



Design and Access Statement

PROPOSED EXTENSION TO EXISTING RETAIL FOOD STORE

**WATLING STREET, HINCKLEY, LEICESTERSHIRE,
LE10 3ED**

Ref: K22A02 / SI / V2
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Introduction

This Design and Access Statement has been prepared by Stoas Architects Limited on behalf of 'ALDI Stores Limited' (ALDI) with reference to a planning application for an extension to an existing ALDI food store and the creation of additional car parking in Hinckley, Leicestershire.

The site is currently occupied as an existing Aldi store which sits adjacent to a petrol station and is readily accessible by foot, public transport and car.

Plans and drawings illustrate the proposal, with the design concept and ALDI's operating policy described. The site's constraints are identified, with supporting technical information, to allow the impact on the site and the surrounding area to be assessed. This statement shows how the proposed extension is in keeping with the current design of the building and how the additional car parking can be accommodated within the site.

Site location and context.

The site is located on the north of Watling St (A5), from which it takes vehicular access, in the south west of Hinckley. The site is currently in use and occupied as an existing Aldi store with car parking. To the north of the site are fields. To the west is a petrol station and residential properties, beyond which is a field, then a large industrial estate. To the south beyond the A5 are fields, and to the south west is Nuneaton. To the west of the site is a field, beyond which are residential uses.

Approx. National Grid Reference: 439643, 293354 Post-code: LE10 3ED

The site measures approximately 7625 sqm. (1.8 acres approx.), a small increase of 2078 sqm. The site will be extended northwards and westwards. The additional land was previously farm land but has been fenced off. The existing site is within the settlement boundary of Hinckley; however, the additional land is outside of the boundary. The increase is minimal such that it will not significantly alter the pattern of the development or the character of the area. Further consideration to this matter can be found in the Planning statement.



