

## THANK YOU FOR COMING ALONG TODAY



Aldi is preparing proposals for a new, modern food store in Oxbgangs, offering high quality products at award-winning prices, in a location that can complement the existing shopping offer within the area.

The proposals will assist to regenerate this site by providing an attractive new modern building, with associated car parking and high quality landscaping on a site that is currently being disposed of by the City of Edinburgh Council and the Church of Scotland.

Our team is here today to explain our proposals and answer any questions you may have.

In particular we would appreciate your views on these exciting plans for Oxbgangs.

Please complete a feedback form at the exhibition today.



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ALDI**



## ABOUT ALDI



Aldi is one of the world's largest, privately-owned companies with more than 8,000 stores across Europe, North America and Australia. It launched in the UK in 1990 and we now operate over 500 stores. In Scotland there are currently 52 Aldi stores and we now plan to bring our award-winning products to more locations throughout the country.

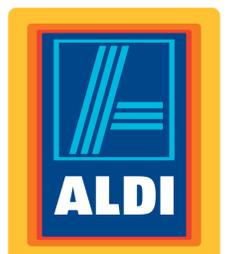
Aldi achieves lower prices through an extraordinarily efficient operation, from product sourcing to the retail experience in-store. In Aldi you will not find 100s of versions of the same product. Instead, we focus on quality rather than quantity, stocking a range of everyday groceries.

Our goal is simple - to provide our customers with the products they buy regularly and ensure they are of the highest possible quality at guaranteed low prices. To put it simply, we offer our customers a smarter way to shop.

Aldi is a regular award winner for product excellence and is currently 'Which? Best Supermarket 2013'.



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## ALDI IN SCOTLAND

**WE'RE COMMITTED  
TO THE SCOTTISH  
FOOD INDUSTRY.**

Over **25%**  
of our range  
is Scottish.

More than **60**  
Scottish suppliers.

**GREAT** products  
from Scotland.



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[www.aldi.co.uk/scotland](http://www.aldi.co.uk/scotland)



Scotland is home to some of the world's best quality produce.

Our commitment to local sourcing means it is easy to pick up a quality bargain and at the same time support local suppliers and help reduce food miles.

Our dedicated Scottish buying team sources a range of over 270 fresh meat, fish, dairy, fruit, vegetable, bread and bakery products. At Aldi you will find a range of high quality foods, seasonally fresh, with an unmistakable Scottish flavour.

Aldi is proud to support Scottish producers and since we have no in-store bakery, butcher, fishmonger, cafe or newsagent to sell cigarettes or lottery tickets, we do not compete with existing businesses in the local area.



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## OUR PROPOSAL FOR OXGANGS



A new, modern food store for OXgangs offering high quality products at award winning prices, improving the range and choice available at this location.

