

Proposed Residential and Retail Development  
Land at Former Walton Hospital Site, Rice Lane, Liverpool

## Design and Access Statement

Final Issue 01.05.15

Prepared by:



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## 1.0 Introduction

This Design and Access Statement has been prepared jointly by Eden Building Design, The Harris Partnership Ltd (Architects), Vector Design Concepts and JLL on behalf of the joint applicant comprising Mulbury Homes Limited, Derwent Lodge Estates, The Riverside Group Ltd and Aldi Stores Ltd (the Joint Applicant), to support a planning application for the development of land at the former Walton Hospital site off Rice Lane, Liverpool, for a residential and retail development.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through the National Planning Policy Framework (NPPF).

The proposal comprises:-

- Up to 195 dwellings comprising 138 houses, 6 bungalows and 51 apartments (Use Class C3);
- A new retail foodstore (Use class A1);
- Associated parking facilities for the proposed residential properties and 126 dedicated spaces for the proposed Foodstore (including 6 no. Disabled spaces, 9no. parent and child spaces, 4no. motorcycle spaces, 16 no. cycle spaces (8 hoops) and 23 dedicated staff parking spaces positioned across the access road with a barrier system);
- Pedestrian access routes and servicing; and
- Structured low maintenance landscaping.

This statement provides information on:

- The site and its surroundings;
- The application proposals; and
- Design and access principles adopted in the scheme.

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design and access grounds is appropriate.

The Statement is to be read in conjunction with the accompanying Planning and Retail Statement and Transport Assessment along with submitted reports and studies as requested, to form a detailed planning package submission.

## **2.0 Residential**

### **2.1 Mulbury Homes Limited**

Mulbury Homes Limited is a specialist house builder which works in close partnership with registered social landlords to deliver affordable housing schemes. This proposal seeks to deliver a mixed use scheme including a mix of affordable and market housing including houses and apartments. Mulbury has partnered with The Riverside Group Ltd to provide the housing elements of the proposal. The Riverside Group Ltd is a national Registered Provider with a large existing stock base within Liverpool and is currently delivering a range of new housing schemes across the City.

## 3.0 Retail

### 3.1 Aldi Stores Ltd

Aldi is one of the World's largest privately owned companies with over 7,000 stores across Europe, North America and Australia and they are proud to count themselves amongst the leading global retailers.

Aldi opened its first stores in the UK in 1990 and currently operate approximately 520 stores across the country. The company's corporate office is based in Atherstone in the Midlands although regional offices and distribution centres exist in Atherstone, Bathgate, Chelmsford, Darlington, Dublin, Goldthorpe Middleton, Neston, and Swindon.

Aldi is able to achieve lower prices through an extraordinarily efficient operation, from the sourcing of its products, to the retail experience in store. In an Aldi store, you will not find 100's of versions of the same thing. Aldi focuses on quality rather than quantity; stocking a range of groceries that includes everything shoppers need, every day of the week. This allows Aldi to get the lowest prices from suppliers – then pass on the savings to customers with quantity discounts.

As a Foodstore with predominately own labelled brands, Aldi would not compete directly with existing businesses within the vicinity of Walton. For instance, it does not have an in store butcher, fishmonger or café and does not sell cigarettes or tobacco products. This allows local businesses to flourish as customers link trips with the Aldi store and other local shops.

Aldi stores and its discount operation are established and widely recognised within the UK. However, to address the dynamic nature of retailing and changing expectations of customers, the company continually reviews its property portfolio and store operational requirements.

Aldi has developed a number of stores in line with this approach, and the proposed design for the former Hospital site includes the very latest design features, resulting in a high quality and modern facility for the area.



## **4.0 Design Policy and Guidance**

The NPPF places emphasis on encouraging sustainable and inclusive patterns of development through good and inclusive design. Good design gives the opportunity to reduce energy use, tackle CO2 emissions and promote sustainable patterns of development. The accessible location of the site north of Liverpool City Centre, combined with the modern design of the buildings will ensure these issues are addressed.

The application conforms with the NPPF as the proposal seeks to promote a mix of uses, creating a new community, economic development and facilitate sustainable economic growth. By building in a highly accessible location the proposal will promote new services to support new housing development. The retail element will increase choice and competition.

Design is a key consideration in the determination of an application for residential and retail development whereby proposals should secure a high quality inclusive design.

## 5.0 Site and Surroundings

The application site is located on land at the former Walton Hospital site off Rice Lane in Liverpool. The total area of the application site extends to 5.47ha (13.53 acres). Walton Hospital closed in December 2010 and demolition of the hospital buildings followed in August 2011.

The application site comprises two distinctive parcels of land, one to the north and one to the south of the recently-opened Clock View Hospital, which is a mainly single storey complex, with a high quality modern design.

The southern parcel also lies adjacent to the existing Grade II listed clock tower building, which comprises residential apartments. Constructed in the 1860s, this significant three storey brown brick structure exhibits a high architectural quality, and its layout informs much of the arrangement of its immediate surroundings. Though set well back from the main road, the clock tower building acts as a highly visible landmark for the large volumes of traffic entering the city.

To the north west of the clock tower apartments are additional residential properties off Clock Tower Drive.

The site boundaries are clearly defined. The site is bounded to the north by residential properties on Highfield Road, Grey Road, Barton Road, Wellfield Road and the residential apartment block at Vale Lodge, which is accessed through the site from the signalised junction with Rice Lane. To the east of the site lies Rice Lane (A59) and beyond it, Cavendish Drive which provides access to a Sainsbury's petrol filling station and superstore. To the south of the site is the Walton Progressive School and Resource Centre and residential properties off Herbarth Close, Tressell Street and Taylors Lane. The west of the site is bounded by the operational Merseyrail (Liverpool to Ormskirk/Kirkby) railway line and a steep embankment.

The site is located circa 5.6km (3.5 miles) from Liverpool City Centre, with excellent public transport links connecting the site to many local settlements in and around Liverpool. Numerous regular bus services operate along Rice Lane (A59), which is one of the major arterial routes connecting Liverpool centre to the city's northern limit. Rice Lane train station is less than a mile to the north of the site.

The topography of the site provides a gentle slope from Rice Lane up towards the western Northern Line boundary by circa 6m. A small bund exists, which rises by approximately 2m along the edge of the existing access road within the site. There are several large trees located in and around the site that vary in age and size – the supporting Tree Report submitted with the application provides further details of this.

There are abundant areas of open green spaces within walking distance of the site: Rice Lane recreation ground is ten minutes' walk to the north;

Walton Hall Park is half a mile to the east; and there are further large areas of recreational space as well as woodland immediately to the west of the site.

There is a major supermarket opposite the site on Rice Lane as well as Rice Lane local centre a short walk to the north. Rice Lane Infant and Nursery School is within walking distance to the north of the site, and Northcote Primary School is next to the Sainsbury's superstore on the eastern side of Rice Lane. Further schools within walking distance (15 minutes) include Bedford Primary School and Hillside High School to the west, Walton Children's Centre to the east and Walton Progressive School which shares a boundary with the site at its south eastern boundary.

The site is currently covered in large areas of hard standing and is dotted with small areas of low quality vegetation. A full site investigation has been carried out to examine possible contamination, land stability and other risks associated with underground industrial processes. Together with this statement a copy of the detailed site report will form part of the application.



## Aerial View





## 6.0 Site Context



**6.1. Photograph 1**

Photograph from the existing access Road looking north towards Vale Lodge.



**6.2. Photograph 2**

Photograph from the site entrance on Rice Lane looking east at the existing traffic light controlled junction.



**6.3. Photograph 3**

Photograph from the existing access Road looking south west towards Clock View.



**6.4. Photograph 4**

Photograph from the existing junction on Rice Lane looking west towards Clock View.

## 7.0 Design Principles

### General Design Principles

The following key design principles for the development of the site have been identified from a detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines which have informed the proposal:

- To visually enhance the approach along Rice Lane when approaching the site from the north by redeveloping this prominently located, but vacant site and redeveloping it in an appropriate way.
- To respect the views approaching the Clock Tower building and provide sympathetic design in terms of building lines and materials along this corridor.
- To provide a permeable and integrated design promoting a range of uses compatible with existing surrounding uses.
- New and improved pedestrian access into and through the site from Rice Lane.
- To update and enhance the site's visual amenity creating a modern, sympathetic and exciting addition to the local area.
- To create an attractive place to live.
- To create a safe and convenient customer car park accessed from the existing road within the site off Rice Lane, with a dedicated staff parking area with barrier access system.
- To create job opportunities for the local area employing local contractors and labour during the construction of the site, creating 40-50 jobs for local people within the Aldi store during its operation; plus additional employment for maintenance, window cleaning, etc.

