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Proposed Mixed Use Development Skelmersdale

Design and Access Statement

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ALDI Stores Ltd



**THE
HARRIS
PARTNERSHIP**

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This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of ALDI Stores Ltd, to support a planning application for the construction of a new foodstore and retail terrace on Westgate, Skelmersdale, WN8 8AP.

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 through the National Planning Policy Framework (NPPF).

The proposal comprises:-

- The demolition of an existing office building and the construction of a new discount foodstore (Use class A1) and an additional retail terrace (Use Class A1/A2/A3)
- Associated parking facilities comprising of 151 total parking spaces across the site. The parking provision will be as follows:
 - 151 spaces for the proposed discount foodstore and retail terrace with 9 no. disabled spaces and 12 no. parent & child spaces
 - 10 dedicated cycle spaces and 7 dedicated motorcycle spaces
- Pedestrian access routes and servicing.
- Structured low maintenance landscaping.

This statement provides information on:

- The site and its surroundings.
- The application proposals.
- Design principles adopted in the scheme.

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design grounds is appropriate.

The Statement is to be read in conjunction with the accompanying Planning Statement and Transport Statement along with submitted reports and studies as requested to form a detailed planning package submission.

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 approximately 785 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 Bury New Road 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 Design Policy and Guidance

The NPPF places emphasis on encouraging sustainable and inclusive patterns of development through good and inclusive design. Good design gives the opportunity to reduce energy use, tackle CO₂ emissions and promote sustainable patterns of development. The accessible location of the site, combined with the modern design of the building will ensure these issues are addressed.

The application conforms to the NPPF as the proposal seeks to promote economic development and facilitate sustainable economic growth by building in a highly accessible location that will promote increased choice and competition.

Design is a key consideration in the determination of an application for economic development whereby proposals should secure a high quality inclusive design.

4.0 Site And Surroundings

The total planning application site area extends to 12,423m² (3.07 acres/1.24 hectares). The development site is located in Skelmersdale, a town which forms part of the Wigan urban area, lying 6 miles to the west of Wigan. Skelmersdale has a population of circa 38,800 and has been designated as a new town since 1961.

The site is well bordered to the north and the west by High Street and Westgate respectively, both of which integrate with the site through a generous amount of soft landscaping. The remainder of the site to the east and the south is a mixture of boundary conditions with residential properties in the immediate vicinity.

