



Tesco Store, Wombwell Lane, Barnsley

Installation of free-standing retail kiosk adjacent to existing supermarket

DESIGN & ACCESS STATEMENT

May 2014

INTRODUCTION

The following statement is submitted as a supporting document to the full planning application, and provides our analysis with regard to the design and access issues relating to the proposed free-standing retail kiosk. This Design and Access Statement has been written in accordance with the Town and Country Planning (General Development Procedure) Order 2009. The statement sets out an assessment of the development based on the following criteria included within the non-statutory guidance provided by CABE (The Commission for Architecture and the Built Environment):

USE

- The application relates to the installation of a free-standing retail kiosk providing services to include; Dry Cleaning, Shoe Repairs, Watch Repairs, Key Cutting and Engraving.
- The new unit is a concessionary unit which will be leased by Tesco to an independent retailer to offer Tesco customers the opportunity for further services unavailable in the main store building.

LAYOUT

- The new kiosk will provide 16.1 square metres of new retail space
- Customers will be able to access the unit and be served at a sales counter. The majority of the space within the unit is used by staff and the necessary machinery to carry out repairs and cleaning.

SCALE

- The low scale of the unit is such that it will have minimum impact on the front elevation of the store building.
- The fascia of the unit will be in line with the eaves of the main store building therefore the massing would not be out of place.
- The proposed location of the unit does not affect the general pedestrian access and egress to and from the store entrance.

LANDSCAPING

- The proposal does not adversely affect existing landscape provision nor will it present a maintenance issue in respect of the building overall.
- The proposed unit will be located in an area of existing hard landscaping.

APPEARANCE

- The proposed retail kiosk will be formed from a proprietary modular unit, finished in horizontal clad timber boarding.
- The main entrance doors to the unit will be powder coated aluminium framed.

ACCESS

- Pedestrian access to the new kiosk will be via the main hard landscaped area in front of the main supermarket building.
- The entrance door to the unit will include a flush threshold to fully comply with Approved Document M of the Building Regulations.