



DESIGN AND ACCESS STATEMENT

**Burnage Lane
Burnage**

Undertaken on behalf of: Tesco Stores Ltd
DATE: 16th September 2019

1. OVERVIEW

- This supporting design and access statement has been prepared by Gilmore Consultancy Ltd on behalf of Tesco Store Ltd. It accompanies a planning application for the change of use of 54 parking bays and some green space in the car park of Tesco Burnage, Burnage Lane to a IN n Out Autocentre, Auto Windscreens Automotive glass repair and replacement, and Xpress Automotive Body Repair Centre along with associated white lining and altered traffic flow.

2. THE USE

- The IN n Out Autocentre, Auto Windscreens and Xpress Scratch Repair Centre will be positioned in the same vicinity as the existing Tesco Hand Car Wash. This groups similar ancillary services in the same general area of the car park.

Justification for proposed Use

- The application is proposed a good distance from the store entrance and is grouped with similar existing ancillary services
- The proposed area for change already has a functioning Sui Genesis installation (Hand Car Wash). The proposed installation would be positioned near the existing installations creating a hub of related businesses. Together the installations would provide services for car washing, light car repair and car serving.
- The introduction of the IN n Out, Auto Windscreen and Xpress Centre will create new and sustainable economic growth in the area; it will have a positive impact on local employment creating an estimated 3 – 5 full and part time jobs.
- Tesco car parking data shows that at present the car park at Tesco Burnage, has an excess of 155 parking spaces. The proposed installation would require the removal of 54 parking bays leaving 101 surplus spaces for customers.
- The working model of the installations and the high parameter fence and surrounding closed board fencing means that it is unlikely that the proposed installations would have a negative effect on residential amenity. All working procedures for installations will be done in a closed environment and noise will be intermittent which means limited noise will escape.



View of proposed area



Plan view of site and wider area

3. LAYOUT

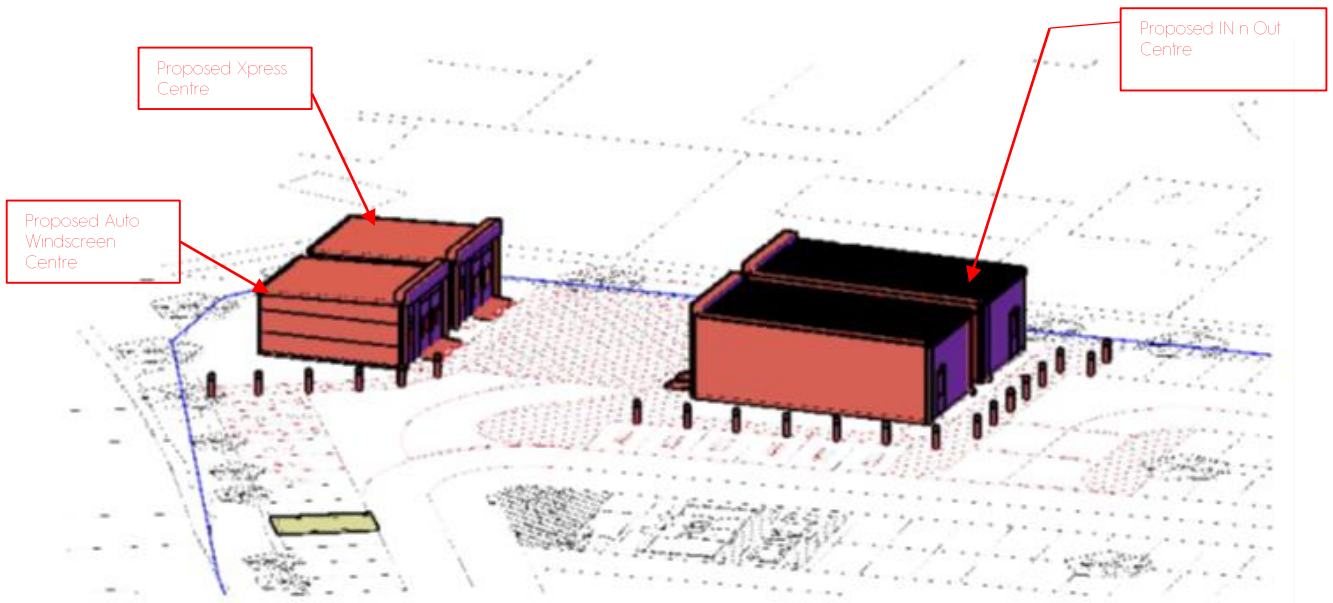
- The IN n Out Centre will consist of two bespoke pods that will be made off site and landed once ready. The Xpress Centre and Auto Windscreens will consist one bespoke pod each, fabricated off site and landed. These will be positioned opposite one another the two IN n Out pods on one side and the Xpress and Auto Windscreens on another, there will be a minimum of 1500mm between each business to allow means of escape.
- A space of 11.5m shall be cross hatched between the three businesses to function as manoeuvring spaces for the respective customer vehicles to enter.
- Bollards shall be installed were relevant around the parameter for customer and employee protection from traffic. All four businesses will have three to six dedicated parking spaces.
- Several parking bays and some raised curbing will need to be removed to facilitate a new bend in the car park road system to allow access to the installations and continued customer flow through the car park.
- The proposed Auto Windscreens, IN n Out and Xpress Centres will operate a booking in system. Customers would book a service and time online and drop their vehicle off at the required time. This working model ensures no queuing in the car park road system.



Concept plan for Burnage, Burnage Lane Automotive Village

4. SCALE

- The form of the installation reflects the density and character of the existing ancillary services in the car park and is suitable in scale. The proposed IN n Out, Auto Windscreen and Xpress Centres are of similar dimensions to the Tesco Hand Car Wash.



3D mass scale diagram for Burnage, Burnage Lane Automotive Village

5. LANDSCAPING

- Some small trees and some low shrubs are proposed for removal. The more prominent trees and landscaping along the parameter of the site shall not be effected.

6. APPEARANCE

- The installation takes similar characteristics to the Tesco store. The pods will reflect the prefab architecture of said store. The base colour will be gun metal the majority of which will be covered business related vinyl signage.
- The Auto Windscreens, IN n Out Centres and Xpress Centre has been designed to give as many offers in the smallest foot print
- All three businesses have gone through health and safety checks to keep them protected from car park traffic.

7. ACCESS

- The proposed business will be accessed via the Tesco car park, the installations will not hinder the car park capacity of the site even at peak times
- The existing ingress and egress to the site will not be affected.
- No public or customer transport will be affected by this installation.
- The customer shopping experience will not be affected by this installation.

8. CONCLUSIONS

- The proposed change of use makes use of excess parking space with out effecting the primary function of the car park . The nature of the installations are similar to what exists and are group are a functional distance to take up the least foot print.
- The build up of the site perimeter and working model of the businesses means that they are unlikely to have a negative effect on residential amenity. The proposed Automotive centres will create new employment, while also creating a one stop location for essential motor services to Tesco customers.