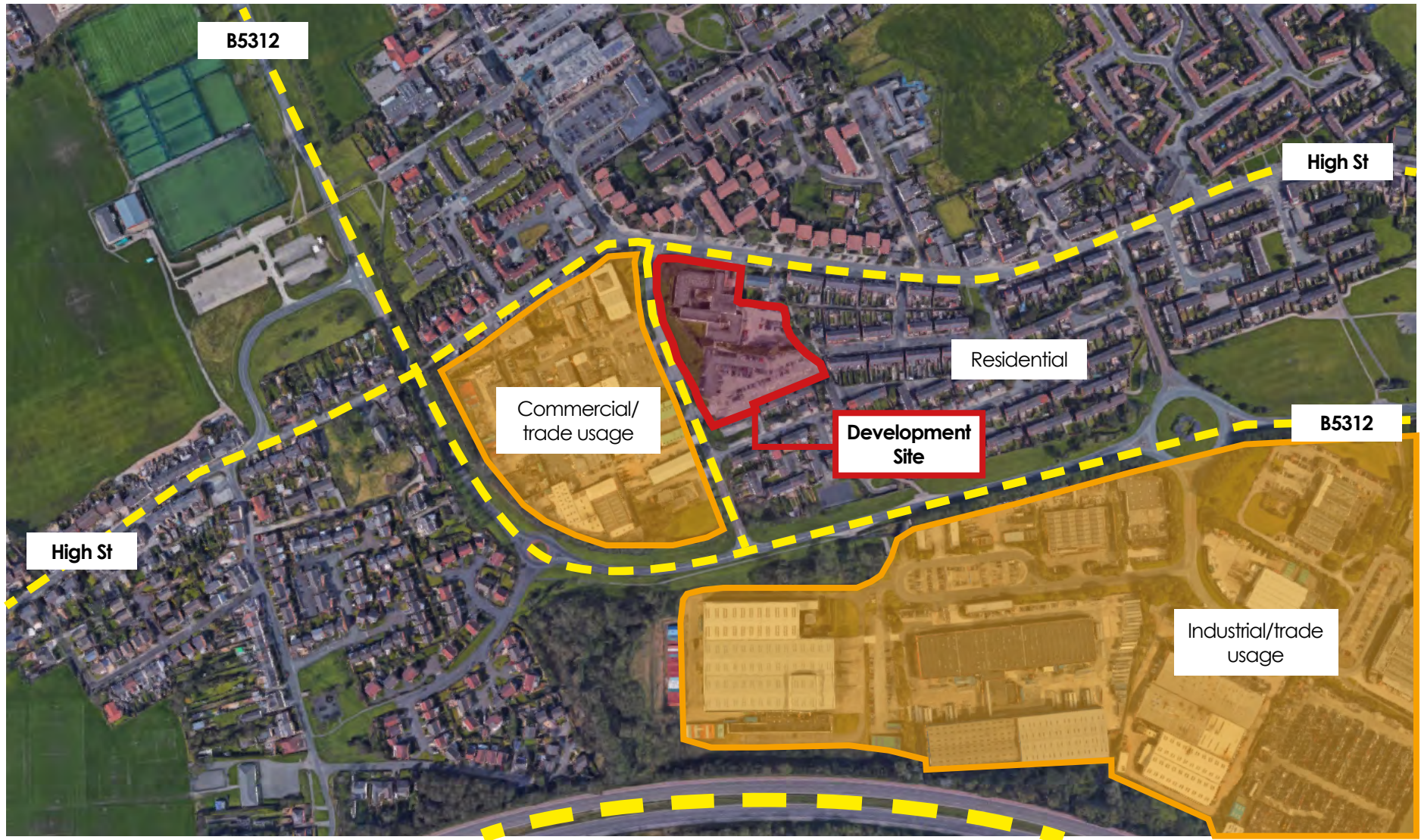
The wider context of the area is predominantly residential, punctuated with a number of public buildings/services and commercial uses. Immediately to the west of Westgate is a mixture of commercial/trade buildings clustered within the surrounding link roads. Further to the south lies an industrial park with a number of large distribution centres and trade/commercial buildings.

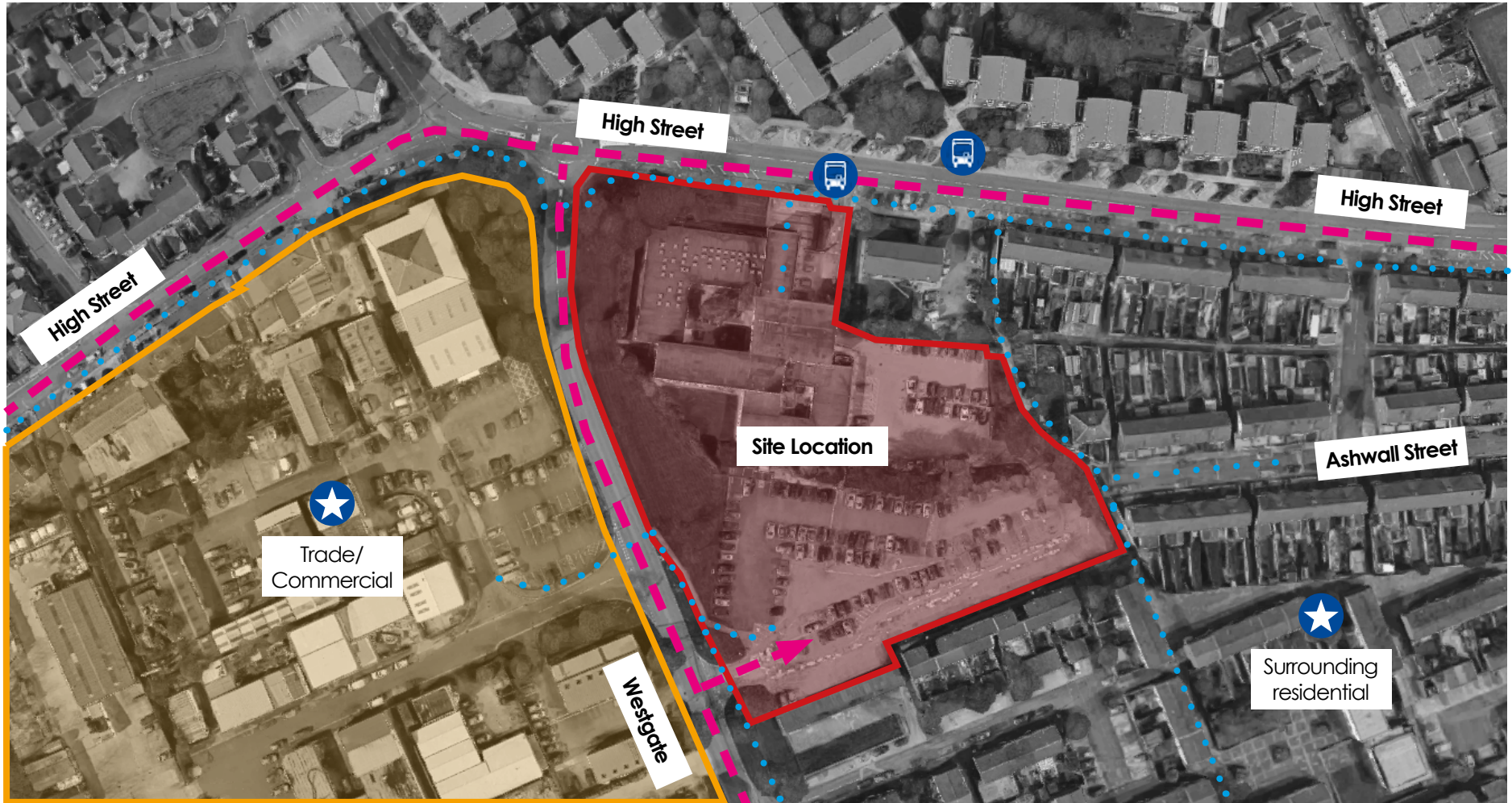
Please refer to the following context maps for a greater description of the surrounding context.



