DESIGN AND ACCESS STATEMENT

Proposed Dry Cleaning Pod at Tesco Stores Ltd, Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6TD.

Our Reference: 1/3178111113/DES

This planning, design and access statement (PDAS) has been prepared to accompany the planning application for one retail pod at Tesco Superstore, Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6TD. This PDAS should be read in conjunction with drawings:
3178 Shoreham Boundary.PDF
3178 Shoreham Timpsons Existing and Proposed.PDF
Timpsons_Stretch_Pod_Planning_Pack.PDF
Timpsons_Stretch_Pod_Fascia_Spec.PDF

Details of Application

Detailed consent is sought for the construction of one retail pod to be situated on an existing paved area approximately 12 metres west of the main store entrance.

The unit is part of a joint venture by Timpson Ltd and Tesco to offer the customer the convenience of providing Timpson's services (dry cleaning, shoe repair, key cutting, Jewellery repairs, watch repairs, engraving, etc) within the Tesco grounds. Dry cleaning will not be undertaken within the kiosk; items to be cleaned would simply be dropped off and collected at the kiosk.

Design Evolution

Various pre-application design meetings have taken place between Tesco and Timpson resulting in the proposed scheme.

The design has been carefully considered to offer the customer as many services as possible within the minimum footprint.

Tesco have evaluated those stores which have margin within the car park or paved areas to afford the pod 2 car parking spaces or the equivalent paved area.

The position of the pod has been subject to stringent health and safety checks to ensure the customer is well protected from car park traffic.

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DATE VALID	15 NOV 2013

The look of the pod has been designed to retain the recognised Timpson branding whilst blending with the architectural vernacular of the Tesco store.

Context

Site location and description

Tesco Shoreham Extra is situated next to the A27 Shoreham Bypass.

The site does not lie in a flood risk zone – please see *Fig.1* Flood Map at to the bottom of the statement.

Consultation and Community Involvement

The current application has not been subject to a public consultation or local community involvement because the scheme proposes one small pod. The proposal has, however, been subject to consultation at board level within Tesco and Timpson.

Opportunities and Constraints

The installation of the pod will require a concrete foundation (as detailed in the Timpsons_Stretch_Pod_Planning Pack.PDF) with services connections to the main Tesco store.

Amount of Development

The floor space of the pod will be 23.04m2

Landscape

The proposed site is on an existing paved area abutting the store. It will not affect any of the planting to the grounds.

Access Component

The pod will conform to all applicable DDA regulations.

Design

The pod has a steel substructure with plastic coated steel cladding.

The fascia is Timpson branded.

There is a glass sliding door with ramped access to the pod. This glass frontage will have a metal shutter concealed within the red surround for security.

For more information on design please refer to drawing the Timpsons_Stretch_Pod_Planning Pack.PDF

Concluding Comments

The pod will offer the customer the convenience of providing Timpson's services at their local superstore.

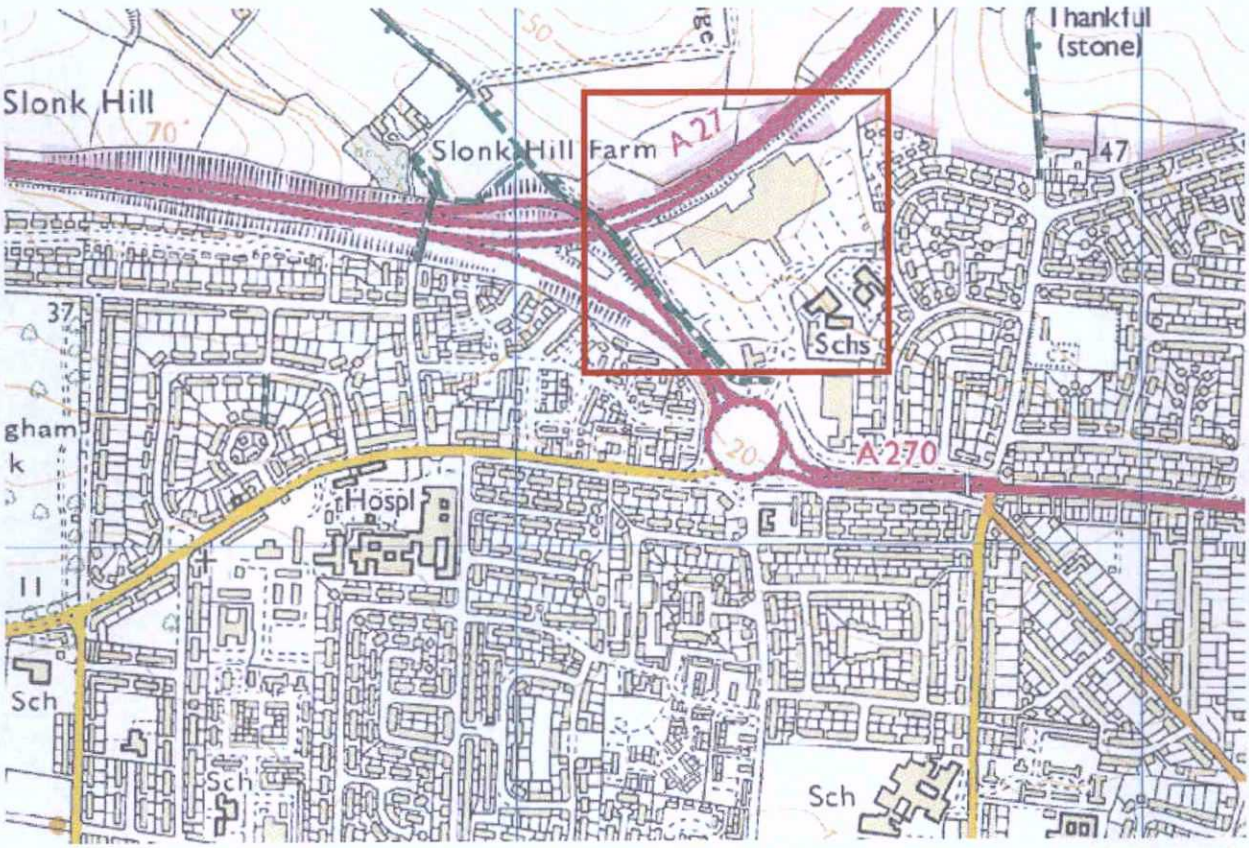

Fig. 1 - Environment Agency Flood Map of BN43 6TD at 1:10000 scale with the site inside the red rectangle.