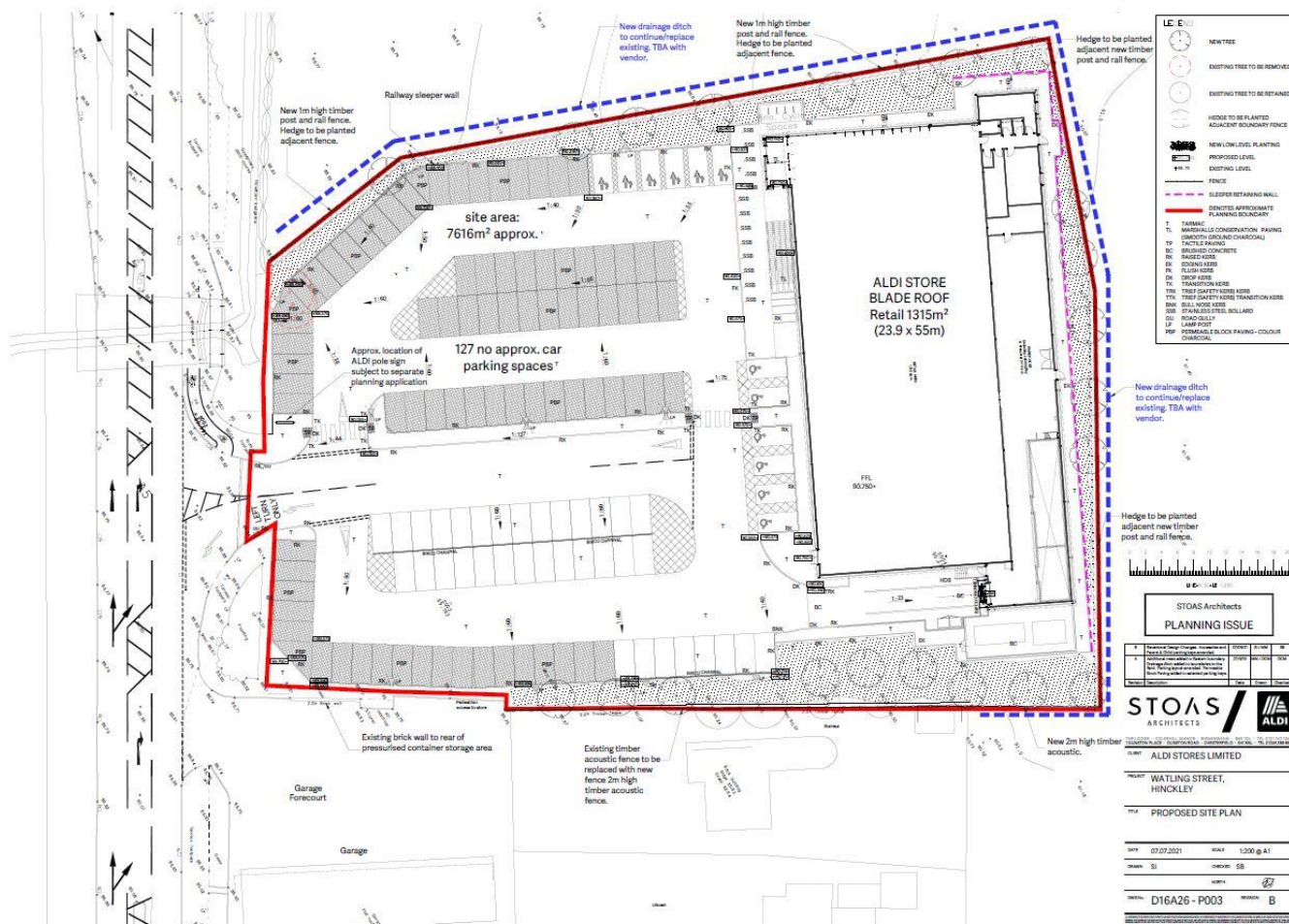
Site Location Plan: K22A02 – P001

Design Constraints

The following outlines specific requirements and factors which have also been an influence in the design process for the extension.

A previous proposal on the same site was for a demolition of the existing store and rebuild of it, which was granted. However, ALDI decided to not pursue that option. The floor space that was consented was a total GEA area of 1882 sqm with the current proposed scheme having a floor space of 1907 sqm, a slight uplift. The number of car parking spaces granted previously was 127, where our new proposed scheme has 132 spaces.

PREVIOUS CONSENTED SCHEME



Layout, Accessibility and Design Evaluation

The proposals broadly comprise of:

SITE AREA	7625 sq m (1.8 acres approx)
CAR PARKING	Existing: 88 no Approx. (2.4 x 4.8m) Proposed: 132 No Approx.
CYCLE SPACES	10 No.

EXISTING AREAS			PROPOSED AREAS		
GROSS EXTERNAL AREA (GEA)	1408 sqm	15,155 sq. ft	GROSS EXTERNAL AREA (GEA)	1907 sqm	20,526 sq. ft
GROSS INTERNAL AREA (GIA)	1338 sqm	14,402 sq. ft	GROSS INTERNAL AREA (GIA)	1842 sqm	19,827 sq. ft
RETAIL AREA 55m (L) x 24 (W)	940 sqm	10,118 sq. ft	RETAIL AREA 55m (L) x 24 (W)	1340 sqm	14,423 sq. ft
WELFARE BLOCK	77 sqm	828 sq. ft	WELFARE BLOCK (inc. Plant room)	101 sqm	1,087 sq. ft
LOADING BAY	312 sqm	3358 sq. ft	WAREHOUSE (inc. Loading Bay & Freezers)	386 sqm	4,154 sq. ft

The store's entrance be as existing and include an existing projecting canopy over the trolley park. The store extension will comprise mainly of brick and rendered facades that complement the existing store design. The extension is to be towards the rear of the store which will have rendered finishes.