Development Context Map

The aerial image below shows the site location in context and the wider context uses.





- Development Boundary (ALDI)
- Development Boundary (McDonalds)
- Existing Vehicle Access
- Existing Pedestrian Movement
- Bus Stop

4.0 Site And Surroundings



4.0 Fig. 1
View from High Street, showing the existing bus stop and Co-Operative offices currently on the site



4.0 Fig. 2
Additional view from High Street overlooking the Co-Operative offices on the site



4.0 Fig. 3
View from High Street/Westgate roundabout looking into the site. Mature trees are prevalent and are to be retained



4.0 Fig. 4
View from Westgate with the Co-Operative offices visible, with a large area of soft landscaping between the road and building



4.0 Fig. 5
View from Westgate looking into the existing car park



4.0 Fig. 6
View from Westgate looking towards the existing building. The wide soft landscaping softens the transition from the road

General Design Principles

The following key design principles for the development of the site have been identified from a detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines. The following key principles have driven the design:

- To visually enhance the approach along both High Street and Westgate by developing this prominent site in an appropriate way.
- To create a safe and convenient customer car park accessed from the entrance position along Higher Lane, whilst maintaining a safe pedestrian footpath.
- Improved pedestrian access into the site from High Street, and a clear pedestrian route through the site from Westgate.
- To update and enhance the site's visual amenity creating a modern, sympathetic and exciting addition to the local area.
- To create job opportunities for the local area employing local contractors and labour during the construction of the store.

6.1 Use

The proposal is the development of the site to include a new 1315m² sales format store and the development of the car parking in line with ALDI's current requirements. Further to this, an additional unit of 372m² (which can be divided) of Use Class A1/A2/A3 retail is to be developed alongside and in harmony with the proposed foodstore.

Please see the supporting Planning Statement for a detailed planning policy justification for the proposals. The development is fully integrated into the area through its connections by foot, cycle, private car and public transport routes which pass adjacent to the site, all of which will remain unaffected.

6.2 Amount

An ALDI store is a modest scale supermarket often fulfilling a neighbourhood shopping role as well as attracting customers from the surrounding area. ALDI's customers generally use other shops and stores as well as ALDI in order to fulfil their grocery shopping and local service needs. ALDI is, therefore, complementary to the existing pattern of trading both in existing local/town centre shopping areas as well as working on outskirts of towns. The additional retail unit to be introduced within the development will supplement the ALDI foodstore, providing a mixture retail services to the local residents of Skelmersdale.

