



## Design and Access Statement

New Aldi Food store and Employment Unit, Salisbury Road,  
Totton, Southampton.

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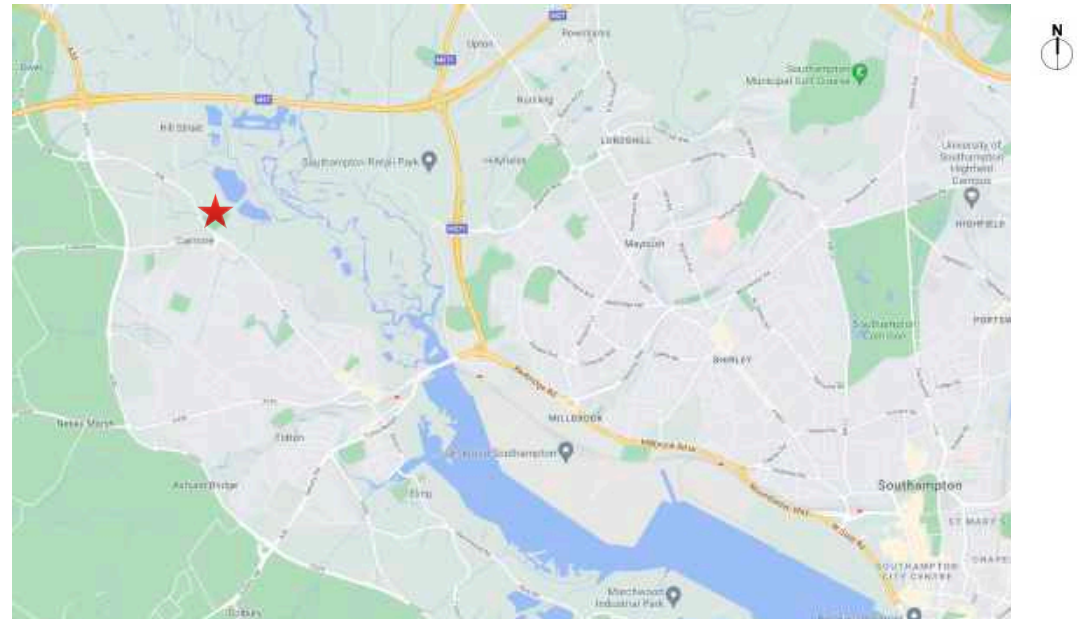
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## 1. Introduction

This Design and Access Statement has been prepared by Kendall Kingscott Architects for submission to New Forest District Council, in support of a detailed planning application for a new food store and employment unit off Salisbury Road, in Totton, Southampton.

The report demonstrates the process followed to arrive at a suitable proposal. This includes an appraisal of the site and its surroundings, and leads onto a detailed description of the scheme.

This document should be read in conjunction with all supporting reports and drawings.



Google maps extract showing the site location. (Denoted by red star.)

