

Design and Access Statement.

In respect of the proposed installation of a new Timpson's concession unit sited within the Tesco demise.

For and on behalf of Tesco Stores Ltd and GJS Design Consultants Ltd.

Date: September 2017.

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1.0 Description

- 1.1 The following statement provides our analysis with regard to the Design and Access issues relating to the proposed retail pod for the Timpson's Dry Cleaning concession unit sited within the demise of the existing Tesco store.
(Please refer to the associated drawings and documentation).*

This statement has been produced in accordance with the requirements of Section 62 and Section 327A of the 'Town and Country Planning Act' 1990 as inserted by Section 42 of the 'Planning and Compulsory Purchase Act' 2004, and Article 4C of the 'Town and Country Planning (General Development Procedure) Order' 1995 (as amended).

This statement sets out an assessment of the development based on the criteria included within the non-statutory guidance provided by CABI, as follows:

2.0 Use

- 2.1 The application relates to an external retail concession unit to be erected within the current Tesco demise.
Accessed only from the car park area, the proposed retail concession unit contains gross floor-space only which does not impact upon the nett sales floor space area of the Tesco store.*
- 2.2 Pre-application design meetings have taken place between Tesco Stores Ltd and Timpson Ltd resulting in the proposed scheme.
The design has been carefully considered to offer the customer as many services as possible within a minimum footprint.*
- 2.3 The unit is part of a joint venture between Tesco Stores Ltd and Timpson Ltd.
The rationale is to offer the customer the convenience of Timpson's services (Dry Cleaning, Shoe Repairs, Key Cutting, Jewellery / Watch Repairs and Engraving) within the Tesco demise. Dry cleaning will not be undertaken within the unit.
Items to be cleaned would be dropped off by the customer and collected at the unit.*
- 2.4 Due consideration has been afforded to the movement of customers into and out of the unit.
Any car parking immediately in front of the unit has been relocated such that customers have sufficient space for the manoeuvring in and out of the unit in safety.*
- 2.5 Tesco and Timpson Project Managers, Planners and Architects have been involved in the preparation of the design so that aspects such as weather, wind direction, customer flows and store provisions, have all been considered.*

3.0 Amount

3.1 The proposed unit will be located within the current Tesco demise.

3.2 The position of the unit has been subject to stringent health and safety checks to ensure that the customer is protected from car park traffic and away from customers solely using the Tesco store.

4.0 Layout

4.1 The unit has been designed to retain the recognised Timpson branding whilst blending in with the architectural vista of the Tesco store as well as to offer the customer as many services as possible within a minimum footprint.

4.2 The unit has a steel substructure with plastic coated steel cladding. There will be a glass sliding door with ramped access to the unit entrance / exit. Security to the unit's glass frontage will be by internal metal roller shutter.

4.3 The installation of the unit will require no works to the existing paved area.

4.4 The unit conforms to all applicable DDA Regulations.

5.0 Scale

5.1 As a result of the relatively small scale of the unit, the massing of the existing building will be unaffected. Similarly the setting, character and overall appearance of the building will be only minimally affected.

6.0 Landscaping

6.1 The proposal does not infringe upon current landscape provision nor will it present a maintenance issue in respect of the building overall.

7.0 Appearance

7.1 The unit itself will be a regular shape, which will be partially glazed. The flooring finish will be built off the existing store paving to maintain a level access suitable for the movement of customers in this unit. The roof will be flat and of similar construction to the rest of the unit.

8.0 Access

8.1 No existing arrangements for vehicular access are affected by this application; as such no existing arrangements for emergency vehicles or service vehicles are affected.

*8.2 In terms of pedestrian access full consideration has been afforded to the movement of customers into and out of the proposed unit.
Any gradients adjacent to the unit allow customers to move without difficulty.
Means of escape from the main building will remain as existing and full access for disabled people is maintained under the proposal including those who may be partially sighted.*