## 8.0 Design Development – Residential Proposals

### Initial scheme (June 2014)

From the outset three parcels of land within the site were identified for housing development:

1. The north/north western plot, bound by residential properties of Grey Road, Vale Lodge, the railway line and Clock Tower Drive;
2. The southern plot, bound by residential properties of the Clock Tower, Hebarth Lane, Taylors Lane and the railway line; and
3. The south eastern plot fronting Rice Lane.

During pre-application discussions it was advised that the approach to the Clock Tower building was sympathetically designed given its listed status. Residential properties along this corridor should create a strong approach. Cul-de-sacs were incorporated throughout the scheme to provide variety. Permeable routes throughout the site were created. An apartment block was proposed for the third plot along Rice Lane but was not yet designed at this time.

### Final scheme (April 2015)

The proposed layout has remained largely the same throughout the design evolution.

Within the northern plot, a mix of red brick two storey houses and bungalows have been introduced following a formal route to create connectivity with the existing Clock Tower Drive development. This will provide a sense of completion to the wider site which has remained isolated for several years.

Within the southern plot, the approach to the Clock Tower has been realigned to emphasise this important corridor within the site. An apartment block and terraced block, both three storeys comprising red brick elevations are proposed along this corridor to complement the Clock Tower building. A mix of three and two storey properties are introduced in this part of the site with a range of red brick and buff brick materials to create variety.

The south eastern plot fronting Rice Lane will comprise a modern sophisticated 3 storey apartment block to provide a statement feature fronting Rice Lane.

Soft landscaping has been encouraged along the site frontage with Rice Lane which has been introduced. A particular focus of planting is

introduced at the site access creating a short avenue of planting and a strong entrance to the development site. The combination of soft landscaping with no built development at the site entrance allows the recently completed Clock Tower View health facility to be visible from Rice Lane. Maximum visibility and presence is therefore created to make the most of the setting of the existing and proposed uses thus providing a strong identity on entering the site.

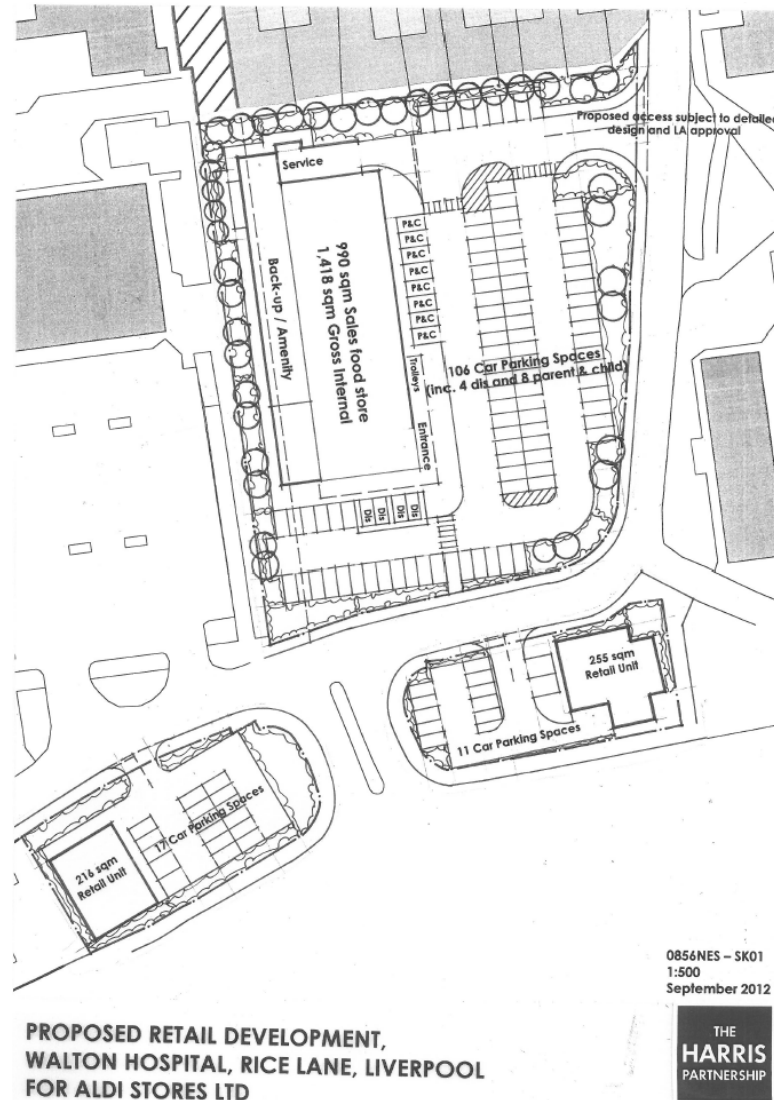


Proposed Site Plan (Drawing 14-160-P02A)



## 9.0 Design Development – Retail Proposal

Initial scheme (September 2012)

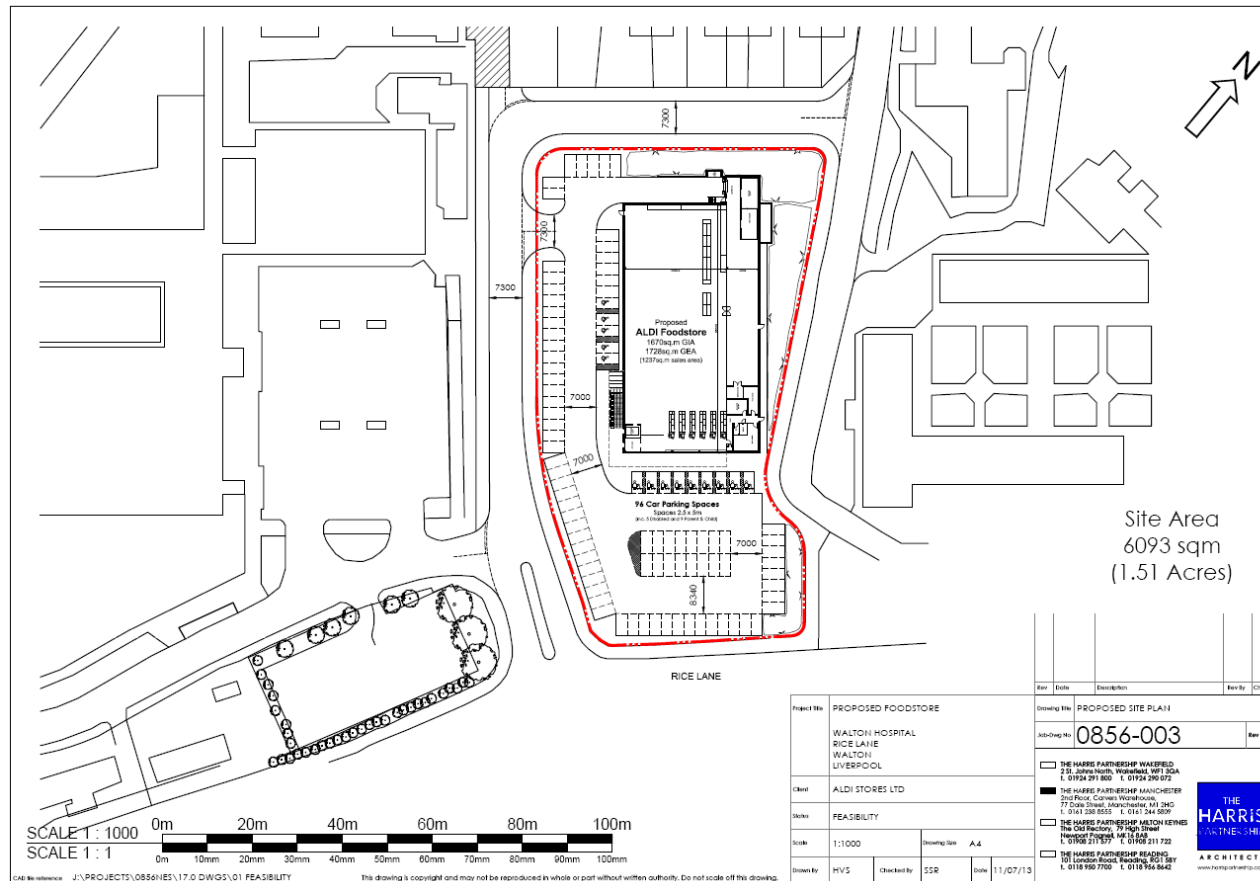


The retail element of the scheme has developed somewhat from the initial sketches following site visits, investigations into the adjacent building uses and the receipt of detailed topographical survey information.