## 1.1. Design Team

Architecture - **Kendall Kingscott Ltd**

Planning Consultant - **Planning Potential**

Highways Consultant - **Entran Ltd**

Civils and Structural Engineer - **Craddys**

Landscape and Arboricultural Consultants - **Tyler Grange**

Mechanical and Electrical Consultants - **BMT**

## 1.2. The Applicant

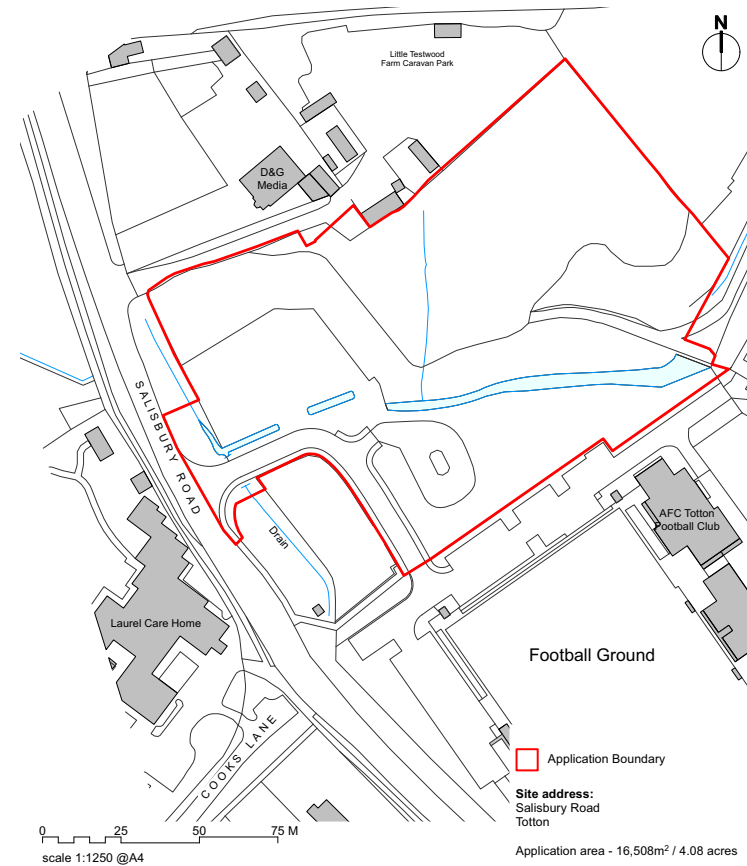
Aldi Stores Ltd are a global discount supermarket operator who are currently the fifth largest grocer in the UK. Aldi began trading in the UK in 1990 and now have over 700 stores in the UK and Ireland.

## 2. Context and Site Appraisal

### 2.1. Location

The proposed site is a currently undeveloped plot located north-west of Southampton, in Totton. It lies south of the M27 and is situated along the Salisbury road (A36) north of the Totton FC football ground with which it shares access. The site lies along the southern boundary of Little Testwood Farm Caravan Park.

A previous planning permission was granted for this site in 2020 for 3no. new commercial units along with associated road and site infrastructure improvements, including diversion of a watercourse to make more of the site developable. (ref. 20/10109).



Extract of Site Location Plan (not to scale)

## 2.2 Site and surroundings

The diagram opposite shows the site in its context alongside the elements noted in section 2.1.

It shows the site between a reclamation yard and caravan park to the north, Totton FC football ground to the south, a nature reserve to the east and a care home across the road opposite. The Calmour residential area (Cooks Lane and Court Close) is nearby.

Vehicle and pedestrian access is from Salisbury road (A36). A local bus stop for routes X7 and X7R is located approx 100m away which provides reliable transport connections to and from Southampton city centre.



3D aerial view of site

## 2.2. Contextual Appraisal

The site is an undeveloped area of scrubland and disturbed ground served by an established access road that continues to the football club. This provides both vehicle and pedestrian access up to the site.

The Northern and Eastern boundaries of the site are defined by light vegetation and a boundary fence to the Little Testwood caravan park and reclamation yard. This boundary is in a poor condition.

The Southern site boundary consists of established hedgerows and mature trees. Access to the Totton Football club is beyond this boundary.

The A36, access road and highways landscaping form the Western boundary. This area is populated by some mature trees, established hedgerows and a brick wall.

The site levels generally drop by about 1m north to south. The drop is more pronounced in the south east corner of the site in the vicinity of the water course where the levels are a further metre lower. The base of the water course running east to west is about 1.5m lower than the adjacent ground. At the time of surveying there were a number of earth mounds on the site which are noted on the existing plan.



Street view showing western boundary access from Salisbury Road



View of the western boundary



View of the northern boundary



### 2.3. Constraints and Opportunities

Reviewing potential options to redevelop the site, there are a number of obvious constraints:

- Development of the site will be reliant on implementing road improvements and diverting the existing watercourse in line with the existing planning permission.
- Consideration will be given to retaining as much of the established existing landscaping as possible where changes in level permit.
- Any development will need to respect the existing access and infrastructure associated with the adjacent football club.

A development of the site will provide the following opportunities:

- The provision of a discount food retail outlet and employment unit will provide a valuable service to the local community as well as job opportunities.
- It will bring substantial investment into the area and enhance an undeveloped site through the provision of two new buildings and associated infrastructure .



Extract of existing site plan

### 3. Design Evaluation

#### 3.1. Scheme Proposals

The proposal seeks detailed planning permission for the construction of a New Aldi food store and employment unit (Unit 2). Associated road and infrastructure improvements relating to a water course diversion will be in line with the existing permission (ref. 20/10109).

The Aldi food store and customer car park is proposed on the northern half of the site, with the employment unit, its car park and secure service yard area to the south. The site is split through the middle by a new access road serving both buildings.