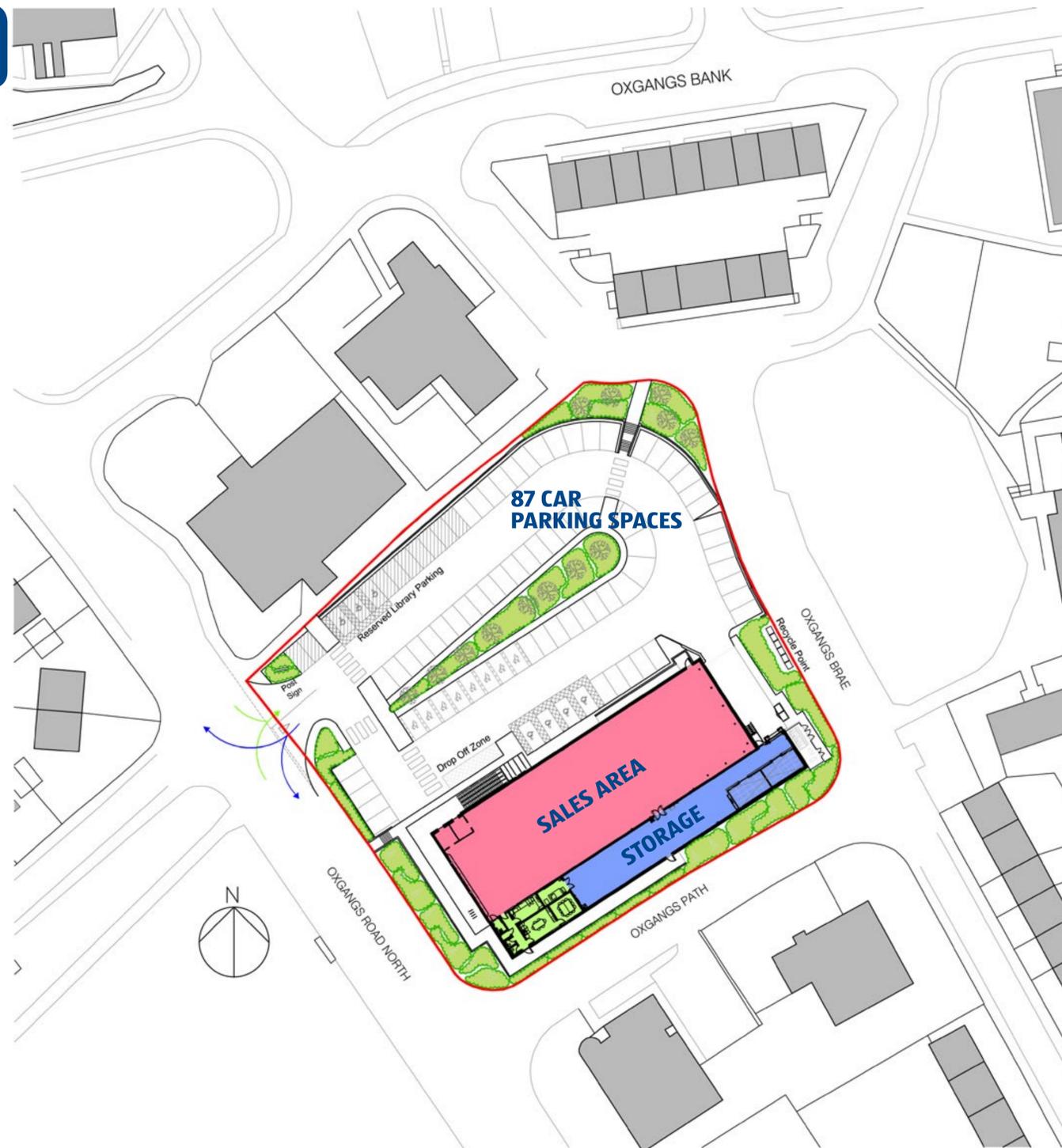
An estimated 40,000 customers would shop at this Aldi store every month, boosting trade and footfall for the neighbouring Broadway shops and businesses.

The proposals will enhance and regenerate a site that is surplus to requirements for both the City of Edinburgh Council and Church of Scotland, whilst delivering significant new investment and 30 new jobs to the area.

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# LOCATION

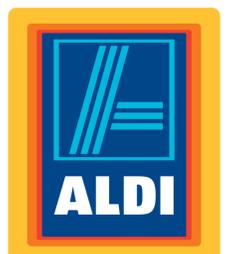


Our plans involve the demolition of the existing buildings and redevelopment of the site to transform this prominent spot which sits at an elevated position on a key arterial route through south Edinburgh into the city centre.

A high quality, contemporary and attractive, single storey building is proposed with car parking for 87 cars in total and associated hard and soft landscaping.

Our proposals include the provision of reserved parking spaces for the library and also a new pedestrian access to link directly with the shops and services available at Oxgangs Broadway.

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## BENEFITS OF OUR PROPOSAL



**Investment** - Helping to rejuvenate this prominent, vacant site at the top of Oxgangs Road North by building an attractive, single storey structure in keeping with the site's elevated location with generous, soft landscaping, car parking and new pedestrian accesses.

**Jobs** - Creating up to 30 new jobs for local people (plus construction jobs).

**Greater Choice** - Bringing the award-winning Aldi brand – voted Which? Best Supermarket 2013 – providing choice and diversity in food shopping provision for people living in this part of South Edinburgh.

