

Design & Access Statement

To Accompany Planning Application for:

Proposed Removal of the existing Home Shopping Facility and the Creation of a Larger Home Shopping Unit:

Asda Havant Supercentre, Larchwood Ave, Havant, Bedhampton, Hampshire PO9 3QW

On behalf of Asda Stores Ltd
July 2013

Prepared by:
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1. Introduction

- a. This Design and Access Statement has been produced on behalf of Asda Stores Ltd, in relation to an application for planning permission for the demolition of the existing home shopping pod and the construction of a new single storey pod, which is to replace the existing home shopping pod. This application also includes a new 5Nº bay van loading canopy and further van parking area. The works will extend the existing Home Shopping service by Asda Stores at Larchwood Ave, Havant, Bedhampton, Hampshire PO9 3QW.
- b. The application is made in support of a proposal to replace the existing home shopping delivery service that is being implemented in selected Asda stores around the UK.
- c. The home shopping pod and vehicle canopy will be located within the existing service yard area to the rear of the store. The 'Application Site' is indicated on the site location plan attached to the planning application.
- d. This Statement is in accordance with guidance on the content of Design and Access Statements as set out within Circular 01/2006 and has had regard to the guidance document 'Design and Access Statement' 2006, produced by CABE.

2. The Use

- a. The site is trading as an Asda store with customer parking to the front of Asda on the Western boundary, with the service yard being at the rear of the store on the Eastern boundary.
- b. The application proposes a new single storey pod, and an open sided canopy to be formed over the van loading area, to provide weather protection to the Asda colleagues and the home shopping totes, when the vehicles are being loaded. The development will be located as described above and as indicated on the drawings submitted as part of the application.
- c. The home shopping pod, the canopy and the service yard extension will be used by Asda employees only and will not be used or accessed by members of the public.

- d. The Asda Home Shopping service provides the option for their customers to shop online. The new pod will perform the task of a storage area where groceries, which have been picked from the retail shop floor, are collected and stored ready for dispatch. The goods will then be loaded onto small delivery vehicles, which will be parked under the new canopy and delivered to customers within the local area during specific time slots throughout the day.
- e. The existing access to the site is through the car park and onto the existing road junction off Larchwood Ave (a public highway).
- f. The Home Shopping facility will be open between the hours of 08:00 and 22:00, with customers receiving deliveries at pre-determined times. The Home Shopping operation will be manned by Asda employees during operating hours. The CCTV will be modified and upgraded to ensure staff using the canopy is monitored.

3. Amount of Development

- a. The proposed home shopping pod represents a small floor area of approximately 311m² and is considered a minor addition to the existing store.
- b. The van loading canopy is proposed within the existing home shopping service yard. Access to the delivery vehicles will be directly from the home shopping pod, pedestrians will not need to cross paths with the vehicles.
- c. The key requirement in terms of servicing the proposed home shopping facilities with small sprinter delivery vans is to provide safe, adequate parking and loading facilities for the home delivery vehicles as well as easy access to the local road network.
- d. The site is not in a flood risk area.
- e. The scheme is will generate additional jobs, the employee numbers are not yet known.
- f. The number of delivery vehicles loading at any one time will be 5.

4. Layout

- a. The home shopping pod will perform the task of a storage area where retail goods that have been picked from the retail shop floor are collected and stored ready for dispatch. The goods will then be loaded onto small delivery vehicles and delivered to the customer during specific time slots throughout the day.
- b. It is proposed that the 'Home Shopping' canopy will be constructed for 5N^o vans with manoeuvring space directly in front (see proposed plan).
- c. During operating hours, Asda's driving colleagues will park under the canopy, whilst shopping colleagues will collect the order from the store. The order will then be loaded under the canopy for delivery at the customers address. Whilst the van is parking under the canopy it will not have its engine running.
- d. Outside of delivery hours the vans will be parked under the canopy ready for loading in the morning, charging points will also be provided for recharging parked vans.
- e. The canopy will provide cover for 5N^o home shopping vans. In principle, the colleagues will have protection from the weather and will be able to load vans without the

customers shopping getting wet. The aim is to get a home shopping van to deliver multiple customer deliveries through the day which will save on each customer making a separate journey to the store & car park; this will help take pressure off the road networks and overtime help reduce pollution. The overall reduction in pollution will help the development comply with the principles of sustainability and energy conservation.

