

An existing soft landscape feature exists on the corner of Afan Way and Water Street. The proposals are to maintain and enhance this area as a key corner of the site.

The Aldi service and back-of-house areas have been segregated from the customer car parking. This is true in plan as well as in section. The site levels have been designed to limit the amount of excavation due to the presence of contaminated land. The proposal creates a split level site between the customer facing car park and the service yard to the north. This helps with visibility of the main site and limiting impact of the service yard on the neighbouring residential community. The finish ground levels immediately to the front and side of the retail units have will be slightly higher than the current ground level, to balance to amount of cut and fill across the site and provide suitable level access from Afan Way.

The layout has been designed with multiple deterrent factors to prevent crime and discourage any antisocial behaviour within the site and its environs. Such as fronting the glazing onto the customer car parking to provide natural surveillance over as much of the site as possible.

The external lighting scheme will provide a uniform level across the site. There will be CCTV within the store and Aldi will cooperate with the police force to ensure that any footage is handed over if required.

Boundary treatments have been designed to strike a balance between maintaining an open site and security. For example, the service area to the rear of the site accessed from the north-east boundary is designed to be private, with fencing and walls bounding the area with exception of the vehicle access point. Signage will be installed notifying visitors that it is a service/staff area only.



Extract from proposed site section: Aldi service yard

7. Appearance and Scale

The new buildings have been designed to compliment one another and to respect the site context. For example, the height of the buildings has been limited to single storey, in line with the low nature of the immediate neighbours.

Massing of the buildings have has also been taking into consideration, with the proposals keeping to a simple, square design with low roof lines so not to conflict with the urban context.

The design of the food store building is that of a contemporary single storey block with a mono-pitch roof. The pitch orientated such that the taller elevation is fronting the site entrance and the customer car park. The lower side, a more appropriate scale for the store backing onto Issac's place and the end of terrace two storey dwellings.

The short facade that faces the site entrance and Afan Way is articulated by full height glazing alongside a glazed entrance lobby. This level of glazing ensures an active frontage to the main road and acts to provide a good level of daylight in the checkout area, ensuring the shop floor has a visual link to the surrounds. The store entrance itself is defined by a simple cantilevered canopy that extends and shelters the trolley bay.

The Starbucks building is a compact, clean and crisp design accentuated by an entrance pergola that wraps the southern and western elevation, and a timber clad tower feature to the rear. Glazed elements face onto the car parking and Afan Way, with the waste and plant area neatly tucked to the side beside the drive-thru lane.

The tower feature offers an opportunity to add corporate signage to identify the building as a Starbucks as well housing the drive-thru service point below.



CGI of a typical Aldi store, showing the massing, scale and colour tones.

7.1. Building Materials

A range of brickwork, stone and pebbledash render characterises much of the nearby buildings, as well as the cladding to the commercial and industrial units to the south and west.

The new Aldi store proposes tones of grey wall cladding associated with their corporate store design. Contrasting dark grey elements punctuate the facade including bands of dark grey cladding, cantilevered canopy, external doors and window frames. A black facing brickwork plinth maintains a co-ordinated building aesthetic. The pitched roof of the store is to be finished in dark grey, presenting a non-reflective and contemporary finish.

The Starbucks unit also incorporates a two tone aesthetic which combines the use of an off-white render and timber cladding to compliment the rendered houses opposite.



CGIs of the Starbucks Drive-Thru design, showing the massing, scale and materiality.

7.2. Security

Kendall Kingscott will typically approach the architectural liaison officer during the detail design, if required, to run through any concerns with site security.

The crime risks considered to be applicable to this site include:

- Theft (Primarily shoplifting)
- Verbal & physical violence against visitors and staff.
- Vehicle crime and parking control.
- Ram-raiding
- Arson
- General antisocial behaviour

A number of measures have been considered as part the proposals in line with Secure by Design guidance:

- A CCTV system covering the exterior and selected interior locations
- Anti-bandit glazing
- Intruder alarm
- Provision of anti-ram bollards
- **Open and visible car park**
- Secure fencing to the back of house areas.
- Appropriate landscape planting
- Lighting

7.3. Landscaping

The landscape strategy for the scheme is based around introducing a soft landscaped perimeter to compliment the new buildings and their setting, as well as providing opportunity for a balanced sustainable drainage scheme. The introduction of trees to the north and eastern site boundaries acts to further soften the edges of the site and provide an attractive outlook for residents opposite the site.

The soft landscaping scheme is integral to the car park layout to ensure vegetation is not limited to the borders of the site and to limit the expanse of hard landscaping.

Details of the proposed planting is set out on the Tyler Grange soft landscaping proposals.

For details of hard landscaping materials proposed refer to architectural plans and details submitted.

8. Inclusive Access

The main vehicle ingress and egress to the site is from Afan Way, which also becomes the main pedestrian access point. Service access for Starbucks vehicles will be via the main access, whilst Aldi servicing will be to the rear off Water Street.

Site gradients within the site will not exceed recommendations as set out in Part M of the Building Regulations. Pedestrians are guided to the building entrance via marked crossings.

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

Clearly marked disabled parking bays are provided across the site with 1200mm clear access zones. The 'parent and child' bays have been sited close to the Aldi store entrance and cycle hoops positioned to maximise visibility to the public.

Access into the buildings 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 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 entrance will be comprised of two sets of bi-parting automatically opening doors, both with a minimum clear opening width of 1100 mm. These doors operate on PIR presence detection and will fail safely 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, a 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 food store 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.



Proposed Site Plan extract (Not to Scale)

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.

Wheelchair accessible customer WC's will be provided in each of the buildings.

The proposals are single storey, thus maintaining a consistent floor datum throughout. Door openings are designed to give unhindered passage to disabled wheelchair users.



Image of a typical store interior, showing standard aisle widths

9. Sustainability & Operations

9.1. 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 for the Aldi food store 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. Therefore a gas supply will not be required to the building.

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.

Elements of the building design that assist a more sustainable approach are as follows:

- The building is detailed and constructed to ensure low levels of air permeability. Features such as the entrance lobby and seals around the delivery bay ensure heat loss is minimised.
- Natural ventilation is proposed in ancillary spaces. The depth of the retail area means it isn't possible on the shop floor but heat recovery is utilised to reduce energy expended to bring cold air up to temperature.
- The system noted above also reduces energy expended in heating up the retail area.
- Large amounts of glazing into the retail area ensure the space is well day lit.
- LED lighting is proposed throughout. Outside trading hours but when restocking is taking place, lighting levels are dropped by two thirds. Lights are turned off when the store is unoccupied with the exception of security lighting.
- A Building Management System will be in place to ensure effective and responsive monitoring of the building performance.

9.2. Waste

Aldi 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.

Construction waste streams will be monitored during the build to be in accordance with recognised benchmarking figures for the construction industry.

It is not anticipated that there will be any appreciable odours from the proposed buildings or plant.

9.3. 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.

9.4. 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.