The proposal is to form an ALDI foodstore with a sales area of 1,315m², with additional warehouse, staff and office facilities, totalling 1,786m² gross internal area (1,863m² gross external area). Additionally, the accompanying retail unit will provide a further 372m² of retail space (Use Class A1/A2/A3) which can be divided to meet the needs of local tenants.

The scheme provides a total of 151 car parking spaces; 120 dedicated to the proposed new foodstore (including 12 no. parent and child spaces, 9 no. disabled spaces, 20 no. cycle spaces (10 hoops), and 7 motorcycle spaces).

6.3 Layout

The proposed site layout is informed by the design parameters of the site, such as the relationship with High Street, the proximity of the surrounding residential accommodation, the abundance of soft landscaping and trees around the site and the aspirations to introduce a mixture of retail onto the site.

The proposed orientation of the two buildings creates a strong retail frontage running perpendicular to High Street, drawing and directing people into the site from the main pedestrian access from High Street. Each of the store frontages are orientated in order to allow the car parking to be located in front of the shopfront glazing to each unit, providing an active facade treatment to the principle elevations and principles approaches.

The store entrance to the foodstore is located along the southern elevation, by way of an internal lobby arrangement beneath the feature canopy. This takes advantage of the prominent view of the ALDI foodstore when entering the site from Westgate and directs customers coming from Westgate by car and on foot.

From a servicing standpoint, the scheme utilises a separate servicing access to the proposed foodstore, given the size of the servicing vehicles using this access. Separating the service yard from the customer car park allows the ALDI store to be efficient and practical for use by customers. These matters are routinely reviewed and monitored and adjustments made to the model as required. It is also designed to be accessible by all including disabled and elderly persons. For the servicing to the smaller unit, the servicing is integrated within the customer car park. Given the modest size of this unit, the servicing needs will not be of the same magnitude as the proposed foodstore and will cause minimal disruption to the customer usage of the car park.

6.4 Form and Scale

From an operational standpoint, an ALDI store is a modest scale supermarket that provides a limited product range. The total range of products is approximately 1,500 lines. This is limited in comparison to other grocery stores and supermarkets which carry between 2,500 and 40,000 product lines, with superstores carrying up to 60,000 lines.

The layout of an ALDI store is eminently practical. Its design reflects the company philosophy of offering unrivalled value for money through cost effective management. There is no unnecessary expenditure on elaborate shop fittings, with the resultant savings being reflected in low prices.

Architecturally, the proposed foodstore appears to be single storey, with a "blade" roof minimising the mass of the building addressing the residential buildings on Ashwall Street and the adjacent office building, whilst providing a prominent frontage to the customer car park and approach from Westgate. This is echoed in the form of the additional retail unit, which utilises the same language to maximise the frontage to the created retail terrace and customer car park.

6.5 Appearance

The surrounding architecture to the north, east and south is predominantly residential constructed of red brickwork as the primary material. The brickwork is supplemented with white render and a mixture of timber/shingle/PVC plank cladding. The existing building on site utilises a mixture of materials and haphazard glazing, with no clear primary material, rhythm or foresight to integrate within the existing vernacular.

Given the above a simple palette of materials and crisp contemporary style are proposed to complement the local area by way of introducing a modern addition to the local vernacular and complimenting the immediate context.

The new development utilises red brickwork as its primary material as a means of recognising its primary usage in the surrounding architecture. Supplementing

the brickwork is a combination of white render and grey cladding as a means to break up the principle facades and offer contemporary and dynamic proposal. The ALDI store will have large elements of shop front glazing along the principle entrance elevation, which is echoed in the primary elevation of the adjoining retail unit. Further to this, the ALDI proposes high level glazing adjacent to the store entrance/ exit, together with a contemporary pressed metal entrance canopy in anthracite grey covering the trolley bay area and entrance to provide a feature for both the south and west elevations. The internal lobby arrangement will direct customers to the stores entrance providing a focal point.

The high level glazing will flood natural light over the top of the sales area in a ribbon arrangement in line with the canopy structure to add interest and visual prominence to the principle elevations thus assisting in providing an active façade to the store from the main public approach.

