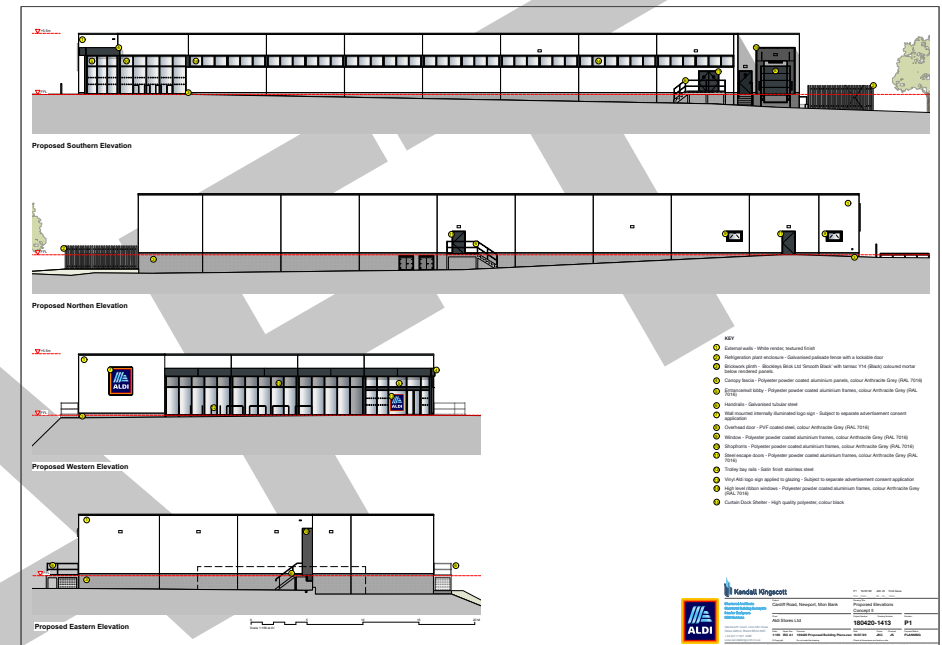
4.5. Materials

The area is low density with no predominant architectural style or material. The majority of residential properties are finished in brick or render with tiled roofs. Harlech Retail Park contains a mix of composite cladding panels and brick features.

The proposed external elevations of the Aldi store are to be finished in white through-coloured render with a textured finish. The elevations will be supported by a black facing brickwork plinth running at low level around the perimeter of the building. The cantilevered canopy will be clad in dark grey (anthracite) aluminium panels in contrast to the white render.

The sections of full height glazing, along with the massing of the building and ribbon windows give the store a modern, uncluttered appearance.

The store entrance will be on the south-western corner of the building, identified by an external lobby containing full height glazing, which will wrap around the corner to the car park elevation. The glazing elements of the building are to be constructed in full height, polyester powder coated aluminium frames finished in dark grey (anthracite), to give it a contemporary aesthetic.



Proposed Elevations (Not To Scale)

4.6. Landscaping

The landscape strategy for the scheme is to replace sections of lost soft landscape with new beds of mixed native species, including replacement trees. Additional planting is proposed to the site boundaries to enhance the sites relationship with its surroundings.

Hard landscaped sections are required including the creation of the new site access, customer car park and the service yard. Suds features will be integrated into the scheme such as permeable paving to the parking bays and bio-retention features in the landscape.

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

The main hard landscape materials will be:

- Car park: Black macadam to be circulation areas and store entrance area/ trolley area.
- Permeable block paving to parking bays
- Rear access and escape route to the rear of the building: 600 x 600mm concrete paving slabs
- Concrete to the services yard.
- Fencing: 3m high timber acoustic fence to the perimeter of the service yard.
- Timber knee rails to the car park facing Monmouth Castle Drive and Abberley Hall Road.
- 2.5m high palisade fencing to the external refrigeration plant enclosure, galvanised finish.
- Paladin fencing along the northern boundary.
- External lighting will be provided by 6m high lighting poles, exact locations to be confirmed.

4.7. Secured by Design

Para 3.11 of the PWW states that “*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*”.

Aldi will typically approach the architectural liaison officer during the detail design stage to run through any site specific concerns with security. 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
- Drop down / removable bollards to the car park entrance
- CCTV in the store and to the store entrance and exit
- Secure fencing to the back of house areas with gated access
- Open and visible car park, with the option to instal a ‘parking eye’ management system
- Appropriate landscape planting

5. Inclusive Access

Both site access and egress will be created from the new access route from Abberley Hall Road. Pedestrians are safely directed from the site entrance to the store entrance by pedestrian crossings and pavement.

