

Design And Access Statement

Proposed Store Extension,
Botley Rd Retail Park, Oxford.



Glentworth Court, Lime Kiln Close, Stoke Gifford, Bristol, BS34 8SR



Document Control Record

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Contents

1. Introduction	4
2. The Applicant	5
3. Design Team	5
4. Context and Site Appraisal	6
4.1. Location	6
4.2. The Site And Context	6
4.3. Connections	6
4.4. Area and Topography	6
4.5. Landscape	7
4.6. Constraints & Opportunities	7
5. Scheme Design	8
5.1. Proposed Use and Density	8
5.2. Layout and Site Access	9
6. Appearance and Scale	10
6.1. Materials	10
7. Inclusive Access	11
8. Sustainability	12

1. Introduction

This Design and Access Statement has been prepared by Kendall Kingscott Architects, for Aldi Stores Ltd. The report demonstrates the design process that has been followed to arrive at a final scheme. It includes an appraisal of the site and its surroundings along with a detailed description of the proposals and key features of the design.

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



Proposed Scheme (Image by Monolith Visuals)

2. The Applicant

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.

3. Design Team

Architecture

Kendall Kingscott Ltd

Planning Consultant

Planning Potential

Engineering Consultants

Craddys

Services Consultants

Building Management Technology (BMT)

Highways Consultant

Entran



Aerial view of site.

4. Context and Site Appraisal

4.1. Location

The application site concerns the existing Aldi food-store within the Botley Road retail park on the outskirts of Oxford.

The store is located between Home Bargains and Wickes units and shares the large car park.

4.2. The Site And Context

The store entrance fronts the shared car park and shares a form and materiality with the other units - shop front glazing, red and grey brick, glazed canopies that define entrances and trolley storage.

The existing Aldi unit has light metal cladding at high level to the front and sides. The adjacent Home Bargains unit used to match this but has been re-furbished and altered the light cladding and eaves to a dark grey (see adjacent photo).

The existing landscaped boundaries to the retail park will not be impacted by the proposals set out in this document.

4.3. Connections

The existing store entrance is on the north western corner of the building. Trolley storage is remote from this, around the corner along the west elevation.

The wider transport connections to and from the Botley Rd Retail park will be unaffected by this proposal. The store will remain accessible via foot, car or bike .

4.4. Area and Topography

The application area is 2,401 m² (0.59 acres).



Store shop front (North Elevation)



New Home Bargains dark grey cladding & Aldi trolley bay canopy

The overall footprint of the store is approximately 1,242m² with a Gross Internal Area of 1,160m². The retail area is 1,000m².

The site area included within the application area is relatively flat. Ground levels are slightly lower along the western elevation.

4.5. Landscape

The hard landscaping directly outside the Aldi store is a mix of brick and concrete pavers, with tarmac in vehicle circulation areas.

The boundary landscaping of the retail park will remain unaffected by the proposals.