6.6 Materials for the Store

Materials Specification for ALDI Foodstore (Unit A0):

- Kingspan cladding - Metallic Silver RAL 9006
- Red brickwork
- White render
- Brickwork stall riser - Charcoal brickwork with tarmac (Y14) coloured mortar
- Polyester powder coated aluminium shop front glazing frames and doors - RAL 7016 (Anthracite)
- Polyester powder coated aluminium high level window frames – RAL 7016 (Anthracite)
- Polyester powder coated aluminium canopy fascia – RAL 7016 (Anthracite)
- Satin polished stainless steel trolley bay rails
- Polyester powder coated mild steel Fire Exit & Personnel doors
- Door & Frame – RAL 7046 (Grey)
- Sectional up and over door to service bay – RAL 7016 (Anthracite)

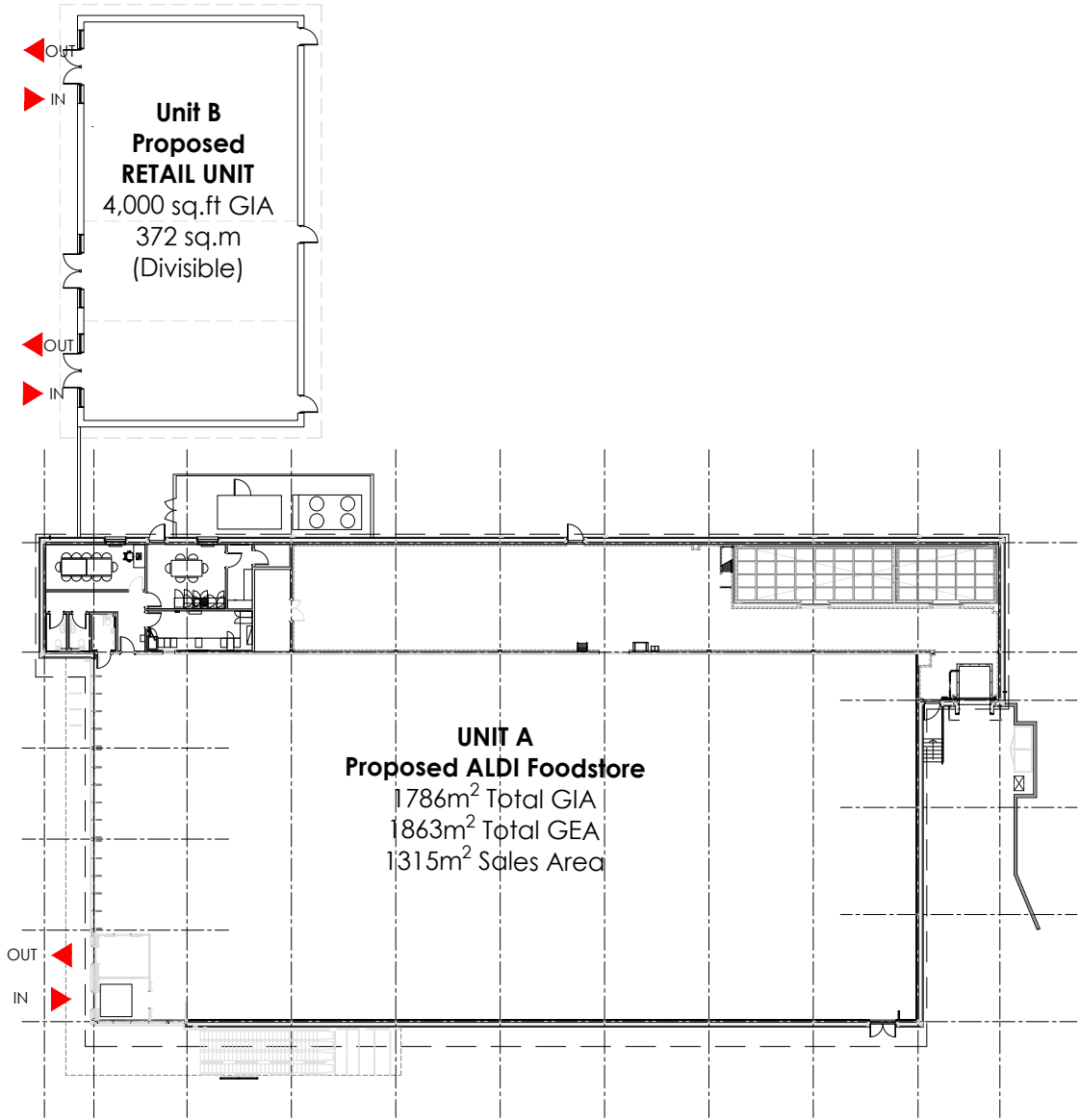
Materials Specification for the Retail Unit (Unit B):