Site cross sections



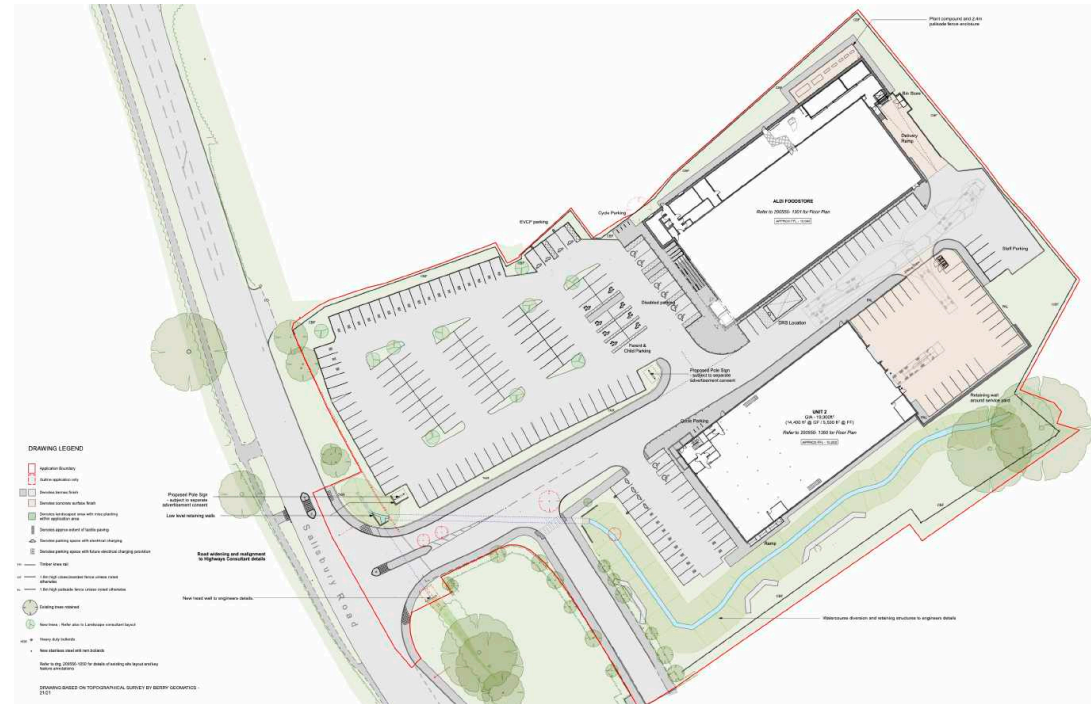
### 3.2. Use and Amount (Aldi and Unit 2)

The overall application area is 16,508m<sup>2</sup> (4.08 acres). The area relating to the food store, its car park and the access road is approximately 2.46 acres.

The proposed GEA of the Aldi food store is 1,890 m<sup>2</sup> with a net sales area of 1,315m<sup>2</sup>. The GEA of Unit 2 is 1,384m<sup>2</sup> with an approximate usable floor space area of 1,848m<sup>2</sup> split between ground floor and mezzanine.

The site parking total is 191 spaces. 144 of these are proposed for Aldi customer parking. Unit 2 has an allocation of 47 spaces, 23no. in the front of house car park with space for a further 24 cars within the secure service yard. 8no. Active EVCP spaces will be provided (4no. to each building) with infrastructure for a further 30 to be instigated in the future across the site. Aldi have 6no. disabled spaces with 2no. provided for Unit 2.

There are 4no. sheffield hoops for secure cycle parking for 8no. bicycles adjacent to the Aldi store frontage, visible from the customer car park entrance.