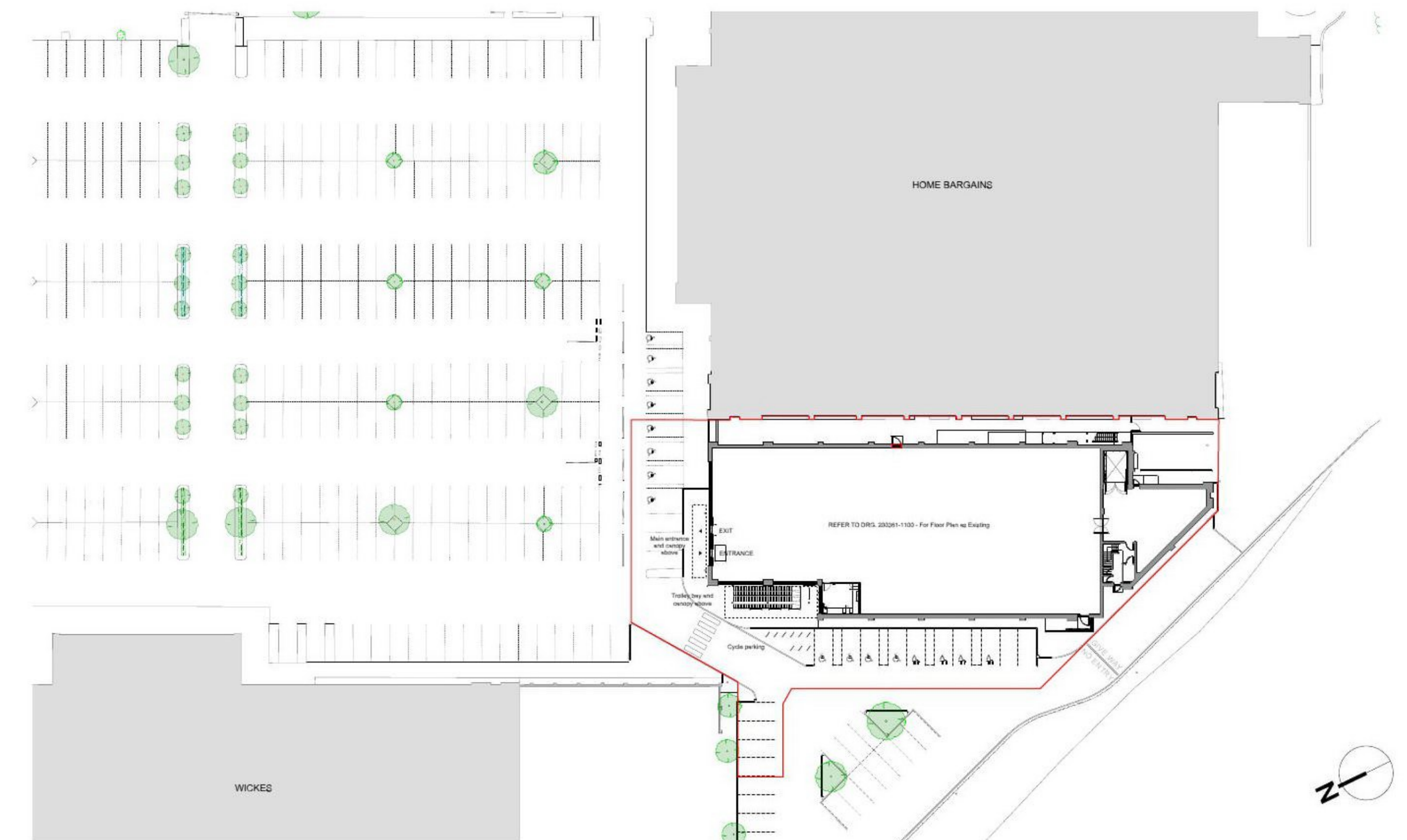
4.6. Constraints & Opportunities

This is a very busy and important store for Aldi who are keen to improve the site for customers and modernise the appearance in light of the adjacent Home Bargains refurbishment. There are however, some clear constraints on development:

- The retail park setting - the site would require any proposal to be of appropriate scale and character to fit in with the wider site.
- Any adjustments to the building footprint would need to retain the existing vehicle and pedestrian access around the building and site.

The proposal will provide the following opportunities:

- There is scope to improve the customer experience by getting trolleys closer to the main entrance and under cover.
- Better link the main entrance to the longest primary retail aisles.
- Update the store appearance in line with the adjacent Home Bargains unit.
- Provide more retail area and in turn improve customer choice.
- Improve the efficiency and sustainability of the store refrigeration and heating system.