- f. The proposals have been designed to ensure there is enough room for vehicle doors to be opened safely and adequate circulation space for staff. Adequate van parking is provided through the proposed service yard extension.
- g. The position of the home shopping facility within the site was determined by two main factors. Firstly, the building had to be within easy reach of the warehouse area to aid in the ferrying of goods ready to be loaded into the delivery vans. Secondly, the proposed canopy needed to be located away from the main frontage so it did not alter the design of the main store with the aim of it becoming an understated addition.
- h. There is ample opportunity for pedestrians and cyclists to access the store. No existing footpaths or cycle ways will be affected.

5. Scale

- a. The new home shopping pod and new canopy is located to the rear of the store and are away from the main frontage and therefore the effect on the overall appearance is minimal. The visual impact is further reduced by the development being behind a wall for the service yard.
- b. The proposed canopy and home shopping pod are considered to be of minimal impact on the surrounding area. The total height of the pod is 4.6m and the canopy has a total height of 3.7m (see proposed elevation drawing). The size of the home shopping pod and van loading canopy has been worked out by analysing the space requirement of people and vehicles within the overall site boundary.
- c. The materials for the new home shopping pod and canopy will match those of the existing building and will therefore tie in with the current Asda store. Whilst the service yard extension will have a boundary wall to match the existing wall and will have a concrete surface to match the existing.

6. Landscaping

- a. The scheme includes a small amendment to the landscape buffer to the south of the store, to generate additional van parking space. This is also to generate a safer and more usable manoeuvring space for the home shopping vans and employees.
- b. The amendment to the landscaped buffer is supported by the tree survey also supplied with the application.
- c. The existing soft landscaping to the rest of the site is to remain without any alteration.

7. Appearance

- a. The material choice of the pod and canopy will reflect materials installed to the existing building and colours will reflect Asda's standard corporate palette.

- b. The design principle behind this application is to create a professionally operated, compact and customer focused service whilst providing colleagues and shopping orders with protection from the weather. Design familiarity has been promoted through the pod and canopy bearing the same colour scheme as the vans and store.
- c. The proposed home shopping pod will be constructed from a steel frame with white composite metal cladding panels fixed to the outside of the frame, a concrete kicker will form the base of the cladding panels; as to match the current home shopping facilities.
- d. The proposed home shopping canopy is to be constructed with galvanised columns and roof and flashings to match the existing store.

8. Design

- a. The design process has explored many different design principles and concepts, the design has been refined in form and function to provide weather protection to colleagues whilst allowing vehicular access, the design principles and concepts have evolved and finalised to the current proposals. The design and access statement has been a key tool in the analysis of the design and has helped make choices regarding the amount, type use and function of the finished design.

9. Access

- a. No service roads or means of public access will be affected by these proposals.
- b. There is no public access to the proposed home shopping area with authorised staff and visitor access only available through the store.
- c. There will be level thresholds from the home shopping pod to the van loading area, there will also be a shallow gradient introduced between the service yard and home shopping area which allows and does not limit access. This is also required for the trolleys that are used between the building and the service yard to transfer the boxes for delivery.
- d. Asda employees will access the home shopping area through the existing warehouse. Access between the warehouse and home shopping area will be via the existing warehouse. Access will be provided from the home shopping pod out to the van canopy for loading the home shopping delivery vans; this access is level with a level threshold strip.
- e. The access door and loading areas will be illuminated by sensor activated external lighting.
- f. Vehicle loading bays will be identified with yellow thermoplastic paint and vehicle stop kerbs will be provided to the rear of each space.

10. Conclusion

- a. The operation is considerate to the site's neighbours, environment, customers and staff alike. The operation will have minimal impact on the existing Asda site operations and will be compliant with planning policy. Therefore Asda would be appreciative if planning permission were to be granted.