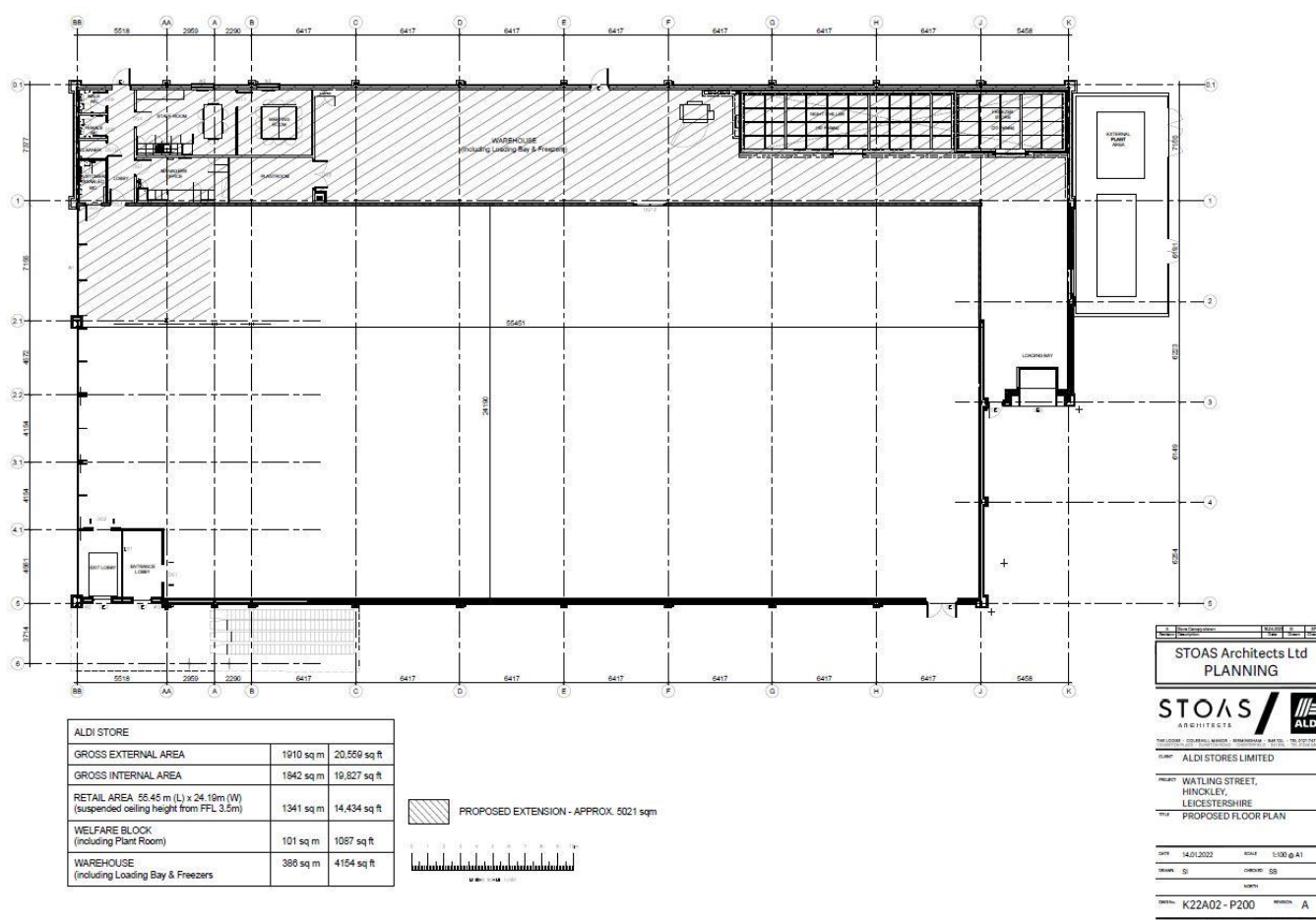
The store layout has been optimised to provide the correct level of merchandising space for the predicted retail demand, this then sets out the size of the warehouse space and its interaction with the

loading bay, which allows all deliveries to be made without the need for specialist warehouse staff. All restocking can be undertaken by management and shop personnel.

Accommodation

The store will comprise of:

- 1341 m² Retail space, mainly for food, with a small range of non-food products.
- Ancillary warehousing, servicing and staff welfare areas as existing.
- Delivery bay and unloading area.
- External Plant area, existing plant to be relocated.