The scheme shown on the left (Drawing 0856NES-SK01) was initially prepared in September 2012, the demolition works to Walton Hospital at this time were well underway. The sketch scheme shows a 990sqm Sales foodstore with 106 car parking spaces, with the store backing onto the former hospital site.

It is worth noting that since this scheme was drafted, ALDI's standard format has changed quite considerably in so much as the 990sqm format has been abolished. Additionally, due to the nature of ALDI car parks getting increasingly busier, ALDI have introduced a 'larger than average' car parking space policy; spaces 2.7m x 5m with 7m aisles to allow better manoeuvrability within the car park.

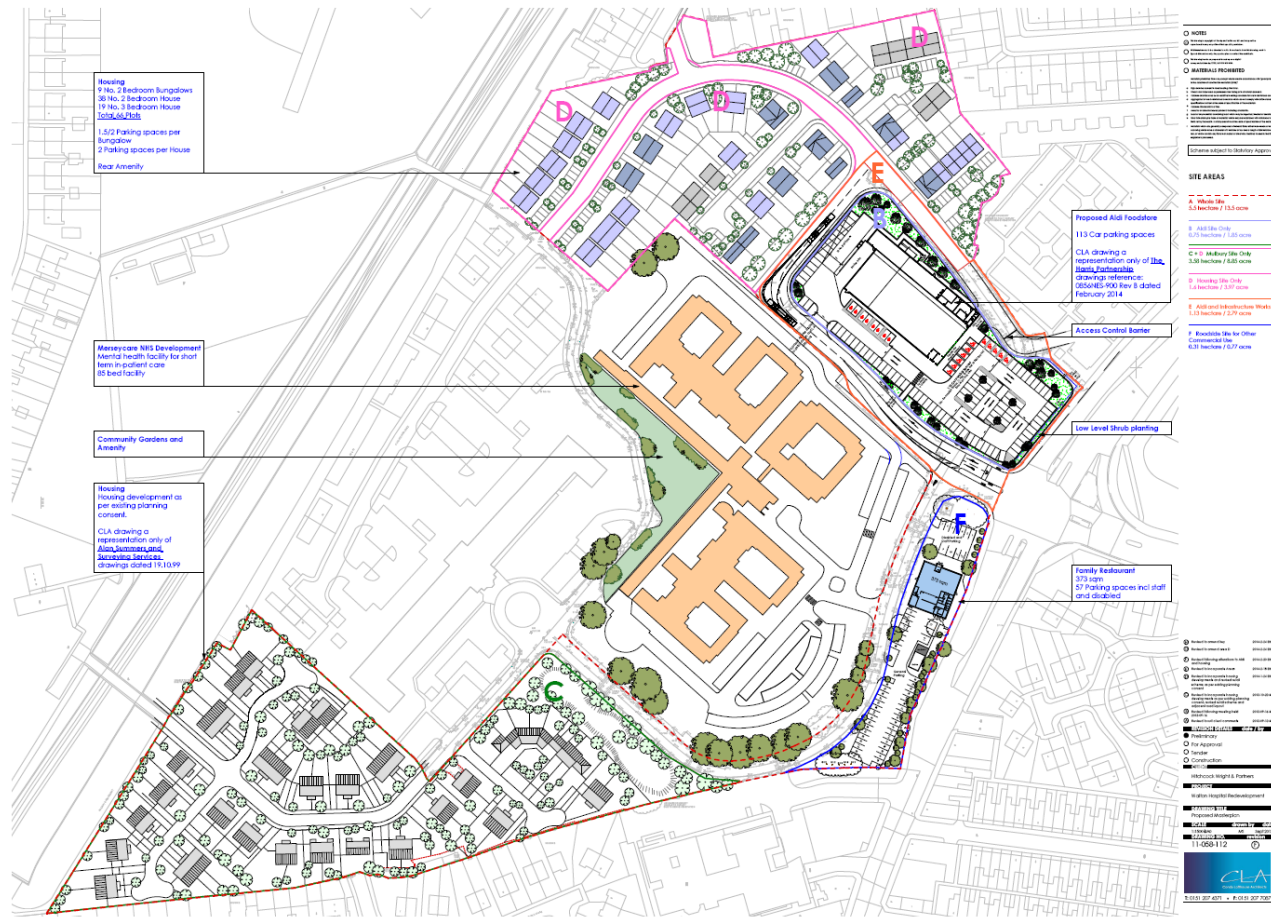
It was originally envisaged that the existing junction onto Rice Lane may cause some highways issues. At this stage, a Highways Consultant had not yet been instructed for the whole site, so until traffic surveys had been undertaken, this was a relative unknown. The scheme was developed and adjusted to include the larger format store (1,254sqm Sales) and the design team sought to position the store in a more prominent position notwithstanding the existing properties located immediately adjacent to the development site. Additionally, dialogue between ALDI's Planning consultant and the land owners Architect sought to improve the scheme, providing a cohesive proposal.



The scheme shown on the left (Drawing 0856NES-003) was initially prepared in July 2013. The sketch scheme shows a 1,254sqm sales foodstore with 96 car parking spaces. The store in this configuration is intending to deflect any noise generated from the store away from the existing residential properties in Vale Lodge. The Highways Consultant working for ALDI prepared the highways improvements drawing reflecting the road layout on this scheme, which shows the access to the existing residential development travelling around the proposed site. The shape of the site is compromising, creating a long run of car parking spaces along the boundary of the proposed access road, allowing little room for an appropriate landscape scheme.

## Scheme Development – Pre-App (April 2014)

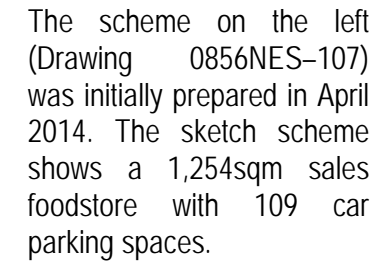
In April 2014, the land owner and their Architect attended a meeting with Officers at the Local Planning Authority to discuss the proposals and the points raised were relayed back to ALDI's design team. The principal points were in relation to the residential scheme, however some points were pertinent to the ALDI layout as follows;



1. The food store should be positioned along the principal frontage with Rice Lane.
2. All the customer parking spaces should be located to the rear.
3. Structured landscaping will not suffice to create the edge that is required.



Following the comments raised by the Local Planning Authority, ALDI's design team sought to take on board the comments raised, and revised the site plan to suit recommendations;



The store in this configuration is fronting Rice Lane with the intention of the store acting as a gateway into the site and adding a sense of enclosure and built frontage onto a very prominent elevation onto Rice Lane for customers accessing the site from either north or south direction.

The parking is located to the rear in line with comments and points raised by the LPA, allowing for a strong urban landscape scheme to the principle elevations.

### Scheme Development – Design Meeting on site (July 2014)

The Harris Partnership (on behalf of ALDI) and Eden (on behalf of Mulbury) attended a design meeting on site on 16th July 2014, to discuss the scheme wide design/considerations with the Council's Design Officer. The agenda for the meeting was to identify key design principles that the Local Planning Authority was keen to adopt for the development. The Design Officer encouraged the use of additional height on the foodstore in the revised location to emphasise the 'gateway' feel that he was envisaging.



CGI01 -

The image to the left shows the store in the re-positioned location with the store entrance fronting onto the car park, with brick banding to sit in context with Vale Lodge building adjacent.