**Sustainability** - Providing a local store thereby reducing travel to locations elsewhere in the city. The new store will also help to boost trade and drive footfall into the neighbouring Broadway Local Centre.



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## ALDI - A GOOD NEIGHBOUR



Our store managers and staff are local and we take pride in becoming involved in local community matters.

Our stores open between 8am and 9pm Monday – Saturday and 9am – 7pm on Sunday and generally only require one or two goods deliveries per day.

During store construction we work closely with our neighbours to keep potential nuisance to a minimum.

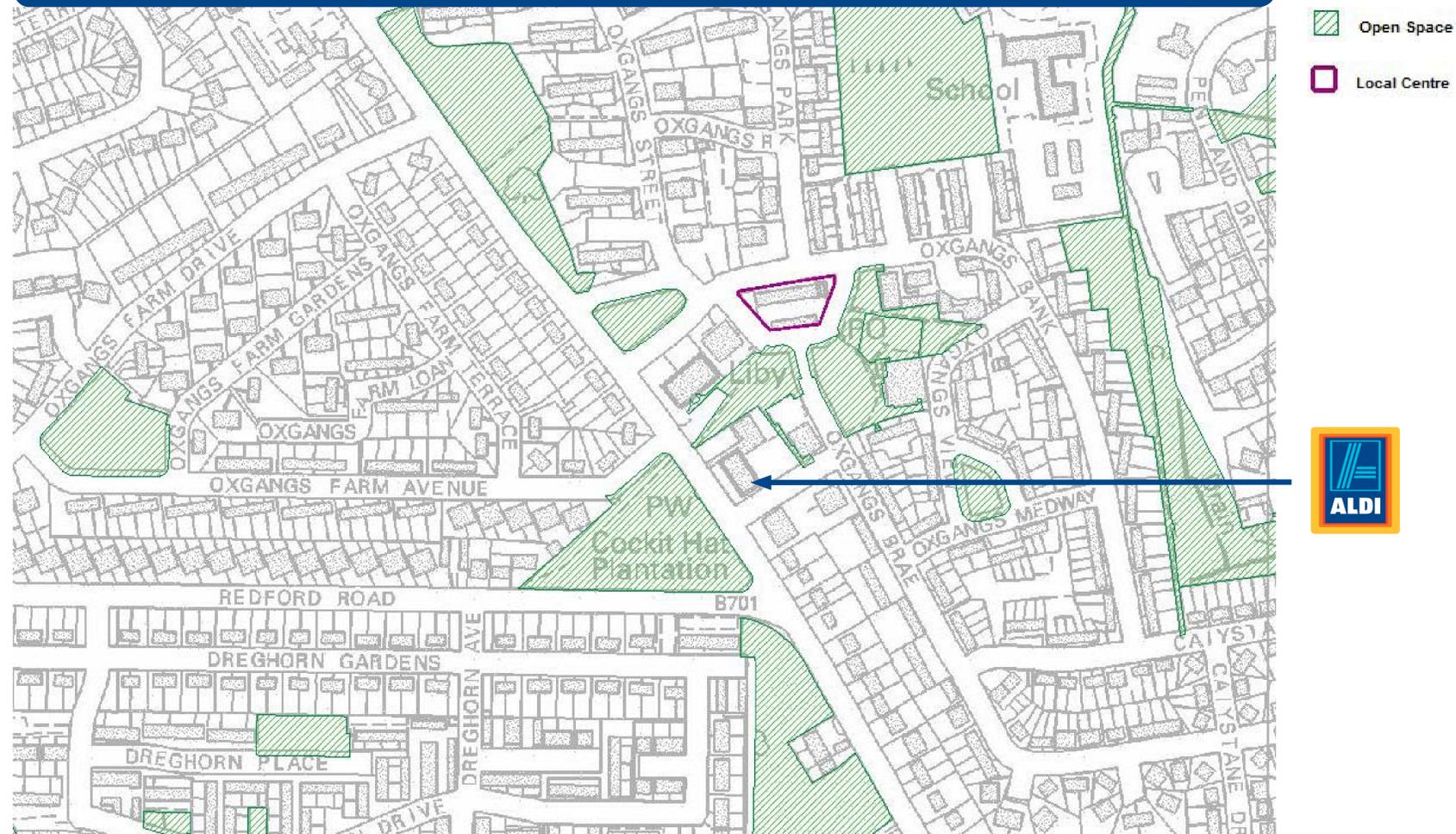
The planning application will be supported by a range of technical documents to ensure that impacts on amenity are minimised. These will comprise a Planning and Retail Statement, Transport Assessment, Drainage and Noise Reports.