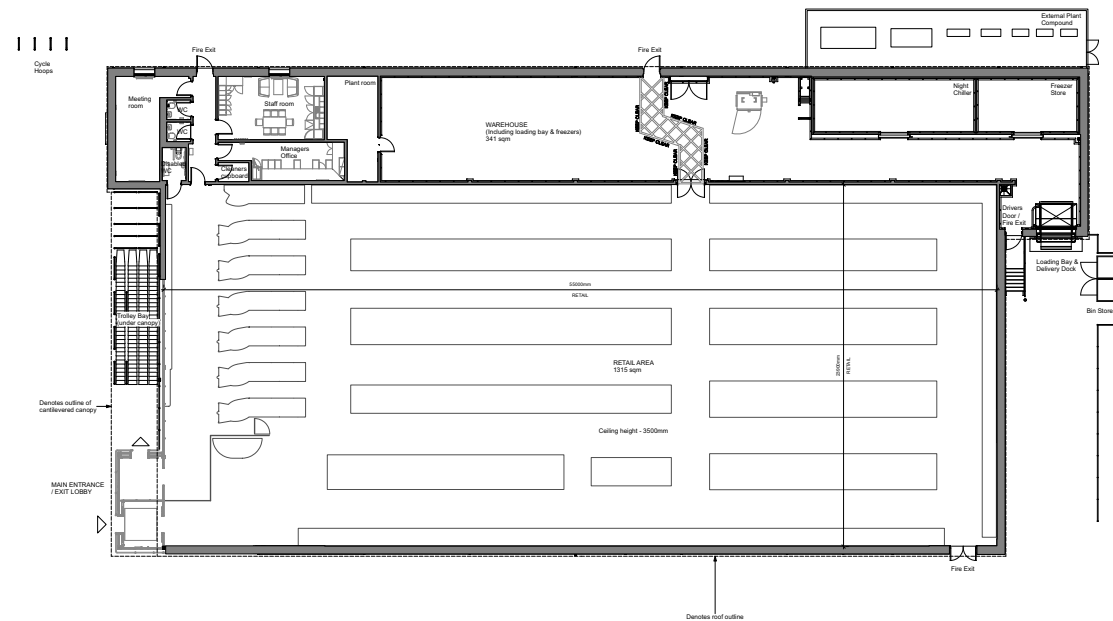
Proposed site plan

### 3.3. Layout and Access (Aldi and Unit 2)

The proposals involve widening the existing site access along the Salisbury Rd and extending a new route into the site to facilitate access to the two new buildings. From the site entrance both buildings and their car parks will be visible. Arriving at the site the Aldi food store and customer parking is to the left with the employment unit to the right. The access road runs to the rear of the site providing service access to both Aldi and Unit 2 well away from the public facing areas.

The Aldi car park entrance is in front of the store entrance lobby and trolley storage. Vehicle and safe pedestrian access is provided at this point. The customer entrance to the store sits on the most prominent corner of the building and is visible on entry into the site and across the car park. A number of parking spaces run along the south east elevation and retain proximity to the entrance lobby. Further staff parking is provided in the lorry turning area at the north-east end of the site.

The back of house welfare, warehouse and external plant area faces the northern boundary to the caravan park. The store footprint is stepped back in the location of the HGV delivery doors where a ramped access is set back on the corner in the most remote part of the site well away from customer facing areas.