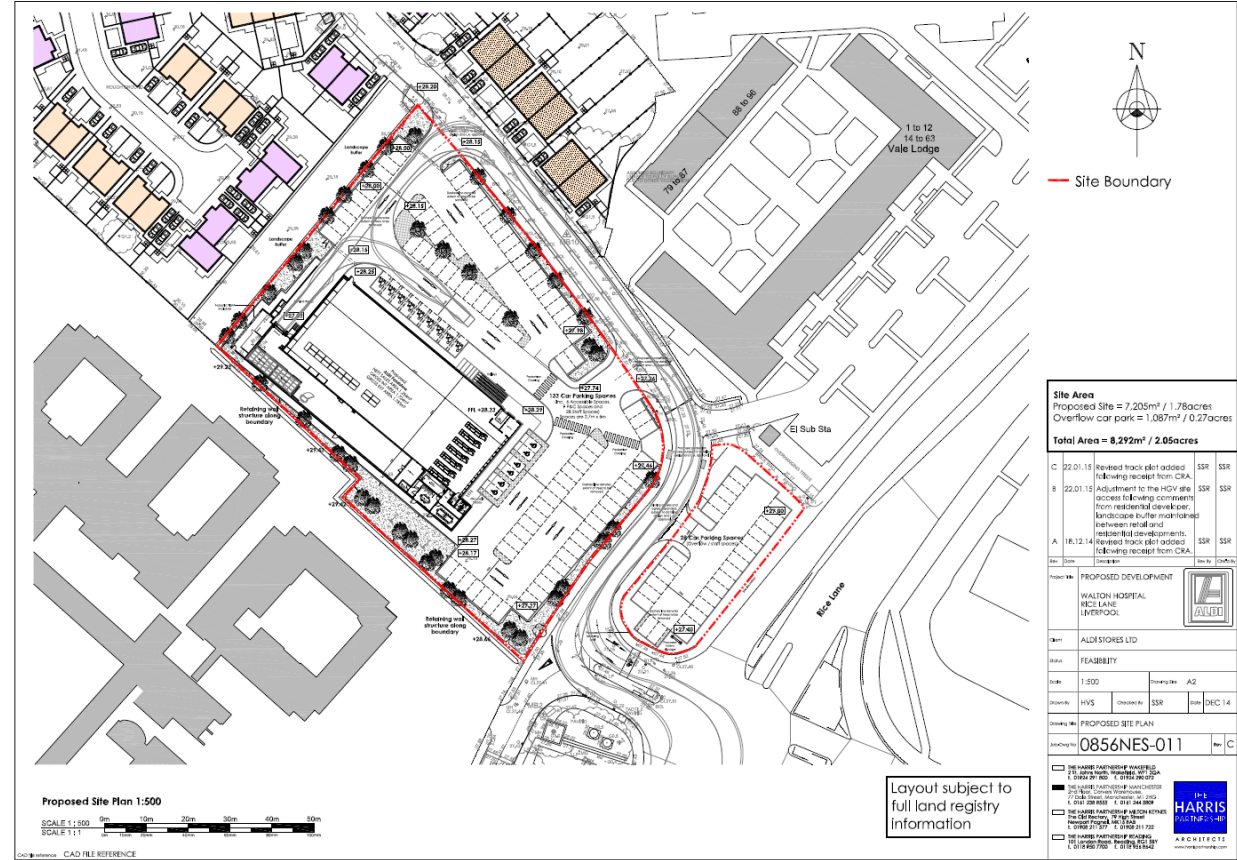
CGI02 -

The image to the left shows the store in the re-positioned location with brick work modeling to emphasise the additional height that the design officer was looking to achieve at the site entrance. A strong urban landscape scheme with quality paving, tree line and benches along the Rice Lane Elevation.

At this point the design team was still uneasy about the positioning of the store within the scheme wide development. The immediate context along the Rice Lane frontage quite clearly shows that there are no buildings situated in the immediate proximity positioned at the road edge. Therefore the positioning of the store in this arrangement appeared to be sited incorrectly emphasising the differing uses as opposed to the cohesive design response the team was working towards.

**Scheme Development – Team meeting (November 2014)**

During November 2014, it was brought to the attention of ALDI's planning team that there was a significant issue with the current position of the store due to 'legal rights of access' across the access road that exists, within the development site. The access provides legal right for all apartments within the Vale Lodge residential scheme. In total over one hundred rights of access would need to be removed, resulting in several years of negotiation and compensation, which was not feasible to deliver this proposal.



This resulted in ALDI revising the scheme again in a similar vein to the original scheme (scheme on the left)

The ALDI foodstore is sat back in line with the new Hospital building, with a dedicated customer and service access.

### **Scheme Development – Pre-App comments (February 2015)**

In February 2015 the LPA returned comments based upon the latest layout by way of Pre-App comments. Generally the comments were based upon the residential aspect with opposition to the positioning of the Foodstore. ALDI has worked with its design team to prepare a scheme that works for all parties. There are several reasons to justify the positioning of the store:

- The store was re-positioned following dialogue with the lawyers in relation to the stopping up of the existing road providing access to the residents of Vale Lodge and other parties. There would need to be an agreement in place that all circa 100 residences signed up to allow the road to be stopped up. This would take up valuable time and resources, given the length of time the scheme has taken to reach this stage both ALDI and the landowner are keen to progress. Due to the volume of parties involved it is highly likely that not all parties will agree to a stopping up order and compensation would be unviable.
- The area of land immediately adjacent to Rice Lane has been noted as Staff parking. This will be operated by way of a barrier system upon approach to allow members of staff a place to park outside of the main customer car park.
- The foodstore is positioned back from the access road with the rear elevation sat against the boundary between the ALDI part of the site and Clock View mental health facility. This was an intentional position to avoid any unnecessary noise generated issues with servicing arrangements given the existing use and allowing the remaining scheme layout to be planned around any susceptible areas.
- The car parking is positioned in front of the store to allow easy manoeuvrability for customers. Generally ALDI does not accept dead end car parking as this causes customer conflicts when reversing or accessing parking spaces. Notwithstanding this, customers generally park as close to the store entrance/exit as practically possible therefore re-positioning the store would lose the 47 parking spaces sat immediately adjacent to the store entrance.
- There is a significant landscape area located immediately adjacent to the delivery bay. This will act as a buffer providing amenity between the proposed retail and residential uses to the west of the store.

### **Scheme Development – Meeting with LCC Design Officer (March 2015)**

In March 2015 a meeting was held at the Local Planning Authority to discuss issues in relation to design. Materials were discussed in relation to the ALDI store, given the revised positioning and sitting immediately adjacent to the new Clock View mental health facility it was deemed that a white render finish would be more appropriate than the brick work modelling and banding that was originally proposed for the store.





### Public Consultation

A Public Consultation event took place w/c 20 April 2015. A Statement of Community Involvement will be submitted thereafter.

## 10.0 The Scheme

### 10.1 Use

The proposal will see the redevelopment of the Former Walton Hospital site on Rice Lane, Liverpool. The site is split into two use classifications, namely residential development (C3) and a new ALDI Foodstore (A1), including comprehensive alterations to the current site and external works layout comprising access and landscaping.

### 10.2 Amount

#### Residential Use

The residential development comprises a range of houses and apartments totalling 195 units. These include:

Northern plot (70 units):

6 x 2 bed bungalows

64 x 2 and 3 bed, 2 storey houses

Southern Plot (101 units):

51 x 2 and 3 bed, 2 storey houses

23 x 3 bed, 3 storey townhouses

27 x 1 and 2 bed, storey apartments

South eastern Rice Lane Plot (24 units):

24 x 1 bed, 3 storey apartments.

All units include a range of dedicated and shared car park spaces, 1 parking space for 1 & 2 bed units and 2 spaces for 3 bed units, together with private gardens for all houses and shared amenity space for the apartments.

### **Retail Use**

An Aldi store is a modest scale supermarket often fulfilling a neighbourhood shopping role as well as attracting customers from the surrounding area. Aldi's customers generally use other shops and stores as well as Aldi in order to fulfil their grocery shopping and local service needs. Aldi is, therefore, complementary to the existing pattern of trading both in existing local/town centre shopping areas as well as working on outskirts of towns and in the heart of communities such as the application site.

The proposal is to form an Aldi foodstore with a net sales area of 1254sqm, with additional storage, staff and office facilities of 488m<sup>2</sup>, totalling 1,742sqm gross internal area (1804sqm gross external area). The scheme provides a total of 126 car parking spaces; 9 no. parent and child spaces, 6no. disabled spaces, 23no. Staff spaces, 4no. motorcycle spaces and 16no. cycle spaces (8 hoops).