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# PLANNING - THE CURRENT SITUATION



The Local Plan for the site is the Edinburgh City Local Plan adopted in 2010. The Proposals Map is reproduced above. It shows that the site is not allocated for any particular land use in the local plan (ie. it is largely 'white land'), with a modest part of the site designated as 'open space'.

Planning policies that would apply include Policy Ret 4: Local Centres due to the site's position at the edge of the Oxgangs Broadway shopping centre and also Policy Os1: Open Space Protection, due to the development on a minor area of open space.

A detailed Planning & Retail Assessment will be included as part of the planning application to demonstrate compliance with all relevant land use policies.

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## DESIGN, LANDSCAPING AND ACCESS



We take great pride in the style and quality design of our stores and this proposal aims to provide a contemporary, attractive store for the community.

The proposed low profile single-storey design features a high quality, glazed entrance giving a clean, crisp look to the building whilst protecting the residential amenity of the area. Within the site a mix of shrub planting will provide the area around the store with an attractive setting.

The new 1418 sqm store is deliberately positioned where it will be most keenly visible, with its main elevation facing northwards to attract passing pedestrians and vehicles. The building will be set back into the site with the use of retaining structures to help address level differences and ensure easy access for all visitors. The single storey structure will also complement current building heights within the local area whilst recognising its elevated position at the top of Oxgangs Road North.

Attractive boundary soft landscaping will be provided around the site together with a number of new access routes for pedestrians to improve permeability and to link with the existing nearby shops and services available at the library and Oxgangs Broadway. This will allow visitors to combine their trips to these complementary facilities.

### Site Access

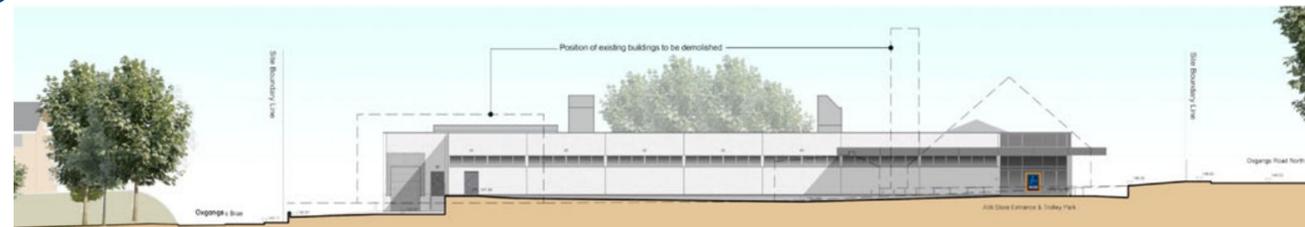
The site is well served by public transport and benefits from excellent pedestrian access. A total of 87 car parking spaces will be available including dedicated disabled and parent & child bays, with 12 bays reserved for library parking.



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# NEXT STEPS



**North Elevation (View from Library towards Oxgangs Path)**



**West Elevation (View from Oxgangs Road North)**



**East Elevation (View from Oxgangs Brae)**



**South Elevation (View from Oxgangs Path)**

A planning application is being prepared and will be submitted to City of Edinburgh Council.

Feedback from today's exhibition will be included with the application.

If successful, construction would begin in the second half of 2015 with an opening in 2016.

**YOUR VIEWS MATTER - PLEASE COMPLETE A FEEDBACK FORM TODAY**

**THANK YOU**

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