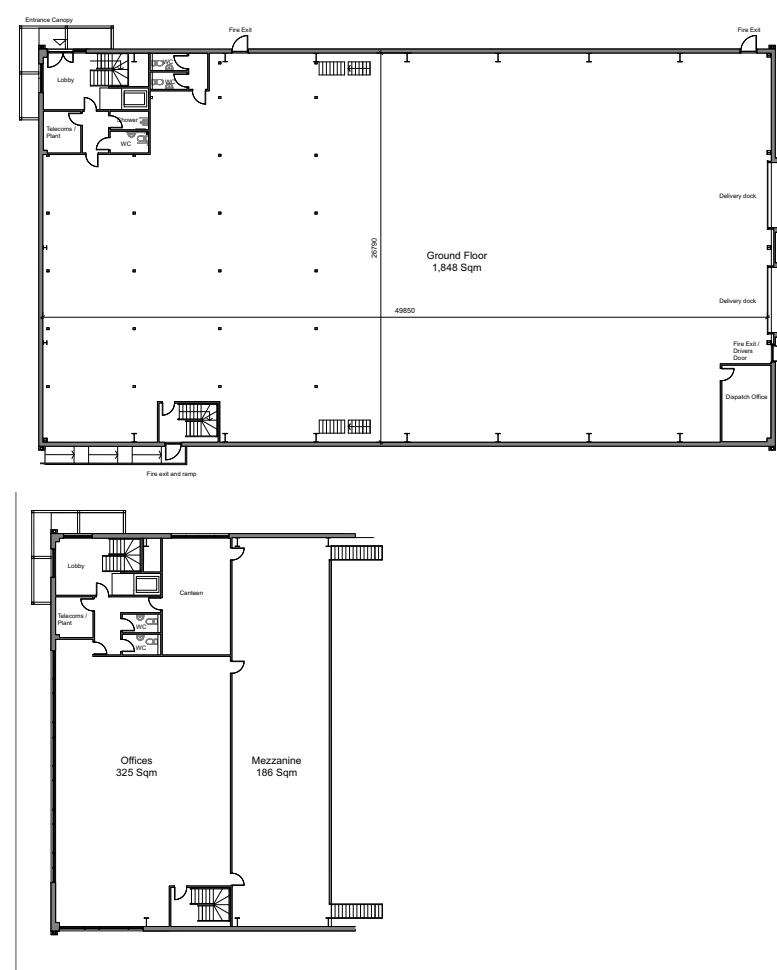
Proposed Aldi floor plan

Unit 2 similarly has a front of house car park facing the site access but it also has a secure service yard area to the east end of the site, fenced off from the public. HGV's and delivery vehicles can pull right up to the building within this area where there is also further secure parking.

The Unit 2 layout has an entrance core on the prominent front corner opposite Aldi at ground floor which serves a larger mezzanine office space and storage area. The majority of the ground floor is open warehouse space directly accessible from the service yard.

Unit 2 is on the southern part of the site and is closest to the diverted water course. Due to the level changes in this area a ramp is required from the fire escape along the south-east elevation along with a brick faced retaining wall to the southern side of the service yard.

The store and car parking are set well in from the site boundary to ensure landscaped perimeters on all sides. In particular this ensures the retention and enhancement of areas of existing landscaping along Salisbury Rd and to the south of the site by the water course and boundary with the football club.



Proposed Unit 2 floor plans (Ground Floor top / Mezzanine bottom)

### 3.4. Appearance and Scale (Aldi)

The materiality of existing buildings around the site is varied. To that end the store does not draw any influence from the surrounds, more it reflects Aldi's new build store standard in line with their brand identity.

The architectural design of the food store is simple in form and materiality. The proposed form is that of a single storey block, with a shallow mono-pitched roof. The highest side faces Unit 2 with the lower side associated with the back of house areas facing the northern site boundary.

The short front facade of the store faces the site entrance and is articulated by a cantilevered canopy and full height glazing which defines the main entrance and trolley bay area visible from the customer car park.

Sat on top of a robust brick plinth the facades are a combination of two shades of grey metal panel. The darker grey is repeated on some of the key building details to ensure a coordinated aesthetic - roof eaves, external doors and entrance canopy. Full height shop front glazing facing the car park looks out to Salisbury Rd and ensures an active frontage to the public realm whilst maximising daylighting at the front of the retail area.



Proposed Aldi elevations

### 3.5. Appearance and Scale (Unit 2)

Unit 2 has a different form and scale due to its function but shares a similar materiality to ensure a unity of appearance across the site.

The building is taller than the Aldi due to the provision of a mezzanine floor and has a simple pitched metal roof. Similar to the footsore it also has a low level brick plinth and two types of grey cladding panel. The facades are punctuated with glazed elements by the Unit entrance and public facing areas where some timber cladding is also proposed.

The building has less active frontage than the footsore given its function as an employment unit. This however ensures the Aldi retains more prominence as the building with a more public function.



Proposed Unit 2 elevations

### 3.6. Secured by Design

The architectural liaison officer has been approached for comment in advance of the application submission.

Recommendations for fencing and bollards at 1m centres are being implemented on the scheme. The Unit 2 service yard is also fully secured.

Listed below are other measures Aldi take as a matter of course that correspond with Secure by Design recommendations:

- Security rated external door sets
- Anti-Bandit glazing
- Provision of anti-ram bollards
- CCTV to the store entrance
- Secure fencing to the back of house areas
- Open and visible car park with parking eye management system
- Appropriate landscape planting that allows visibility across the site.
- External lighting scheme providing uniform levels across the site.



### **3.7 Landscaping**

The landscape strategy is designed to mitigate any loss of existing trees and to improve the local amenity. New landscaping will be planted with native species with a known benefit to wildlife. Where large planting beds are shown, there will be a variety of ornamental shrubs to provide interest throughout the year, whilst also contributing to the biodiversity of the site.