- Kingspan cladding - Metallic Silver RAL 9006
- Red brickwork
- White render
- Brickwork stall riser - Charcoal brickwork with tarmac (Y14) coloured mortar
- Polyester powder coated aluminium shop front glazing frames and doors - RAL 7016 (Anthracite)
- Polyester powder coated mild steel Fire Exit & Personnel doors



Proposed Site Plan taken from The Harris Partnership Drawing Reference 2269-BOL-112 (Proposed Site Plan) - NTS

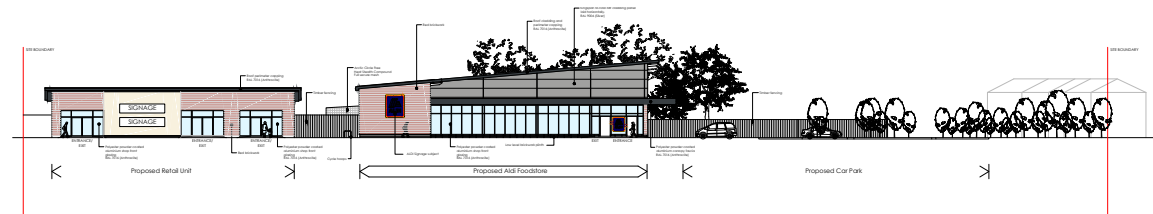




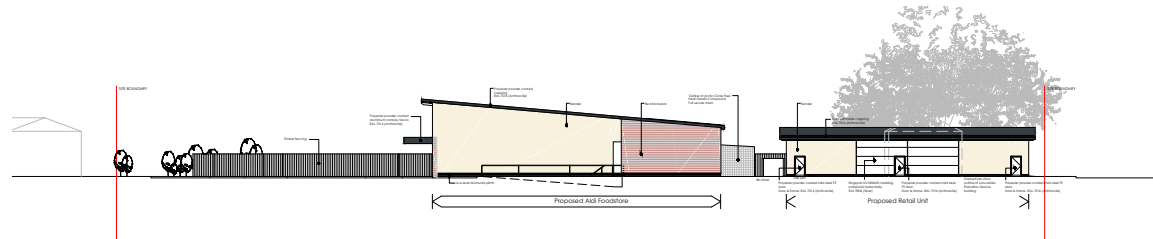
Proposed GA Plan taken from The Harris Partnership Drawing Reference 2269-BOL-113 (Proposed GA Plan) - NTS