## **10.3 Layout**

### **Residential Use**

The main hospital building is a three storey structure with long wings, which spring symmetrically from the central clock tower. The existing road aligns with the building's central axis, a line which is further enforced by the circular forecourt at the building entrance. The building's plan, combined with the axial arrangement of the adjoining roads, brings a geometric order to an otherwise amorphous site.

The starting point of the layout design was the creation of a mass aligned with the existing axis: a continuous built edge of three storey buildings will line this route. This will take the form of a long terrace of eight townhouses, together with an apartment block comprising 27 apartments over three storeys. Together these two forms will run the length of the existing road leading to the old hospital, partially framing the Clock Tower which terminates the axis. The car parking area (two each for the townhouses and one each for the apartments) will be to the rear, further emphasising the role of the buildings as a framing device for the Clock Tower. Small front gardens bounded with low metal railings will soften the relationship between the new built edge and the street.

At around 13m in height, the former hospital building towers over the site. Three storey townhouses and apartments placed near and around this building will serve to ease its relationship with the smaller scale proposed housing.

Elsewhere the proposal looks to use existing entrance and exit points around the site. The northern parcel uses an existing access from Clock Tower Drive and retains the existing road layout leading from Rice Lane. The southern parcel is accessed from Rice Lane with pedestrian and cycle access from Breeze Lane. Pedestrian connectivity with the adjacent site, north of the railway line will be maintained using the existing bridge access.

Attempts have been made to limit the amount of proposed road. Following consultation with the local authority new cul de sacs have been arranged in such a way that they are bounded on all sides by active building frontage. In a similar vein, buildings with a dual frontage have been placed at prominent corners. This is particularly evident in the northern portion of the site where there are houses in which habitable rooms overlook the street in two directions, utilising all available opportunities to boost natural surveillance within and around the site.

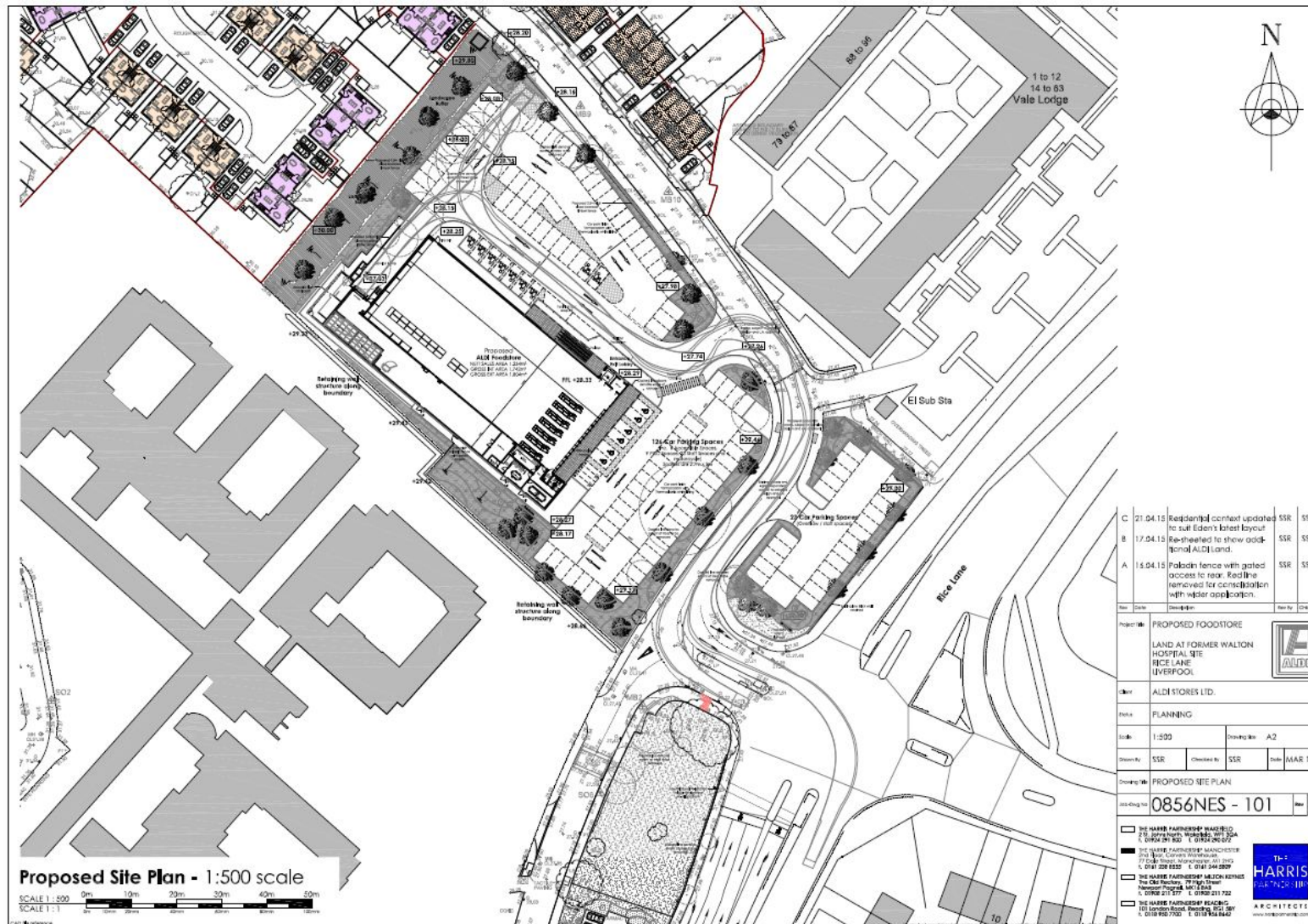
## Retail Use

The proposed site layout is informed by the design parameters on the site including the location of the existing access road that bounds the ALDI site within the larger development. The orientation of the building allows the rear of the store to be positioned against the backdrop of the new Clock View mental health facility. The proposed ALDI allows the transparency of the main shop front glazing to be visible from the principle vistas, across the customer car park which provides natural surveillance over the 126 customer/staff car parking spaces which are all laid out to the front of the store and an active façade treatment to the principle elevation. The store entrance is located on the northern elevation, by way of an external lobby arrangement beneath the feature canopy into the customer car park taking advantage of the prominent view of the ALDI foodstore when travelling south along Rice Lane.

The positioning of the building provides a reasonable landscaped buffer between the store and the adjacent residential properties, situated to the west of the store, creating an aesthetic green buffer between the two uses. The proposed scheme benefits from one access point, taken from the existing access road. Staff parking is located on the east of the access road fronting Rice Lane and will be operated by a barrier system. Customer parking access is taken from the left off the existing access road. Access for HGVs, providing an efficient servicing solution is through the customer car park and shares the same access, please refer to the accompanying Transport Statement for more details.

The internal layout and operation of an Aldi store has been designed to be efficient and practical for use by customers; these matters are routinely reviewed and monitored and adjustments made to the model as required. It is also designed to be accessible by all including disabled and elderly persons.





Proposed Site Plan taken from The Harris Partnership Drawing Reference 0856NES -101C

## 10.4 Form, Scale and Appearance

### Residential Use

A detailed site appraisal was undertaken to assess the surrounding architectural character and quality of nearby housing. Housing in the local area is characterised by long two storey Victorian terraces of consistent height and scale, the design of which has informed that of the proposed development in its massing, angle of roof pitch and material palette. Immediately to the south of the site, two storey semi-detached housing, constructed in the previous 30 years is arranged in a more informal cul-de-sac arrangement. In a further variation, housing immediately to the west of the site is mainly large semi-detached homes from the mid-20th century. Where red brickwork is the predominant material to the south and east, here white and off-white render features almost exclusively. This is paired with red clay roof tiles, whereas the Victorian terraces feature dark grey slate.

