

Kendall Kingscott



Bristol

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## **DESIGN AND ACCESS STATEMENT**

### **PROPOSED STORE ALTERATIONS, ALDI, KILBURN HIGH ROAD, LONDON**

### **ON BEHALF OF ALDI STORES LTD**

**Kendall Kingscott Limited  
Glentworth Court  
Lime Kiln Close  
Stoke Gifford  
Bristol  
BS34 8SR**

**Prepared By: MW**

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## **DESIGN**

### **1.0 INTRODUCTION**

- 1.01 This Design and Access Statement is submitted in support of a full planning application for alterations to the retail shop front, entrance location and service door position of the Aldi food along Kilburn High Street. This statement should be read in conjunction with the supporting plans and documents.

### **2.0 LOCATION / CONTEXT**

- 2.01 The application site is the existing Aldi store along Kilburn High Street in Maida Vale London.
- 2.02 The store fronts directly onto the high street and occupies ground and basement floors of an existing apartment complex.
- 2.03 The Aldi store is identified at street level by a large expanse of full height glazing, some of which is treated with Aldi branded vinyl artwork; and a continuous fascia band containing further branded signage.
- 2.04 The GIA of the existing store is approximately 1,272m<sup>2</sup>. The proposals will not alter the existing store building area.

### **3.0 SCHEME DESIGN – PROPOSED ALTERATIONS**

- 3.01 Aldi have identified an opportunity to improve efficiencies to the retail floor space by mirroring the store layout.
- 3.02 Relocating the store entrance facilitates the elimination of existing internal ramps that dealt with level differences where the current entrance sits. It also allows for an improved relationship between the shop aisles and existing structure such that the aisles are wider and more accessible.
- 3.03 The overall extent of shop front glazing and fascia will remain unchanged, although alterations are required to align with the new entrance position.
- 3.04 A change to the position of the goods entrance is also proposed to allow improvements to be made to the capacity of the goods lift.

### **4.0 APPEARANCE & CHARACTER**

- 4.01 The proposed works will be a continuation of the existing building design and ultimately not alter the character or materiality of the existing building.



4.02 New signage and vinyl artwork will reflect Aldi's current branding requirements but remain in keeping with the existing provision.

## **5.0 LANDSCAPING & PARKING**

5.01 The external materials directly outside the store and along the high street will remain unchanged.

## **6.0 SUSTAINABILITY**

6.01 All new doors will have seals, and customer entry doors will open and close automatically to reduce heat loss.



## **ACCESS**

### **7.0 VEHICLE AND TRANSPORT LINKS - MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT**

- 7.01 The proposals do not alter the vehicle and transport links into the site.
- 7.02 The overall servicing arrangements of the building are not affected by these proposals. The alterations to the goods lift will improve store delivery logistics and efficiency.

### **8.0 SPECIFIC ISSUES RELATING TO ACCESS**

- 8.01 The relocated entrance allows the elimination of internal ramps and will improve ease of access for all customers.
- 8.02 The new entrance will be designed with flush entry and exit thresholds to provide unhindered access for both disabled wheelchair users and users with restricted mobility. This will comply with legislation associated with the Equality Act and Part M of the Building Regulations.
- 8.04 The new internal merchandising layout will provide minimum aisle widths of 1800 mm (away from structural columns) or greater that permits unhindered passage to the whole of the store for disabled wheelchair users and affords easy two way passing. The nature of goods sold within the retail sales area allow wheelchair users to comfortably reach goods with little or no external assistance.

## **APPENDIX 1**

### **SITE PHOTOGRAPHS**



View of the existing Aldi store entrance along Kilburn High Road.



View of the location of the delivery entrance along Kingsgate Place