D & A

Statement

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BUILT ENVIRONMENT CONSULTANCY

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Job Name:	2440 – East Didsbury Tesco Lobby
Author:	M Stevenson
Job number:	????
Reference:	DE001
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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 lobby at the Tesco Store – East Didsbury, Parrs Wood Lane, Manchester M20 5NP. 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). The statement sets out an assessment of the development based on the criteria included within the non-statutory guidance provided by CABE, as follows:

2.0 Use

2.1 The application relates to an entrance lobby with sliding telescopic doors applied to the front to be erected around the existing opening to shelter that part of the store. The proposal would contain gross floorspace only and would not impact upon the net sales floorspace area of the store.

2.2 At this particular store the prevailing wind blows predominantly across the car park and directly into the store entrance. Considerable heat loss, and therefore discomfort is created in the vicinity of the existing opening. The installation of the lobby structure will improve the environmental performance of the store reducing energy consumption to keep the store at a suitable temperature.

2.3 Due consideration has been afforded to the movement of customers into the store. The area of car parking to the front of the store is particularly popular with customers and the design ensures that sufficient space is left for the manoeuvring of trolleys into and out of the store during busy periods. In order to maintain smooth customer flow, to include the resiting of existing J.C. Decaux Signage, 3No E.A.S. gates and an existing bin. Removal of 3No existing bollards and brick plinth around columns. Removal of 1No existing covered trolley bay and installing a new open trolley bay. Re-siting of 9No existing bollards plus 4No new bollards to create new pedestrian walkway. Reconfigure paved area by removing 2No existing disabled parking spaces and re-site lamp post, remove 4No existing standard parking spaces and creating 2No new disabled parking spaces. This is illustrated on the "proposed" Entrance plan and "proposed" Site plan.

2.4 Tesco Project Managers, Planners and Architects have been involved in the preparation of the design so that aspects such as wind direction, customer flows, existing provision, children's entertainment rides, ATM location and existing ancillary equipment have all been considered.

2.5 The existing air curtain at the store does not prevent the prevailing wind from affecting the temperature of the store adjacent to the entrance. As a result of this problem members of the local community have felt chilled when circulating in the vicinity of the entrance and the Tesco staff within the building have complained of discomfort and coldness.

2.6 There have also been complaints from both customers and staff regarding the extent of dust and debris which has been blown into the store because of the open nature of the entrance.

3.0 Amount

3.1 The proposed lobby would adjoin the main entrance to the store.

4.0 Layout

4.1 The lobby would serve as a transition area from the pedestrian exterior of the building through to the main store. Its layout would be open and due to the use of glass the main access point to the store would be clearly visible from the exterior of the lobby area, therefore, by only slightly relocating the fixtures and fittings directly adjacent to the store entrance the main pedestrian routes into the store can be maintained.

5.0 Scale

5.1 As a result of the relatively small scale of the lobby, the massing of the building will be unaffected by the new lobby. 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 lobby itself would be a regular cubic shape which would be principally glazed. The flooring finish will be built off the existing store Paviors finish, to give a level access suitable for the movement of trolleys in this area.

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 pushing trolleys into and out of the store. Gradients adjacent to the entrance allow customers to manoeuvre trolleys without difficulty. Widths have been selected to allow two trolleys to pass comfortably. Means of escape from the building will remain as existing and full access for disabled people is maintained under the proposal including those who are partially sighted.