Amount and density of development

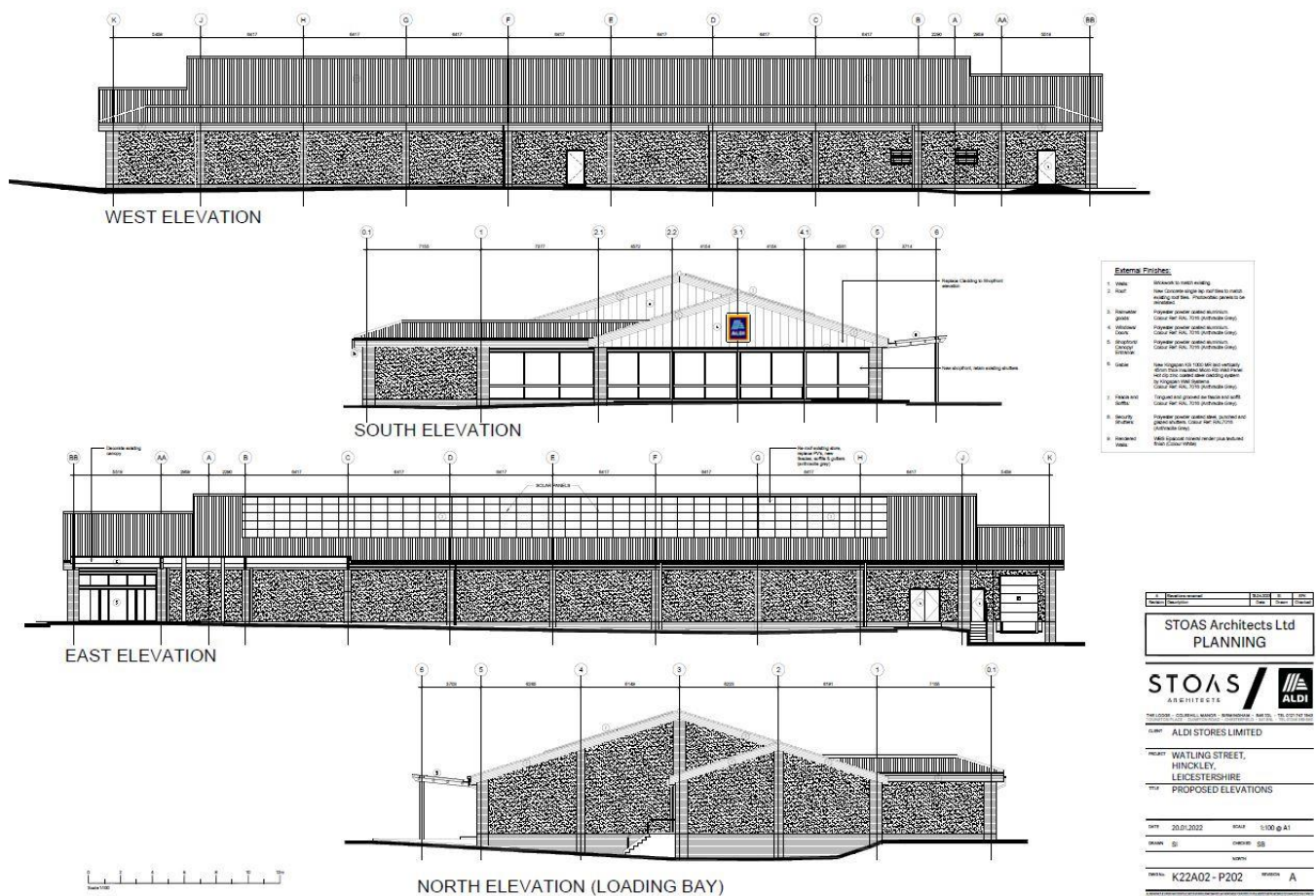
Gross External Area (GEA) of store – 1907m²

Retail area - 1341 m².

Scale

The overall height of the store is approximately 8.4m to the top of the roof from finished floor levels. With a suspended ceiling to create a heated shell within the building expanse. The extension will have no impact on the overall height as it will match the existing.

Appearance and Development Proposals



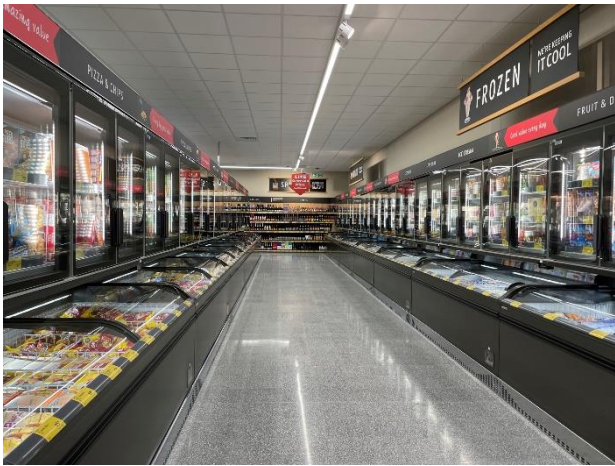
Please refer to the planning application drawings for full details of the proposed elevations.

ALDI acknowledge the importance given to good design in government planning policy. ALDI is an innovative, high-quality retailer. Its stores represent its ethos by achieving a clear statement of its corporate identity and trading profile, and creating stimulating modern buildings which respect and enhance their context.

Aldi Entrance doors are automatic and have flush thresholds to aid access and have clear manifestation on glazing for directional access and safety.

The existing store materials comprise of a glazed shop front, brick facades, and tiled roof. The proposed store material comprises of the same materials apart from the brick facades. The external brick columns remain, but the infill walls are to be rendered, see drawings K22A02 – P202A for further clarity.

The store is designed to provide wide aisles and a well-lit environment all in accordance with prevailing access and equality regulations.



Summary

The extension design of this development has been guided by government planning policies and guidance, local authority development plan policies, and our experience of designing attractive schemes.

The constraints of this site demand a carefully detailed scheme which respects to its location, but also recognizes the influence of the local settings affecting part of the site. The scheme provides significant improvements to not only the site but the surrounding area too

The proposed development improves the customer experience within the store, allowing greater depth of stocking of goods, and improved customer circulation space. The proposals have been designed sensitively, recognizing the constraints of the site, and to ensure the proposals are in keeping with the existing building design.