
DESIGN AND ACCESS STATEMENT

Proposed Timpson Pod at Tesco Stores Ltd,
Broadpiece, Littlehampton, West Sussex, BN17 5RA

Prepared for: Tesco Stores Ltd and Timpson Ltd
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Our Reference: 2833/030215TT

1. Vision.

1.1 The unit is part of a joint venture by Timpson Ltd and Tesco Stores Ltd to offer 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.

1.2 The desire to provide a Timpson Pod as the Tesco site is part of Timpson Ltd. current business plan to increase their portfolio nationwide, they currently have many such pods in similar locations across the UK.

2. Introduction.

2.1 This planning, design and access statement (DAS) has been prepared to accompany the planning application for one retail pod at Tesco Superstore, Broadpiece, Littlehampton, West Sussex, BN17 5RA. This DAS should be read in conjunction with drawings:

2833 Littlehampton - Flood Risk Assessment.pdf
2833 Littlehampton - Existing and Proposed.pdf
2833 Littlehampton - Boundary.pdf
Timpson General Arrangement.pdf
Timpson Foundation Plan.pdf
Timpson General Elevations.pdf
Timpson Roof Plan.pdf
Timpson Signage.pdf

2.2 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.

2.3 Detailed consent is sought for the construction of one retail pod to be situated on an existing paved area approximately 9 metres north-west of the main store entrance.

3. Context.

3.1 Site Location and Description.

3.1.1 Tesco Littlehampton Superstore is situated next to A259, by the Riverside Industrial Estate, with access to the site from Broadpiece.

3.1.2 The store has an associated car park, petrol filling station, and recycling facility which are ancillary to it, the application is to install the Pod within the paved area adjacent to the main store, it will also run ancillary to the Tesco store. The site and location are illustrated in 2833 Littlehampton - Boundary.pdf.

3.1.4 The site does lie in a flood risk zone - please see Fig. 1 Flood Map at the end of the statement. Consequently, in accordance with the Environment Agency's Flood Risk Standing Advice, a Flood Risk Assessment is required - please see 2833 Littlehampton - Flood Risk Assessment.pdf.

3.2 Consultation and Community Involvement.

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

3.3 Opportunities and Constraints.

3.3.1 Timpson would look to recruit a full time member of staff to tend the pod.

3.3.2 It is the experience of Timpson's that due to the nature and value of uses that they provide, they are not a destination store in their own right, and rely heavily on existing footfall to be viable. As such it is not expected to increase traffic to the site.

3.4 Amount of Development.

3.4.1 The Pod is a rectangular shape, with external dimension of length: 6.668m, depth: 2.709m, height: 2.45m. Further specifications for the pod are available in the 'Timpson General Arrangement.pdf', 'Timpson General Elevations.pdf' and 'Timpson Signage.pdf'.

3.4.2 We do not believe that there will be a material increase in noise and disturbance from the site because of the existing use of the site. The proposed hours of operation are within the standard operating hours of a retail outlet such as the Tesco Store.

3.4.3 The associated signage to the application produces a level of static luminance equalling 128Cd/m². This very low level of illuminance has been considered as having a negligible impact on nearby residents.

3.5 Landscape.

3.5.1 The proposed location is on an area of existing pavement. It will not affect any of the planting to the grounds, and does not infringe upon the current landscape provision. Thus the external environment will stay the same.

3.6 Access Component.

3.6.1 We believe that the car park has adequate capacity for this proposal, even at the busiest time of the year. We do not believe the proposed Pod will affect the egress/ingress routes of the car park and we do not think there will be any impact on local transport.

3.6.2 Access to the Tesco Site is gained from Broadpiece, the ingress and egress to and from the site will remain unchanged by the proposal. As there are no highway implications, the existing arrangements for vehicular access and contraflow within this site will not be affected, nor will the all inclusive access.

3.6.3 There is a bus stop on the site, offering public transport access to the surrounding areas.

3.6.4 The proposed location has been selected after consideration was given to the provision that it would minimise any impact on the customers wishing to use the main store.

3.7 Design.

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

3.7.2 The fascia is Timpson branded.

3.7.3 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.

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

3.7.5 Further information on the design of the cabin are available in the 'Timpson General Arrangement.pdf', 'Timpson General Elevations.pdf' and 'Timpson Signage.pdf'.

4. Concluding Comments.

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



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) will take over the responsibilities of the Environment Agency in Wales.
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Fig. 1 - Environment Agency Flood Map of BN17 5RA at 1:10000 scale with the site inside the red rectangle and the position of the Dry Cleaning Pod in green.

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