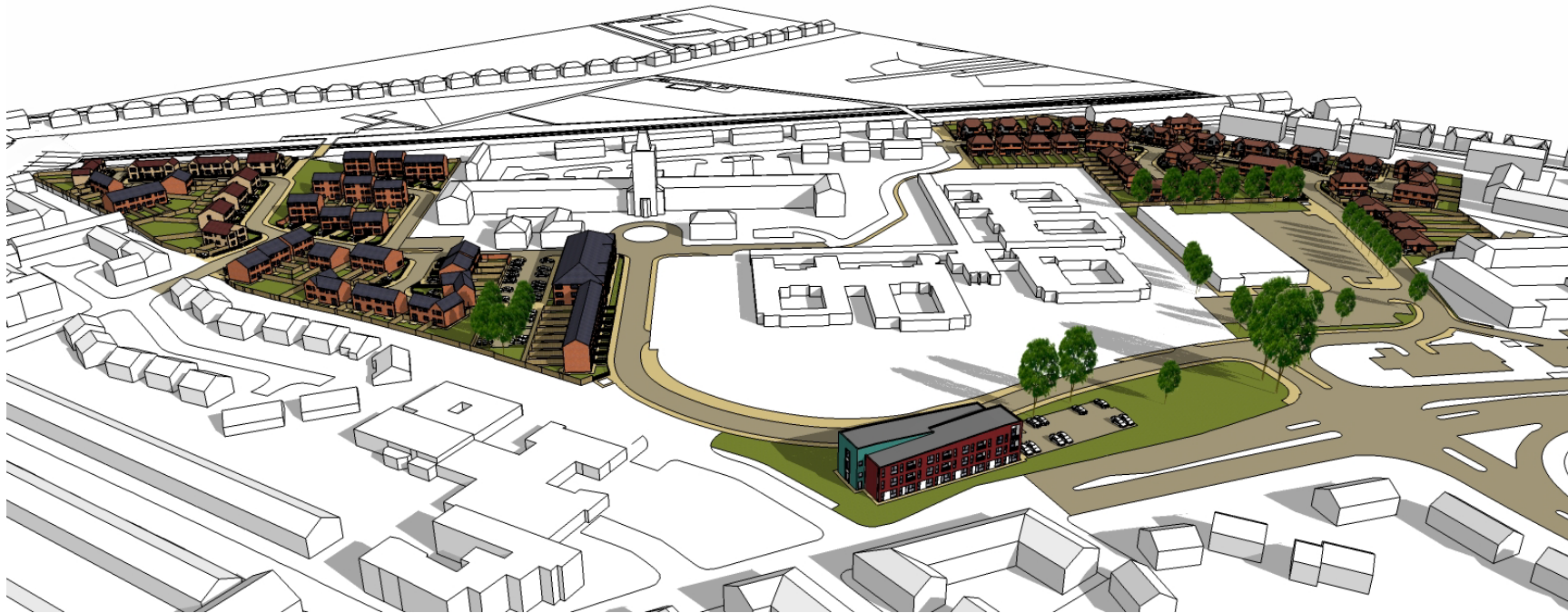
Though similar in character to the existing architecture, the development will have its own distinctive approach. The scale of the houses will be in keeping with the built context: the two storey houses will have a similar eaves height to the nearby existing housing. 3 storey townhouses and apartments have been used to compliment the height and mass of the existing hospital building and provide a visual step to the new and existing 2 storey housing.

The new houses will predominantly have red brick walls and grey concrete roof tiles in keeping with the prevailing language of materials. Double glazed windows will be framed in white uPVC. To vary the materials landscape, a buff brick will be used to clad a portion of the houses. Contrasting brick window and door surrounds and areas of light/mid-grey cladding or render will serve to add visual interest and variation with the street scene.

The proposed development has a consistent aesthetic, which is expressed through a constrained, measured material palette and concise, considered details, which distinguish it from the surrounding built fabric. The scheme will comprise 22 house types, all differing in form, which correspond to the number of bedrooms and specific siting. Three bedroom houses are generally wider but equal in depth to the two bedroom houses. A number of the three bedroom houses will be arranged lengthways to both punctuate the end of run of houses and to present a prominent gable at a corner junction.

The apartment block fronting Rice Lane takes on a contrasting, contemporary approach compared to the rest of the dwellings. This is to provide a strong statement along the site frontage and will comprise a palette of two tone clad elevations to help accentuate the prominent corner features with alternate angled roof lines. The block is therefore distinct from the rest of the site.

Ultimately the design has been arrived at through a process that seeks to understand and interpret the character of the surrounding area, while creating a sense of place and a unique identity of its own. The proposals acknowledge the need for a high standard of design that seeks to contribute positively to and enrich the local area.



Aerial view looking northwest of the proposed development



Views around the proposed development

### Retail Use

An Aldi store is a modest scale supermarket that provides a limited product range. The total range of products is approximately 1,500 lines. This is limited in comparison to other grocery stores and supermarkets which carry between 2,500 and 40,000 product lines, with superstores carrying up to 60,000 lines.

The layout of an Aldi store is eminently practical. Its design reflects the company philosophy of offering unrivalled value for money through cost effective management. There is no unnecessary expenditure on elaborate shop fittings, with the resultant savings being reflected in low prices. Merchandise is sensibly displayed in specially designed cases to eliminate stocking time and allow easy and efficient re-stocking. Aldi make enormous efficiency gains in this area and passes the savings directly to the customer.

The building is single storey, with a feature canopy seeking to emphasise the store entrance. The building height is in keeping with the domestic two storey properties thus in keeping with other buildings both existing and proposed within the development area. The foodstore will be sited lower than the new Clock View health facility that is immediately next door, due to the topography of the site.

The Clock View health facility is newly constructed with a white render finish. The residential apartment block (Vale Lodge) is predominantly two contrasting bricks in construction.



The buildings to the east of the site along Rice Lane are a mixture of render and brick built construction, consisting of small scale retail at ground floor with residential accommodation at first floor.

With this in mind, the overall development proposal is in a contemporary modern style providing a crisp and modern addition to the local vernacular and immediate context. A simple palette of materials has been utilised in the form of a white render finish with a contrasting brick plinth detail to represent qualities of the nearby properties whilst also creating a crisp and sharp addition to the key elevations.

The Aldi store will have large elements of shop front glazing, together with a contemporary pressed metal entrance canopy. The external lobby arrangement will direct customers to the stores entrance providing a focal point. High level glazing will flood the light over the top of the sales layout in a ribbon arrangement in line with the canopy structure to add interest and visual prominence to the principle elevations thus assisting in providing an active façade to the store from the main public approach. The proposed material and crisp elevations complement the neighbouring Clock View health facility.

#### **Materials Specification for Aldi Foodstore**

- Combination of crisp white render to the principle elevations
- Polyester powder coated aluminium shop front glazing frames and doors - RAL 7016 (Anthracite)
- Polyester powder coated aluminium high level window frames – RAL 7016 (Anthracite)
- Polyester powder coated aluminium canopy fascia – RAL 7016 (Anthracite)
- Satin polished stainless steel trolley bay rails
- Polyester powder coated mild steel Fire Exit & Personnel doors
- Door – RAL 7046 (Grey) Frame - RAL 7016 (Anthracite)
- Sectional up and over door to service bay – RAL 7016 (Anthracite)

10.5 Elevations of the Proposal Drawing Reference 0856NES-V103



## 10.6 CGI – 01 of the Proposed Aldi Foodstore



View taken from the access road into Vale Road, looking west towards the proposed foodstore.

## **10.7 Access**

The main vehicular access to the whole site will be from the existing traffic light controlled junction on Rice Lane. All roads have been designed to adoptable standards.

The site already benefits from a main spine road which splits left and right from the Rice Lane traffic controlled junction. The road which splits left extends west up to the listed Clock Tower building and terminates at this point. A new road will then be constructed beyond this point into the rest of this site to serve the southern portion of the housing development. The road which splits right wraps around the northern part of the site which comprises the proposed foodstore and northern portion of the housing development. The road continues towards and joins Clock Tower Drive.

The site is easily accessible by public transport with existing bus stops positioned on both sides of Rice Lane a short walking distance of the site. The Rice Lane train station is located 800m to the north thus providing additional public transport, particularly for residents.

### **Residential Use**

All new footpaths and roads will be built to fully adoptable standards. Footpaths around the development will be a minimum 2.0m wide, and there will be level thresholds to all entrances.

Main spine roads have been developed to aid waste collection and avoid unnecessary manoeuvring of the collection vehicles.

### **Retail Use**

Vehicular access for both customers and delivery vehicles, including HGV vehicles to the foodstore will be from the existing traffic light controlled junction on Rice Lane to a shared access through the proposed customer car park. Staff parking spaces are located in a separate area again accessed from Rice Lane reducing staff utilising customer parking spaces.