The car park areas will have gradients no steeper than 1 in 40 which is both suitable for trolley use and wheelchair users alike.

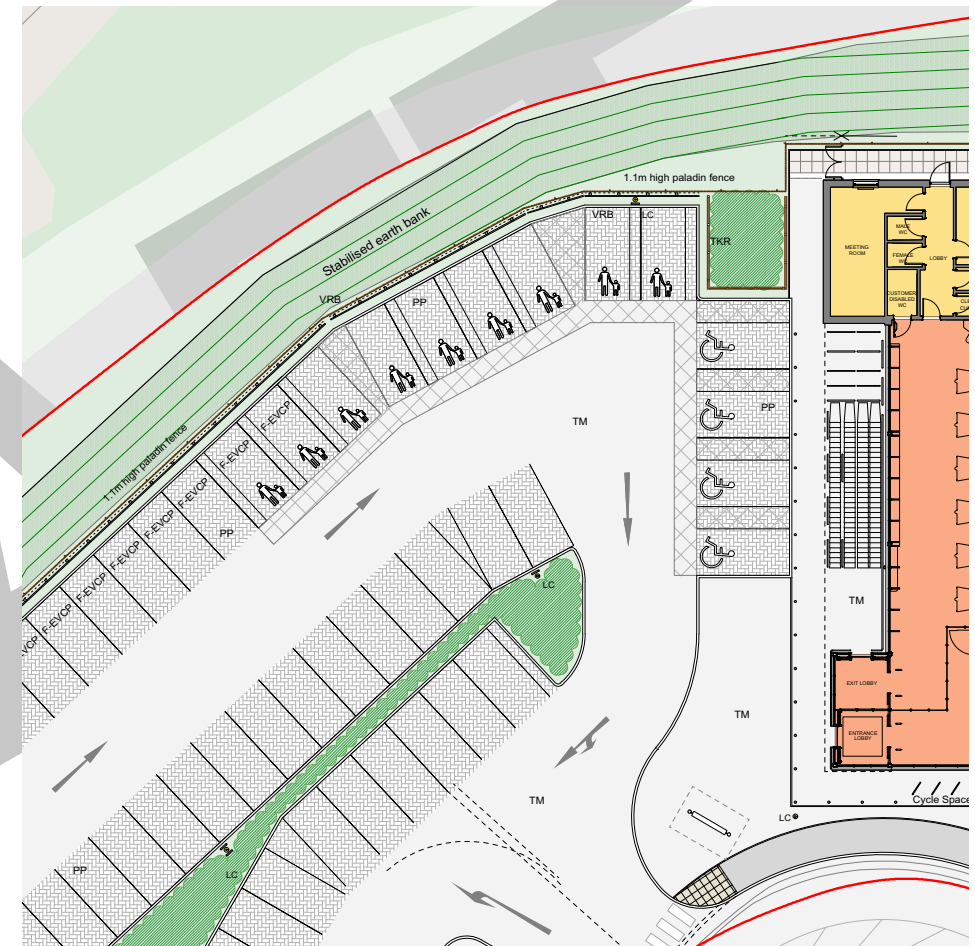
4no clearly marked disabled parking bays are provided next to the store entrance, each with 1200mm clear access zones. 9no 'parent and child' bays will also be provided close to the entrance along with cycle stands to encourage sustainable travel, in line with paragraph 3.12 of the PPW.

Para 3.6 of the PPW 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.*”

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 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 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.



Extract from the proposed site plan showing the accessible parking spaces (Drawing Not To Scale)

Internally, the merchandising layout provides minimum aisle widths of 1800mm 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 proposal is for a single storey unit, thus maintaining a consistent floor datum throughout the building 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.

The store design is in accordance with Paragraph 3.5 of the PPW that states that *“good design is inclusive design. Development proposals should place people at the heart of the design process, and acknowledge diversity and difference.”*



Images of a typical store interior, showing standard aisles



6. Sustainability

6.1. Energy Strategy

The development seeks to 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 via an underfloor heating system. The building does not require a mains gas supply. This conforms to the Newport Local Development Plan Policy GP1 General Development Principles – Climate Change, which requires proposals to be “*designed to minimise energy requirements and incorporate appropriate renewable, low or zero carbon energy sources*”.

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.



Site waste strategy image

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 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.

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