

Design And Access Statement

Proposed Aldi Foodstore Extension,
Plymouth Street, Merthyr Tydfil

Aldi Stores Limited



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



Document Control Record

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1. Introduction

This Design and Access Statement has been prepared by Kendall Kingscott Ltd, for Aldi Stores Ltd. The report demonstrates the design process that has been followed to arrive at the final scheme submission for planning. The process takes into account an appraisal of the site and its surroundings, leading on to a description of the proposed scheme and final set of drawings that accompany the planning application.

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

1.1. Design Team

Architecture -	Kendall Kingscott
Planning Consultant -	Planning Potential
Highways Consultant -	Entran
Engineering Consultants -	Craddys
Building Services Consultants -	Building Management Technology
Landscape Architects -	Tyler Grange
Arboriculturalist -	Tyler Grange
Ecologist -	Tyler Grange



Aerial view of the site

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 900 stores in the UK and Ireland.

2. Context and Site Appraisal

2.1. Location

The site is currently an existing Aldi store located in Merthyr Tydfil - the main town in the Merthyr Tydfil County Borough. The River Taff runs closely along the south side of the building with Plymouth Street (A4054) and A4102 enclosing the site at the North and West boundary. East of the site is a temporarily closed "Castle Bingo" building.

Merthyr Tydfil sits within the Merthyr Tydfil County Borough Council's jurisdiction.

2.2. The Site And Context

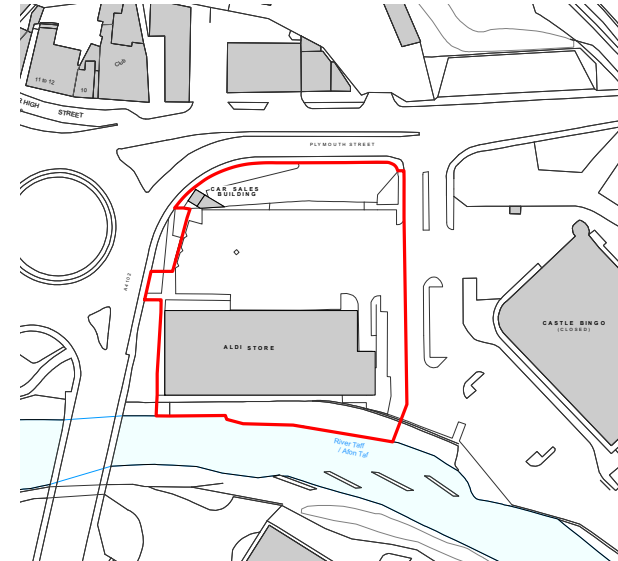
The site currently consists of the food store and a carpark which is accessed from a road coming off Plymouth Street. The access road also serves the carpark for Castle Bingo. On the West boundary, stairs allow pedestrian access into the site.

North-Western Boundary

The roundabout features a stonewall, which exhibits a sculptural piece, and it sits closely to the north-western boundary. The road A4102 runs off the roundabout towards a bridge that crosses over the River Taff. This road is at a higher level to the site and a set of stairs over a bank brings the pedestrian access to Aldi's site level. On the other side of the roundabout is St Tydfil Court, a 12 storey high-rise building of retirement housing.

North-Eastern Boundary

A car sales area is located on the northern boundary of the site separated by a retaining wall and fence. This area will be the acquired land for the proposed Aldi extension. Across Plymouth Street are a collection of industrial buildings and a group of mature trees that sets a buffer along the train tracks.



Site location plan (not to scale)



View of the North-Western boundary showing the roundabout, road A4102, and St Tydfil Court

South-Eastern Boundary

On the south-eastern boundary, is a carpark that serves Castle Bingo. The building is two storeys high, clad with beige bricks and metal. There are a few trees planted around the entrance of the building.

South-Western Boundary

Directly behind the back of the store runs the River Taff with a variety of trees and bushes either side. Further south lies a skate park, leisure centre, food chains, and the Welsh Government building.