The retail proposal will be fully DDA compliant with level access. Within the retail site it will be gently graded throughout to allow free flowing movement.

In accordance with current DDA standards, there is provision for 6 no. disabled parking spaces. These spaces will be 6m by 3.7m and level with footpaths. Disabled parking and 9 no. parent and child spaces are easily accessible and located adjacent to the store entrance together with a dedicated area for cyclist visitors into the site, comprising of 8 hoops allowing for 16 cycle spaces covered and positioned adjacent to the store



entrance and motorcycle parking for 4no. bikes is located adjacent to the disabled spaces.

High levels of transparency and visibility will be the approach for the new development, with suitable directional signage provided to the retail site informing visitors of the location of disabled and parent & child parking spaces. External areas will also be suitably illuminated.

Aldi operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with circa 5 articulated vehicle deliveries per day of fresh food and ambient goods. The delivery is assembled at the centralised distribution depot in Neston. There is one fresh milk delivery made by a rigid vehicle, and finally there is 1 refuse collection and 1 animal waste collection per week which is generally undertaken by a 12m rigid vehicle, this is undertaken when the store is operational. Further detail is provided in the accompanying Transport Statement by CRA.

The ALDI store will be constructed with a dedicated internal storage area, delivery ramp and dock leveller system. This enables the drivers to unload products without any external activity. This system reduces potential noise and therefore does not give rise to harmful effects on residential amenity.

## **10.8 Landscaping and Boundary Treatment**

A detailed landscape plan has been prepared by Vector Design Concepts which sets out the details across the site including the residential and retail areas. The proposed landscape scheme has been developed to create a pleasant landscape setting which will complement the proposed architecture and maximise the effective integration of the development within its context. The landscape will consist of ornamental shrub and tree planting to create a soft treatment to the front gardens and access roads along with lawned areas to the front and rear gardens of residential properties.

A mix of predominantly low to medium height evergreen and deciduous shrub species will provide a strong and bold planting statement to the front gardens of all residential properties, alongside the vehicular access roads, and at key nodal points such as crossroads and public footpath entry points. The planting will soften the visual impact of the new development and provide attractive streetscape all year round. These attractive landscaped borders will be complimented by more robust evergreen hedgerows which create a strong landscape structure to the development, whilst delineating property boundaries and providing all year round screening where required.

The general planting design is formal and ornamental in character with the simple palette of shrubs arranged in groups to give a striking effect which will be easy to maintain. Species have been selected based on their suitability to the site, resilience, performance, and seasonal interest. Proposed shrub species are consistent throughout the site to create a cohesive landscape and sense of unity between streets and spaces.

The proposed tree planting aims to create attractive avenues along the access roads and help visually draw the eye towards key nodal junctions

within the site. The trees will assist in adding a sense of height and instant maturity to the scheme. Unlike the shrub planting scheme, tree species are varied between the eastern and western halves of the site to promote a unique sense of place and create a strong identity between the two areas in contrast to the unifying effect that the consistent shrub palette will create.

On the southern boundary around the residential apartment block, large shrub beds border the perimeter of the area and proposed car park to help soften the impact of the development on views into the site from Rice Lane and the access road into the site.

Furthermore, strong soft landscaping has been enhanced at the entrance to the site from Rice Lane to create a sense of arrival. The Rice Lane frontage comprises a proposed apartment block to the southern end and a staff car park associated with the Aldi store to the northern end. Trees have been introduced across the whole frontage combined with low level low maintenance shrubs and ornamental planting. A large area of amenity grass is proposed on the southern part of the Rice Lane frontage, to create a sense of openness and to avoid over planting this area of land which could otherwise lead to antisocial behaviour and a build-up of litter. Some existing trees will be removed whilst others will be retained on the entrance into the site on the southern plot. New trees will be replaced and located on the Rice Lane frontage of the plot. Furthermore, new trees will be introduced on the opposite plot on the northern portion of Rice Lane to replicate the southern plot and create a short avenue feel.

### **Residential Use**

In summary, all residential properties will benefit from dedicated or shared garden space which is grassed throughout, creating a sense of openness. Trees are introduced particularly at key corners and frontages. A focus of soft landscaping comprising trees and low level, low maintenance shrubs is proposed within the southern portion of housing leading from the railway bridge in an easterly direction to soften the change in levels in this otherwise unused piece of land.

The front gardens leading up to the Clock Tower building will be bounded with low metal railings which will soften the relationship between the new built edge and the street.

All rear gardens will benefit from 1.8m high timber fences to create privacy between the new residential properties and their neighbours.

### **Retail Use**

The site boundary to the south of the proposed store comprises an existing 2.4m high timber panel fence. The intention is to emphasise the landscaping strip on the western boundary between the proposed foodstore and the proposed residential properties, with shrub planting and several trees positioned at regular intervals, which are demonstrated in the accompanying landscape plan forming part of this application. The remaining northern and eastern boundaries will be formed by a mixture of 2.5m high close boarded timber fence and low level timber knee rail and soft

landscaping.

The treatment of the site's boundary with Rice Lane will be mirrored on both the northern and southern parcels. At present, both parcels benefit from a low level brick wall along Rice Lane, with a low level concrete wall following on around into the site. The brick wall portion will be retained on both the northern and southern sides of the site access, however the concrete wall will be removed and replaced with low level planting and landscaping.

The scheme will have formal landscaping including a quality paved area beneath the entrance canopy which will further emphasise this area on arrival from the pedestrian crossing approaches to the store entrance. The formal entrance into the site is intended to have a scheme wide approach marking the arrival with clear directional signage for the key elements within the site.

## **10.9 Site Security and Crime Prevention**

The proposal has been designed with safety and crime prevention in mind. It will adopt principles of secure design wherever possible to provide a secure mixed use site.

### **Residential Use**

The design aims to obtain full Secured by Design accreditation. A safe, well considered layout and high levels of natural surveillance are all key factors in achieving this, but this has also informed an approach to types and heights of boundary treatment, selection of window furniture and the position and shelter of principal entrances. Each part of the site will be well overlooked and lit using appropriate street lighting and security lighting. Landscaping and planting has been selected that reduces the opportunity for crime.

### **Retail Use**

The following principles have been considered when designing the building:

### **External Layout**

- The general layout of the development is relatively simple and easy for customers to understand and it is clear where they should and shouldn't be. Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.
- Most of the car parking area is well overlooked from the frontage of the building and is readily visible from the surrounding streets, allowing a good level of natural surveillance.

- Glazed areas to the front of the buildings are protected with anti-ram raid bollards.
- Cycle storage for staff will be within the warehouse. Cycle parking for customers will be adjacent to the store entrance and adjacent to the retail terrace near the pedestrian ramp.
- The proposal will introduce new lighting columns across the site which will have LED lights fitted to give a uniform level to the car park and service area. Lights will be operated by a time clock and photocell override. Lights will be protected with covers against vandalism.
- Bin stores will be fully enclosed in the bin cage to the service yard.
- Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/miss-use.
- The site boundaries will be secure to prevent access into neighbouring properties.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.

### Building design

- Windows will be installed to BS7950 with perimeter steel door and frame sets. The windows will be fixed glazing. Windows will have laminated double glazed units.
- External security shutters over the entrance / exit doors out of hours.
- Doors and windows are manufactured from steel with no visible external ironmongery.
- An intruder alarm will be installed to the building (Monitored).
- The entrance to the store for customers are in an obvious position at the front facing the car park
- Extensive glazing to the entrance offers an active frontage and visibility to the car park.
- There are no recesses to the ground floor of the building exterior.
- There are no areas to the roof that are accessible.

## 11.0 Environmental & Sustainability Statement

### Residential Use

The houses are to be constructed to meet the Homes and Communities Agency's (HCA) performance standards, and as such, the energy performance principles of Code for Sustainable Homes (CfSH) Level 3 will be followed and compliance to the new building regulation requirements will be achieved. As CfSH is no longer a requirement of the HCA, certification will not be produced, however, the principle will be followed and an Energy Performance Certificate will be issued as part of the Home User Guide on completion of the property.

The development will seek to achieve a Building for Life rating of "very good," i.e. between 16 and the maximum 20 points.