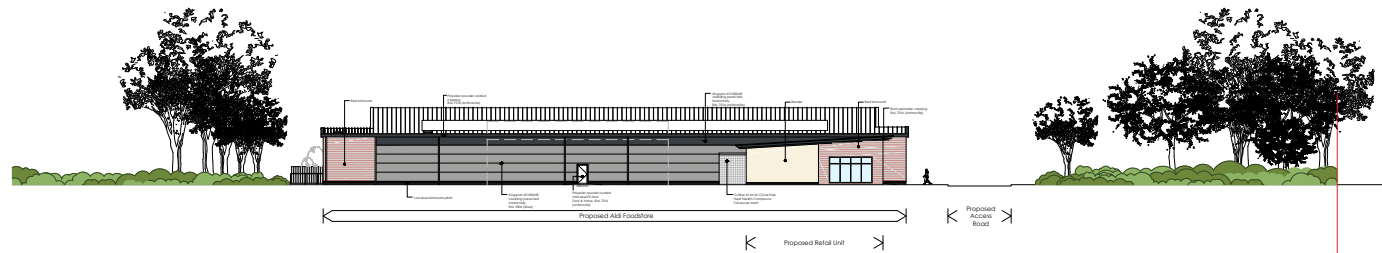
6.0 The Scheme



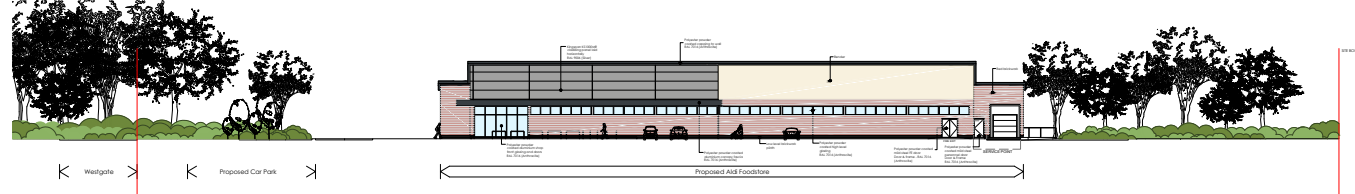
ELEVATION A



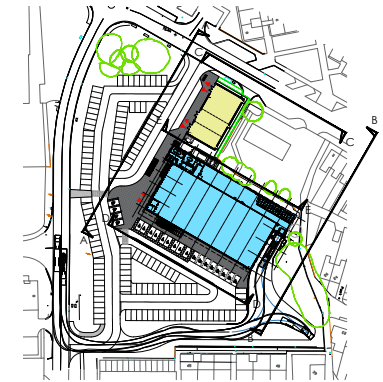
ELEVATION B



ELEVATION C



ELEVATION D



KEY PLAN (NOT TO SCALE)



Proposed CGI - Showing proposed ALDI foodstore and adjacent retail unit



Proposed Site Plan taken from Vector Drawing Reference V1761-L01 (Proposed Landscape Plan) - NTS

6.7 Access

The amount of retail space and boundary conditions close to roads dictated a scheme which creates two vehicular access to the site. This allows the creation of a dedicated service road and yard for ALDI, separating the large vehicles from the customer car park. In order to service the smaller retail unit, a service layby has been introduced into the car park which will cause minimal disruption within the customer car park, given the size and scale of any tenants who may occupy the unit.

In accordance with current DDA standards, there is provision for 8 no. disabled parking spaces. These spaces will be 6.2m by 3.6m and level with footpaths. Disabled parking and 12 no. parent and child spaces are easily accessible and located adjacent to the store entrance, together with a dedicated area for cyclist visitors into the site, comprising of 10 hoops allowing for 20 cycle spaces over two areas. These cycle spaces are easily visible from the principle vistas into the site and are positioned in front of the shop front glazing creating natural surveillance over them.

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 & child parking 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 vehicle 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 there is 1 refuse collection and 1 animal waste 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.

6.8 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. The hard and soft landscape within the development boundary will be enhanced by a pedestrian route and new shrubbery. This proposed ornamental shrub planting will provide interest to the site and provide ALDI with a low maintenance landscape proposal.

Changes in materials have been carefully selected to highlight the routes through the car park, in particular, marked pedestrian crossings linking the store entrance. The scheme will have formal landscaping, including a quality paved area beneath the entrance canopy which will further emphasise this area on arrival from the pedestrian crossings approaching the store entrance. The formal entrance into the site is intended to have a scheme wide approach, marking the arrival with clear directional signage for the key elements within the site.

It was important within the scheme to maintain and enhance the existing landscaping which is prominent around the site. Two areas of existing, mature trees and landscaping are to be retained as part of the proposal and the substantial low level landscaping which forms the boundary condition to Westgate will be retained and enhanced. This will be supplemented with a timber knee rail to create a permeable, fluid boundary to the residential areas of Frankton Road and Fountain Place. The remained of the boundary condition will be maintained as existing.

For further information please see THP drawing reference 2269BOL-117 Boundary Treatment Plan and the accompanying landscape scheme, Vector drawing reference V2269-L01.

6.9 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 building and site.

The following principles have been considered when designing the building:

External Layout

The general layout of the development is relatively simple and easy for customers to understand and it is clear where they should and shouldn't be. Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.

Most of the car parking area is well overlooked from the frontage of the building and is readily visible from the surrounding streets, allowing a good level of natural surveillance.

Glazed areas to the side of the building are protected with anti-ram raid bollards.

Cycle parking for customers will be close to the store entrance.

