



DESIGN & ACCESS STATEMENT - TESCO STORE, DOTCOM FACILITY

1.0 Description

- 1.1 The following statement provides our analysis with regard to the design and access issues relating to the proposed extension to the existing dotcom facility at this Tesco Store. 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).

2.0 Use

- 2.1 The application relates to the extension of the Dotcom facility (Home shopping operation) at this Tesco store comprising:
- An extension to the Dotcom administration & Cage Marshalling area.
 - External alterations to parking areas to provide Dotcom van parking.
- 2.2 Tesco offer a nationwide internet based Home shopping operation enabling customers to order their shopping online and then have the goods delivered to a location of their choosing (usually their place of residence), during a pre-agreed timeslot.
- 2.3 The popularity of the Home shopping experience amongst customers has been increasing over the last few years and Tesco need to improve the capacity of the operation at numerous stores.

3.0 Site Analysis

- 3.1 The Tesco store is located within a customer parking area with direct access from the Highway network.
- 3.2 Delivery vehicles are provided with areas for loading & unloading of goods.
- 3.3 The site boundaries are mainly soft landscaped to the highways frontages. The car park is set onto a relatively level plateau with the store itself positioned within it.

4.0 Context Analysis

- 4.1 The site consists of a Tesco store within a customer car park.
- 4.2 The car park is an open space with some small landscaped beds in areas and containing the normal street furniture to be expected in an environment of this sort.
- 4.3 The car park also contains other contemporary structures providing covered walkways and covered trolley storage areas.
- 4.4 A full retail assessment & other associated assessments would normally have been undertaken to accompany the original application proving the need for the development and its relationship to local shops, schools etc & public transport. This relationship would not have changed since the store opened.

5.0 Layout

- 5.1 The proposed extension will be located in front of the existing facility.

6.0 Scale

- 6.1 The proposed Dotcom extension will match the existing Dotcom building in height.
- 6.2 The adjacent van loading canopy will be retained as existing.

7.0 Landscaping

- 7.1 The proposal will require the loss of a small area of poor quality soft landscaping but will not affect the established boundary landscaping.
- 7.2 Adjacent planted areas will be suitably protected during construction.

8.0 Appearance

- 8.1 The proposed Dotcom extension will be formed from proprietary, flat metal cladding panels finished white.

9.0 Access

- 9.1 Customer - There is no customer access to the Dotcom facility.
- 9.2 Staff - Staff pick the pre-ordered shopping from within the Sales Floor and transport it on the Dotcom trolleys to the Home shopping Facility. The shopping will be stored within the Dotcom marshalling area (which includes enlarged cold-rooms) until the pre-agreed delivery time. The shopping is then loaded onto one of the fleet of Dotcom delivery vehicles under the canopy and taken to the customers chosen delivery location.

10.0 Community safety

- 10.1 The proposed facility is located within the existing store demise which has been designed to provide a safe environment for the movement & parking of vehicles including customer & staff pedestrian access.
- 10.2 Traffic routes are clearly marked out with directional arrows and signs. Pedestrian routes are identified and protected where appropriate with kerbs or bollards.
- 10.3 The van delivery route to and from the Home Shopping area will be along the existing roads following the normal traffic flow.
- 10.4 The service yard is appropriately illuminated at night & is monitored by Tesco security staff.

11.0 Environmental Sustainability

- 11.1 This service can avoid the need for customers to travel to the store and can reduce car use and travel times.
- 11.2 The Dotcom extension will be formed from a proprietary, factory made insulated panel system which utilises the latest manufacturing techniques to minimise energy use.