Existing site plan,

5. Scheme Design

5.1. Proposed Use and Density

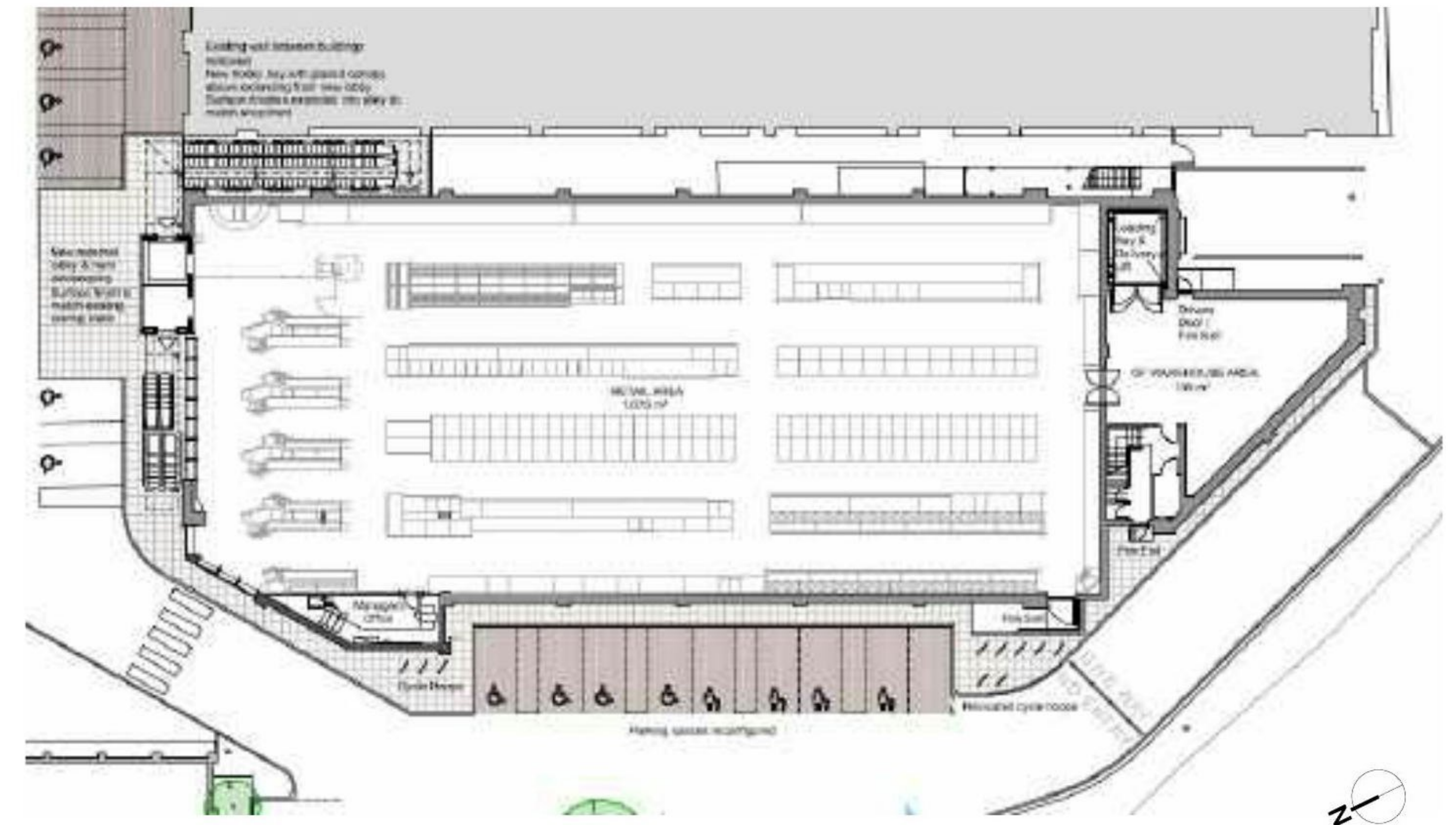
The scheme proposes a single storey extension on the north west corner of the Aldi store where the existing trolley bay is currently located.

The entrance is to be repositioned and a new external entrance lobby provided alongside a new glazed canopy that shelters the doors and a new trolley bay between Aldi and Home Bargains. The existing canopy at the front will be retained in principal but raised in height to integrate better with the new canopy and lobby. The cycle parking hoops impacted by the extension will be relocated along the western elevation.

The works will increase the GEA to 1,330 m² and GIA to 1,245 m² with the retail floor area increasing to 1,075 m².

The existing car park provides 353 customer spaces, including 12no. spaces for disable users and 4no. parent/child designated spaces. The proposed alterations reduce the overall provision to 348 customer spaces due to the new entrance lobby and paving. Disabled user spaces are re-provided along the side of the store and new click and collect spaces are designated. 1no. Disabled space will be lost.

Currently 9no. sheffield hoops for secure cycle parking are provided outside the food-store unit. The proposed scheme requires the relocation of the hoops while also increasing the provision by one.