View from roundabout showing level difference from Aldi store to A4102 leading onto bridge.



View of neighbouring car park and building - Castle Bingo.

2.3. Connections

With the site located by the roundabout, strong connections are provided to the rest of the city as well as major connecting roads. A4102 bridges over the river and connects with the leisure and business district south of the site. The A4102 further connects with the A470, a major road linking neighbouring towns.

Leading west of the roundabout, the A4054 follows the path alongside the river and towards Merthyr Tydfil College.

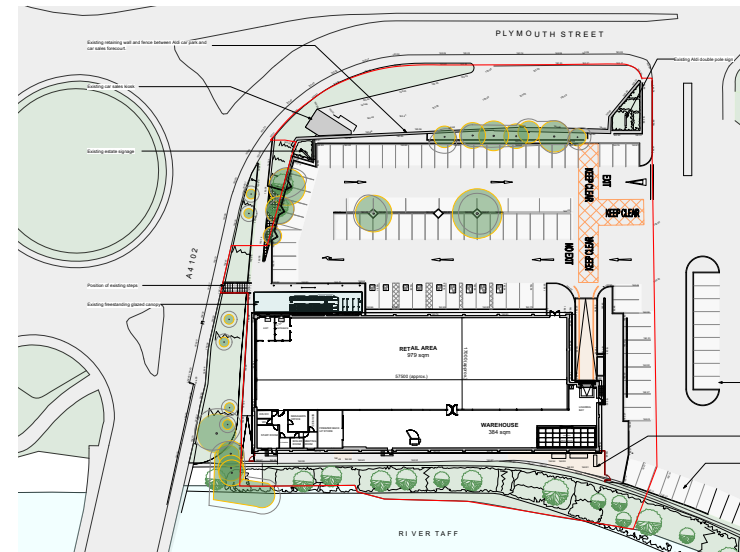
Lower High Street goes north towards the city centre and Plymouth street heading East connects the site with residential areas.

Plymouth Street also accommodates a bus stop with strong public transport links around the city.

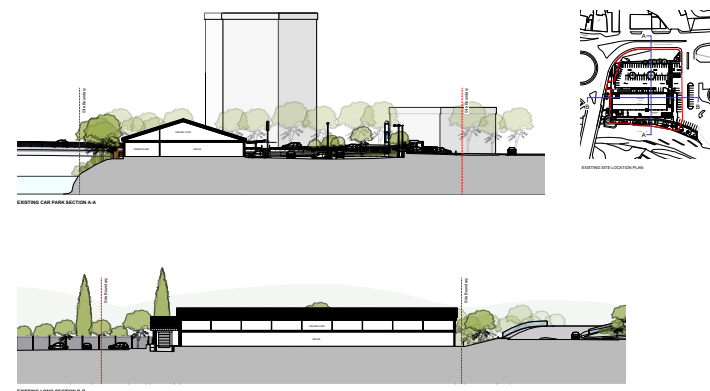
2.4. Area and Topography

The proposed Aldi application site area is approx. 5,878 m² (1.452 Acres).

The site itself is relatively flat however there is a considerable level change on the north-west boundary where the road gradually slopes upwards to bridge over the water. The neighbouring buildings are generally between 1-3 storeys high, however St Tydfil Court is noticeably visible being a high-rise building.



Existing site plan (not to scale)



Existing site sections (not to scale)

2.5. Constraints and Opportunities

The existing Aldi store has successfully served the town for over a decade. With the store's success, the opportunity arises to expand the store size and bring it in line with the more recent Aldi stores in the region.

Aldi are keen to keep a store in this location and are therefore seeking opportunity for extend the current store to allow for more retail space. The location of the store is desirable with it being visible from the major roundabout however, there are a number of constraints preventing the full potential of the site:

- The car sales area on the north boundary is divided with the Aldi site via a retaining wall and a high fence. This prevents clear visibility of the Aldi Store from the main access road of Plymouth Street.
- Location of stairs for pedestrian access make it difficult for the store to expand without relocating the stairs.
- The tightness of the western site boundary to the building, will have to be considered when thinking of extension options.
- Existing car park is a bit tight and limited, therefore expanding the store will also have to retain the number of spaces, and if possible, provide more.