The proposal will introduce new lighting columns across the site which will have LED lights fitted to give a uniform level to the car park and service area. Lights will be operated by a time clock and photocell override. Lights will be protected with covers against vandalism.

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

Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/miss-use.

The site boundaries will be secure to prevent access into neighbouring properties.

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

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 an obvious position and clearly visible from the car park

There are no recesses to the ground floor of the building exterior.

There are no areas to the roof that are accessible.

7.0 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.

7.1 Sustainability Themes

- **Minimise Energy Use:** the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- **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.

7.0 Environmental & Sustainability Statement

The sustainability measures that are proposed as part of ALDI's development proposals have been developed in accordance with these themes. A list of the items covered is further outlined in item 8.7

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 on-going procedural review of its operations in order to minimise the environmental effect of its operations;
10. ALDI is ever mindful of its responsibility to the environment.

7.2 Recycling and Waste Reduction

ALDI Stores Ltd is wholeheartedly committed to minimising all waste and if it should occur every effort will be made to recycle such materials.

7.3 Operational Waste

ALDI Stores Ltd reduces the amount of waste created by careful and efficient management and, also, provides the recycling of such waste where practicable.

Waste reduction is maximised wherever appropriate, as well as the use of environmentally friendly cleaning agents which do not contain phosphates or CFCs.

Electrical energy and heating energy is conserved by the widespread use of time switches.

7.4 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 ALDI's 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.

ALDI Stores Ltd utilise registered waste carriers and where substances, which ALDI are not registered to dispose of are involved, ALDI ensure that only companies with the relevant waste disposal management licence are contracted.

When waste changes hands ALDI ensure that transfer notes are completed and signed by both parties and a written description of the waste handed over.

7.5 Sustainability Issues

ALDI place sustainability issues at the heart of their business decisions identifying that this is essential to use resources efficiently with the minimum of energy consumption, to deliver a project that is flexible, durable, has longevity and, where practical, fixtures and fittings that can be re-used.

Products will be specified from suppliers/manufacturers who uphold the correct environmental codes and who source their materials from sustainable sources or approved producers.

Where possible and practical, water based paints will be used and, where not, low toxic paint will be used.

Light fittings will be of low energy type and switched on by presence detectors.

All timber, including that for formwork and studwork will be FSC certified and obtained from renewable sources backed by certification to current government standards.

Where possible materials and labour will be sourced locally to create energy savings.

Materials will either be of long life usage or, where there is potential for frequent changes and the item cannot be re-used, the material will be of recyclable type. The aim is to make the building work as non-toxic as possible to the environment.

7.0 Environmental & Sustainability Statement

7.6 Conclusion

The environmental issues facing us all are extremely important and it is evident by the aims set out in our policy document that ALDI Stores UK is fully committed to these issues.

7.7 Summary of Measures for Sustainability

Minimise Energy Use		
	Improving Building Envelope	<ul style="list-style-type: none"> - Improve building fabric performance by using materials with low U values. - Reduce Air Permeability for the development.
	Reducing Energy Demand	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - Re-use of waste heat from refrigeration system to heat the retail area
	Further Measures	
Sustainable Building Materials	Material Specification	<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - 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		<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - A pulsed water meter would be proposed for the development to monitor water use. - 2/4 litres WCs in retail store.
	Minimising Flood Risk	<ul style="list-style-type: none"> -Proposals would be put forward that would not add to the flood risk in the area.

7.0 Environmental & Sustainability Statement

Waste Management	Construction Waste	<ul style="list-style-type: none"> - 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 licenced waste handling facilities.
Reduction of detrimental Environmental Effects		<ul style="list-style-type: none"> -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 Handover	<ul style="list-style-type: none"> - A building user guide and building education would be provided as part of the development's handover.

This Design and Access Statement is submitted in support of a proposal for the creation of a new ALDI foodstore and accompanying retail unit. The proposed scheme will create a 1,786sqm (gross internal floor area) ALDI foodstore and 372sqm (gross internal floor area) retail unit with car parking, servicing, landscape and access in a prominent site in Skelmersdale.

Careful consideration has been given to determine appropriate locations for building layouts, massing and pedestrian routes. A careful design focus has enabled an overall scheme which responds to the site topography, landscaping, surrounding properties and the separate proposed retail development which shares the site. 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 Skelmersdale 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.