Proposed Floor Plan

5.2. Layout and Site Access

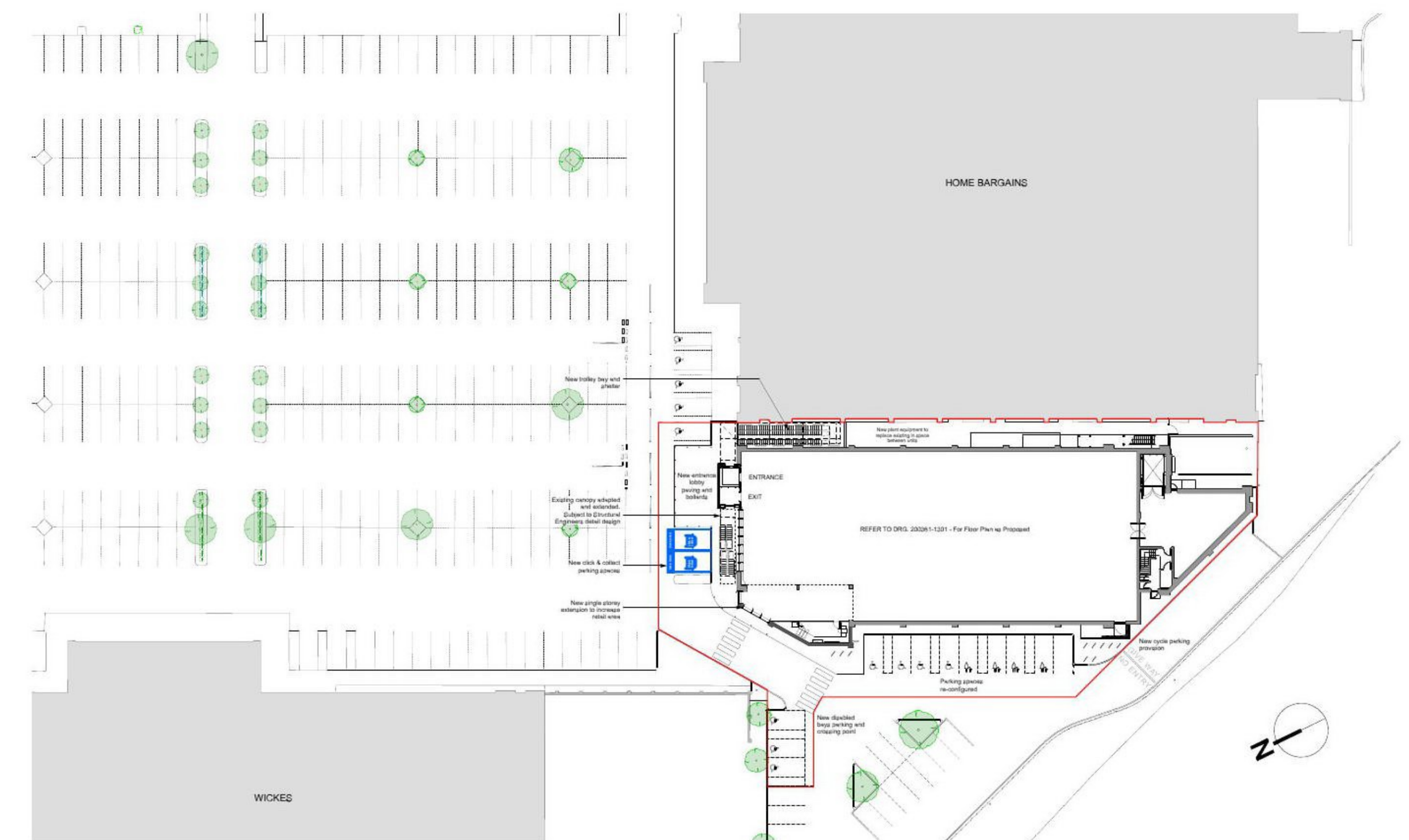
The proposed point of entry into the store will be more central within the car park and allow a view down the full length of the retail area on entry, improving the legibility of the store, and in turn the customer experience.

The small extension provides the opportunity to increase and regularise the retail area and bring the overall layout more in line with Aldi's standards. It also allows a greater extent of shopfront glazing and more daylight into the retail space. This is further enhanced with proposed new high level glazing along the western elevation.

A new glazed entrance lobby brings the store in line with Aldi's standards whilst a new L-shape glazed canopy that returns over a new trolley bay between the retail units ensures shelter for customers entering the store. The existing glazed canopy is raised such that it shelters customers exiting the new lobby.

Similar to the existing layout, a small managers office is retained off the retail area inside the new extension.

Site access for customers and servicing vehicles remains unchanged.



Proposed Site Plan

6. Appearance and Scale

The new extension will take its lead from the form and materiality of the existing building. A flat roof extension; the building, glazing and cladding heights will align with elements of the existing unit.

New high level ribbon windows into the retail area are proposed along the west elevation to improve the appearance of the unit and provide more daylight into the heart of the retail space.

The new glazed canopy will replicate the form of the existing - a single post support with a cantilevered arm to ensure the sheltered area is largely free of supporting structure.

6.1. Materials

The existing materiality of red and grey brickwork, metal cladding and full height shopfront glazing will be replicated throughout the proposed extension works.

In line with the Home Bargains refurbishment the existing cladding, eaves and roof profiles will be changed to dark grey such that the buildings better align visually. This colour scheme is in line with Aldi's new-build store format so ties in well with their brand expectations.



Existing + Proposed building elevations

7. Inclusive Access

The existing store has been designed with flush entry and exit thresholds to provide unhindered access for both disabled wheelchair users and users with restricted mobility, which will remain unaltered. Flush thresholds also occur between paved areas and customer parking and this will not be altered.

The new entrance lobby 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.

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.

8. Sustainability

As part of the refurbishment and extension works Aldi will be introducing new more efficient refrigeration plant that uses CO2 and provides the retail area with approximately 40% of its annual heating energy demand through heat recovery. The new equipment will be situated between the Aldi and Home Bargains units.

Other measures taken that will improve the performance of the store:

- The increased levels of glazing will reduce lighting demand and ensure better daylighting in the retail space.
- The provision of the entrance lobby and better air seals around the doors will ensure heat loss is minimised.
- The new extension will be detailed and constructed to ensure low levels of air permeability which will also help reduce heat loss.