DESIGN AND ACCESS STATEMENT

Proposed Dry Cleaning Pod at Tesco Stores Ltd, Burnage Lane, Manchester, M19 1TF.

Our Reference: 1/51282102145/DES

This planning, design and access statement (PDAS) has been prepared to accompany the planning application for one retail pod at Tesco Superstore, Burnage Lane, Manchester, M19 1TF. This PDAS should be read in conjunction with drawings:
5128 Burnage Boundary.PDF
5128 Burnage Timpsons Existing and Proposed.PDF
Timpson Foundation Plan.PDF
Timpson General Arrangement.PDF
Timpson General Elevations.PDF
Timpson Roof Plan.PDF
Timpson Signage.PDF

Details of Application

Detailed consent is sought for the construction of one retail pod to be situated on an existing paved area approximately 14 metres south of the main store entrance.

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

Design Evolution

Various pre-application design meetings have taken place between Tesco and Timpson resulting in the proposed scheme.

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

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.

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.

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

Context

Site location and description

Tesco Burnage is situated next to Burnage Lane and Lane End Road.

The site of the proposed Dry Cleaning Pod does lie in a flood risk zone – please see *Fig. 1* Flood Map at to the bottom of the statement.

Consultation and Community Involvement

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

Opportunities and Constraints

The installation of the pod will require a concrete foundation (as detailed in the Timpson Foundation Plan.PDF) with services connections to the main Tesco store.

Amount of Development

The floor space of the pod will be 23.04m2

Landscape

The proposed site is on an existing paved area abutting the store. It will not affect any of the planting to the grounds.

Access Component

The pod will conform to all applicable DDA regulations.

Design

The pod has a steel substructure with larch wood timber cladding.

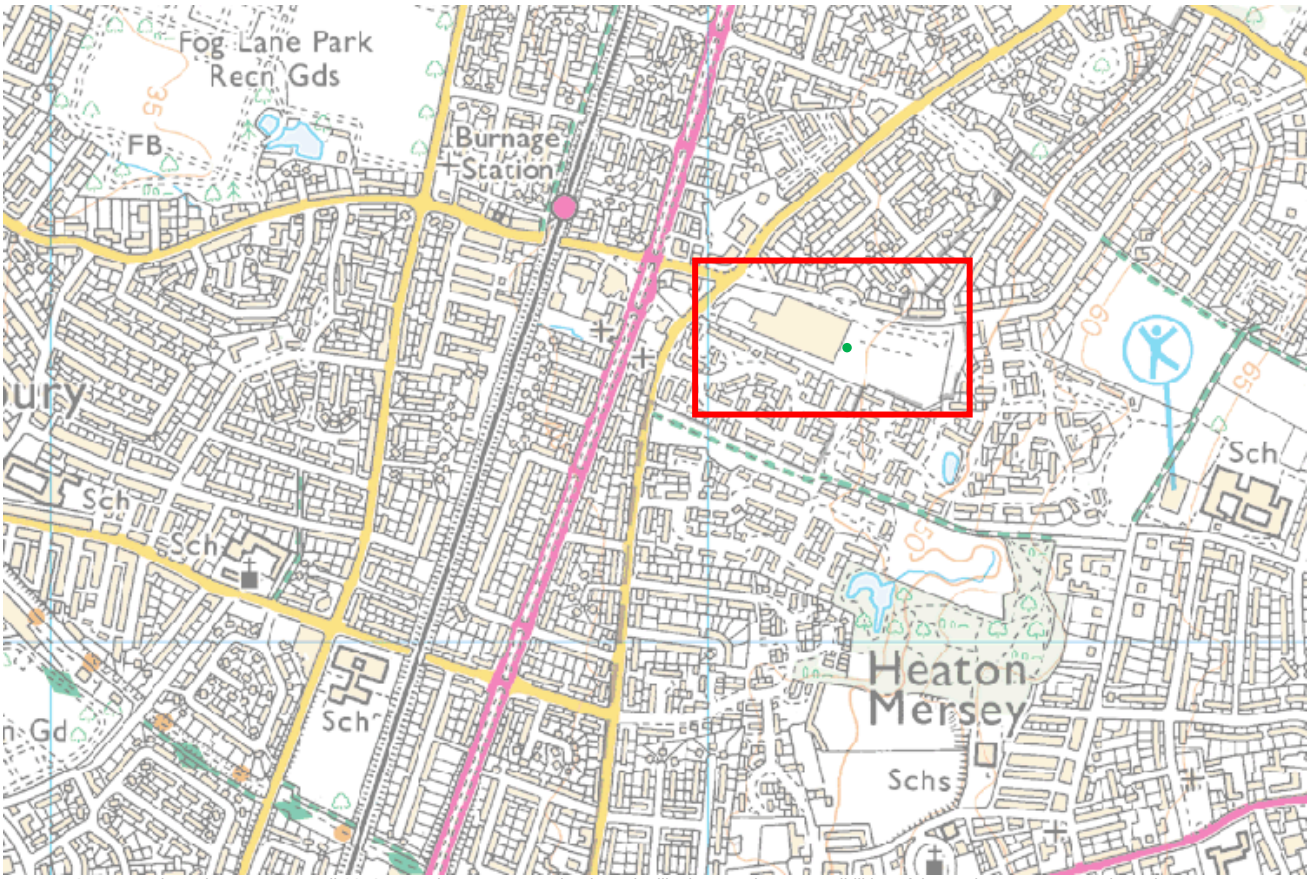
The fascia is Timpson branded.

There is a glass sliding door with ramped access to the pod. This glass frontage will have a metal shutter concealed within the red surround for security.

For more information on design please refer to drawings – Timpson General Elevations.PDF, Timpson General Arrangement.PDF and Timpson Signage.PDF

Concluding Comments

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 M19 1TF at 1:10000 scale with the site inside the red rectangle and the position of the proposed Dry Cleaning Pod in green.