New trees have been proposed through the Aldi car park to break up the expanse of hard landscaping.

Refer also to Tyler Grange Landscape proposals.

### **3.8 Hard Landscaping**

The main hard landscape materials will be:

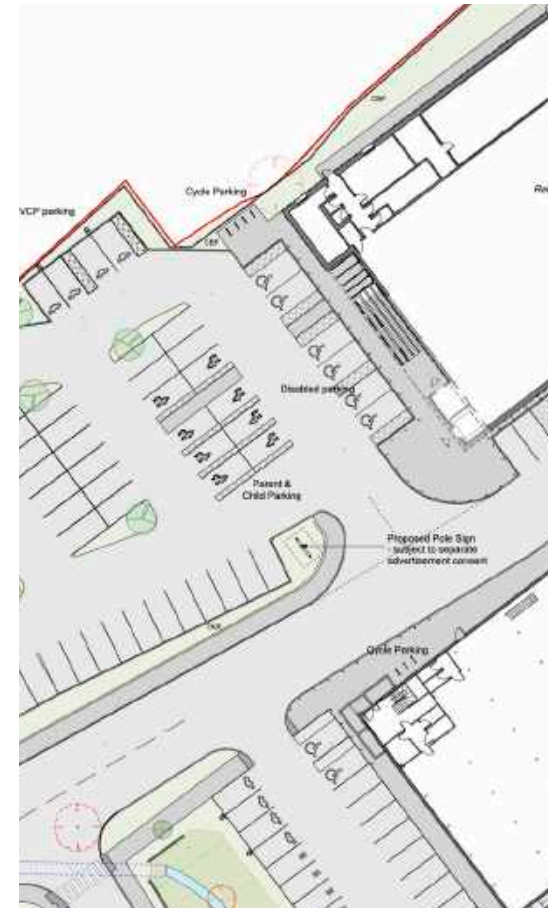
- Car park: Black macadam to be shared areas and to all parking bays.
- Aldi and Unit 2 entrance area/ Trolley area/ Access road and pavement. - Black macadam
- Tamped concrete finish to the Unit 2 service yard, loading bay ramp and plant slab.
- Fencing: There will be a 1.8m high close-boarded fence is proposed along the site perimeter. A 1.8m palisade fence is proposed to the Unit 2 service yard.
- Double pole sign. (Subject to separate planning application)
- External lighting will be provided by 6m high lighting poles, exact locations to be confirmed.

#### 4. Inclusive Access (Aldi and Unit 2)

Clearly marked disabled parking bays are provided in both car parks close to the respective building entrances. 8no. 'parent and child' bays are provided in the Aldi car park with close proximity to the trolleys and main entrance.

Access into the buildings will be via flush thresholds between paving and car parking. For the food store 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 food store car park will have a maximum fall of 1 in 40. A gradient suitable for trolley use and wheelchair users alike.

The new Aldi entrance will comprise of two sets of bi parting automatically opening doors, providing 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.



Extract from the proposed site plan showing the accessible parking spaces

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. A customer wheelchair accessible WC will be provided directly off the sales floor.

The proposal is of 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.

Unit 2 access will be in full compliance with BS8300 and Part M of the building regulations. Level thresholds will be provided to all entrance and escape doors and the vehicle access doors.



Images of a typical store interior, showing standard aisles

## 5. Sustainability

### 5.1. Energy

The 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 performance improvements and the utilisation of zero and low carbon technologies.

The low and zero carbon technologies that are being proposed are as follows:

For the **Aldi** scheme they relate to the highly efficient external refrigeration plant and heat recovery system. A combination of waste heat recovered from the refrigeration system and air source heat pumps will provide heat to the building.

For **Unit 2** a roof top PV array will provide a source of on-site renewable electricity for the building and reduce its demand from the grid.

Neither Aldi or the Unit 2 scheme require a gas supply.

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.



Site waste strategy

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Further reference should be made to the Sol Energy report for more details.

## **5.2. 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 food 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 during construction to be in accordance with recognised benchmarking figures. 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 either of the proposed buildings or plant.

## **5.3. 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.

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#### **5.4. 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.

#### **5.5. BREEAM**

The scheme is targeting BREEAM Excellent. Further details on the specific requirements are set out in Sol Environments planning report.