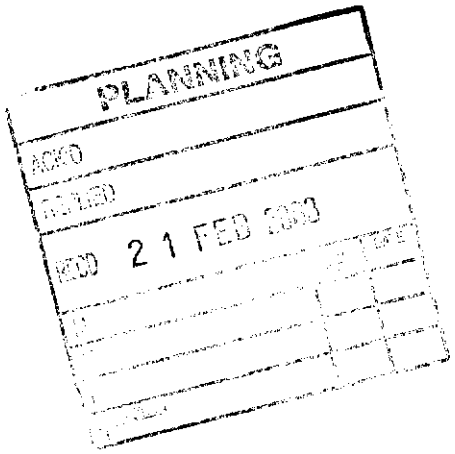
Design and Access Statement

On behalf of:
Tesco Stores Limited

Tesco Store, Land End Road, Burnage, Manchester



Manchester 40 Barton Arcade, Manchester M3 2BH
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1.0 Introduction

1.1 This Design and Access Statement accompanies a planning application submitted by DPP on behalf of Tesco Stores Limited at the Tesco Store, Lane End Road, Burnage, Manchester. The proposal would facilitate new coloured glazing to the front elevation, a covered trolley bay with the relocated of the Sheffield cycle stand.

1.2 The Town & Country Planning (General Development Procedures) Order requires that Design and Access statements are submitted with most planning applications. In providing a thorough statement, we have used the guidance contained within the CABE guide (2006) on how to write Design & Access Statements. This guidance states that they should include information covering the following issues; use; amount; layout; scale; landscaping; appearance and access. As such, we deal with each issue below.

2.0 Use, Amount and Scale

2.1 The proposal will facilitate the refurbishment of the existing store and will involve the construction of new coloured glazing and a covered shopping trolley bay with the relocation of the 6 no Sheffield Cycle stand.

2.2 The proposal comprises one covered shopping trolley bay and new coloured glazing to the front elevation

2.3 The alterations are in keeping with the scale of the existing store and remain subordinate, with the development proposed being minor in nature.

2.4 The scale of the additional means of enclosure has been carefully considered, having regard to the need to balance security with safeguarding visual amenity.

3.0 Layout

Glazing to front elevation

3.1 New coloured glazing is proposed to the front elevation of the store. Please see drawing (0-) 109 Rev B for further details

New Trolley Bays

3.3 One double covered trolley bays is proposed at the front elevation, with the relocation of the Sheffield cycle stand to the north elevation. Please see drawing (0-)109 Rev B for further details. The trolley bay is of a standard Tesco design which is of a galvanised steel frame with clear plastic infill panels.

4.0 Landscaping

4.1 The scheme will not result in the removal of any landscaping to the site. There is no additional landscaping proposed at this time, however if it is considered that planting is required a condition could be imposed accordingly.

5.0 Appearance

5.1 The appearance of the various works are detailed on the attached drawings. They are designed to have minimal visual impact in general so as not to harm visual or residential amenity.

6.0 Access

6.1 There are no proposals to amend existing access arrangements into the store itself. These proposals seek to re-orientate the existing car park to make it more logical to use. In this way, these proposals will allow disabled and Parent & Child parking spaces at the front of the store.

6.2 The development will have no impact on pedestrian or public transport routes to the store as a result.

7.0 Summary

7.1 Given that the proposed minor alterations will have little or no effect upon the character or visual amenity we consider that they are entirely acceptable in planning policy terms.