### Retail Use

Aldi is committed to achieving sustainable development as part of its operations. It places sustainability issues at the heart of its business decisions. As a group, Aldi operates an Environmental Management Policy, which has been endorsed by senior management. The objectives for achieving sustainable development as part of its operations are fed into the day-to-day running of the retail stores and are considered when designing sustainability initiatives within any new buildings. This statement addresses Aldi's sustainability proposals that will be built into the new development.

### 11.1 Aldi's Sustainability Themes

- **Minimise Energy Use:** the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
  - It is essential to use resources efficiently with minimum energy consumption;
  - Light fittings will be low energy and switched on by presence detectors.
- **Sustainable Building Materials:** this theme covers a range of sustainability impacts including; minimising the energy required for producing and transporting building materials; using recycled material from local sources as far as possible; and by choosing materials with a low embodied energy.
  - To deliver a project that is flexible, durable, has longevity and, where practical, fixtures and fittings that can be re-used.

- Products will be specified from suppliers/manufacturers who uphold the correct environmental codes and who source their materials from sustainable sources or approved producers.
- Where possible and practical, water based paints will be used and, where not, low toxic paint will be used.
- All timber, including that for formwork and studwork will be FSC certified and obtained from renewable sources backed by certification to current government standards.
- Materials will either be of long life usage or, where there is potential for frequent changes and the item cannot be re-used, the material will be of recyclable type.
- The aim is to make the building work as non-toxic as possible to the environment the impacts on the surrounding environment.
- **Sustainable Construction:** this theme covers the methods used during the construction phase to reduce disturbance and
  - Where possible materials and labour will be sourced locally to create energy savings.
- **Sustainable Transport and Accessibility:** the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.
- **Waste Management:** the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- **Site Management:** the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

The sustainability measures that are proposed as part of Aldi's development proposals have been developed in accordance with these themes.

Therefore the project will:-

1. Comply with all Statutory Environmental Regulations;
2. Ensure that all environmental matters are taken account of in any business decision;
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected;
4. Endeavour to attain a reputation for effective environmental management;
5. Attempt to maintain resources which are scarce or non-renewable;

6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment;
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used;
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised;
9. Undertake an on-going procedural review of its operations in order to minimise the environmental effect of its operations; and
10. ALDI is ever mindful of its responsibility to the environment.

## **11.2 Recycling and Waste Reduction**

### **Residential Use**

Residents will be encouraged to adopt the City Council's recycling strategy and separate household waste into separate bins provided for paper, glass, plastic, tin and garden waste.

### **Retail Use**

Aldi Stores Ltd is wholeheartedly committed to minimising all waste and if it should occur every effort will be made to recycle such materials.

### ***Operational Waste***

Aldi Stores Ltd reduces the amount of waste created by careful and efficient management and, also, provides the recycling of such waste where practicable.

Waste reduction is maximised wherever appropriate, as well as the use of environmentally friendly cleaning agents which do not contain phosphates or CFCs.

Electrical energy and heating energy is conserved by the widespread use of time switches.

### ***Site Waste***

Strict site procedures help to keep site waste to an absolute minimum which not only helps environmentally, but also reduces costs applicable to

Aldi's operatives.

As with operational waste, every effort is made to recycle the waste. The use of nickel cadmium rechargeable batteries for tools is also encouraged. Where recycling is not possible, materials will be disposed of safely and efficiently.

All waste materials are stored in a safe and secure manner and kept in appropriate containers.

Aldi Stores Ltd utilise registered waste carriers and where substances, which Aldi are not registered to dispose of are involved, Aldi ensure that only companies with the relevant waste disposal management licence are contracted.

When waste changes hands Aldi ensure that transfer notes are completed and signed by both parties and a written description of the waste handed over.

### 11.3 Summary of Measures for Sustainability- Aldi

The environmental issues facing us all are extremely important and it is evident by the aims set out in our policy document that Aldi Stores UK is fully committed to these issues.

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
Minimise Energy Use		
	Improving Building Envelope	<ul style="list-style-type: none"><li>- Improve building fabric performance by using materials with low U values.</li><li>- Reduce Air Permeability for the development.</li></ul>
	Reducing Energy Demand	<ul style="list-style-type: none"><li>- Use high frequency ballasts on all Fluorescent and Compact Fluorescent Lamps (CFL's).</li><li>- Detailed Specification of energy saving fitting for refrigeration system</li></ul>
	Allocation of Renewable Energy	<ul style="list-style-type: none"><li>- Re-use of waste heat from refrigeration system to heat the retail area</li></ul>
Sustainable Building Materials	Material Specification	<ul style="list-style-type: none"><li>- Use of recycled and secondary aggregates where possible.</li><li>- Use of timber from sustainable sources, including the reuse of timber where possible, whilst procuring new timber from sustainable sources such as FSC and PEFC sources.</li><li>- Use of materials that where possible have a low embodied energy, including making firm commitments to procure materials from local sources where possible.</li><li>- Procuring materials will be done with consideration to manufacturers and suppliers with accredited EMS and ISO Standards.</li></ul>



Main themes	Sub Theme	Proposed Measures to be incorporated into the development
Sustainable Construction		<ul style="list-style-type: none"> <li>- The contractors will be signed up to the relevant CCS come and comply with best practices in construction and site management.</li> <li>- Working hours would be restricted to ensure disturbance is minimised outside of these times.</li> </ul>
Sustainable Transport and Accessibility		<ul style="list-style-type: none"> <li>- Cycle parking for the site is provided for Customers and staff.</li> <li>- Local Residents can visit the store on foot.</li> </ul>
Water Conservation and Management	Water Use within the Retail	<ul style="list-style-type: none"> <li>- A pulsed water meter would be proposed for the development to monitor water use.</li> <li>- 2/4 litres WCs in retail store.</li> </ul>
	Minimising Flood Risk	<ul style="list-style-type: none"> <li>-Proposals would be put forward that would not add to the flood risk in the area.</li> </ul>
Waste Management	Construction Waste	<ul style="list-style-type: none"> <li>- Recycling would occur during the construction phase where waste would be segregated and split into recyclable components.</li> <li>- General waste would be disposed of responsibly and sent to licensed waste handling facilities.</li> </ul>
Reduction of detrimental Environmental Effects		<ul style="list-style-type: none"> <li>- Hydrocarbon traps will be placed around the perimeter of the car park area where necessary.</li> <li>- The development does not include materials that are toxic to humans.</li> <li>- All insulation materials and refrigerants have an ODP value of 0 and a GWP of 5 or less.</li> <li>- Where necessary, land contamination would be remediated.</li> <li>- External lighting will be compliant to best practice guidelines from the institute of Lighting Engineers (ILE) Guidance note: GN01.</li> </ul>
Site Management	Commissioning and Handover	<ul style="list-style-type: none"> <li>- A building user guide and building education would be provided as part of the development's handover.</li> </ul>

## 12.0 Conclusion

This Design and Access Statement is submitted in support of a proposal for the comprehensive and coherent development of a key site situated on land at the former Walton Hospital site on Rice Lane, Liverpool. Careful consideration has been given to the characteristics of the site in order to determine the appropriate locations for the residential and retail elements of the scheme. Considerations have included building layouts, massing, pedestrian routes, topography, landscaping, boundary treatments and existing neighbouring properties in close proximity to the site. All of these considerations have influenced the design of the scheme in one way or another.

The proposal comprises 195 residential properties including houses, townhouses, bungalows and apartments. A mix of materials has been proposed to reflect the properties in the surrounding area. Red brick is proposed for most of the properties, with some buff brick properties incorporated to create a mix. One of the proposed apartment blocks has been designed to complement the Clock Tower building and to create a strong approach to the existing listed building, whilst the other apartment block fronting Rice Lane has adopted a contemporary design, to create a focal point fronting the major highway.

The retail use comprises a 1,804sqm (gross external floor area) Aldi foodstore with associated parking. A strong, modern design with detailing has been proposed to ensure a high quality development that integrates successfully with the existing vernacular.

The design team has created a mixed use development that is sensitive to its surrounding area and which sympathises with the existing listed structure at the Clock Tower as well as the more recent developments on and around the site. The proposed layout purposely retains the open frontage onto Rice Lane, which is emphasised by soft landscaping, to create a legible entrance to the site. This is intended to lead residents and shoppers into the site with minimal obstruction. The proposed development has maximised the character of the site, and will ensure the redevelopment of a vacant brownfield site.