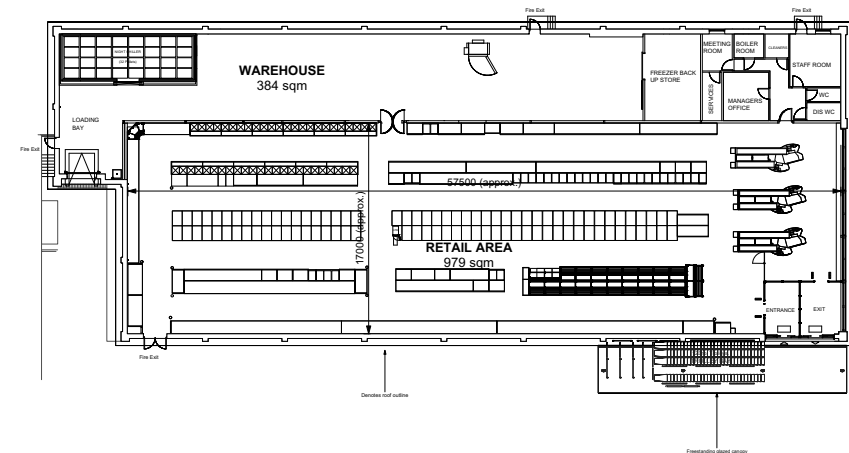
A development of the site will provide the following opportunities:

- Enable clear visibility of the store front from Plymouth Street with the new acquired land of the car sales area.
- Reinvigorate the existing site to attract and increase public activity around the area while providing safe access for both cars and pedestrians.
- Extended retail space of a discount food retail outlet will be provide a valuable service to the local community.
- A redeveloped car park will allow for more "breathing" space and create an attractive entrance into the site.

Planning Matters: See separate covering letter by Planning Potential submitted with this application.



Existing store elevations



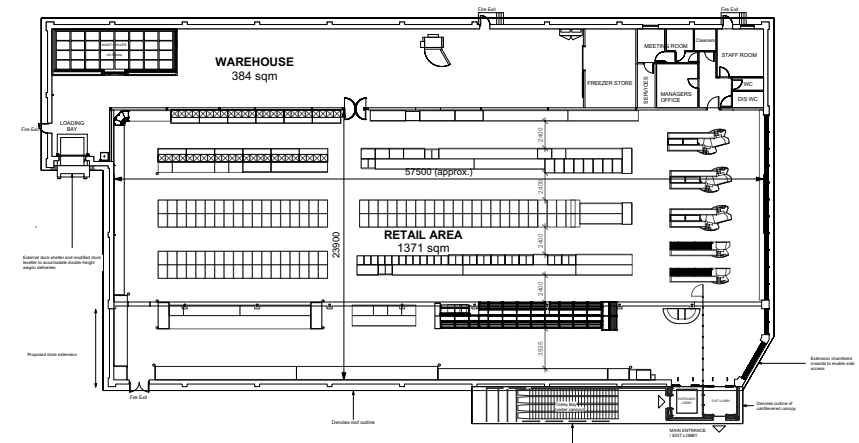
Existing floor plan

3. Scheme Design

3.1. Scheme Proposals

This application seeks planning permission for single floor extension of the current Aldi store from the front of the store. This extension will significantly increase the retail floor area from 979m² to 1371m² which allows more up-to-date merchandising and increased number of services tills increasing efficiency for its users. This extension will see the store's GIA increase from 1455m² to 1868m².

With the acquired land of the car sales area, the car park can also be extended to make up for the spaces lost from the store extension. The developed car park will provide a total of 82no. customer spaces with 6no. dedicated to Parent and Child spaces, 4no. to disabled spaces, 2no. to Click and Collect spaces, and 4no. to EVCP spaces. The proposal results in an increase of 2 customer parking spaces.



Proposed floor plan