Design and Access Statement
To Accompany Planning Application for:

Proposed Construction of Home Shopping Building to Asda Supermarket,

Purbrook Way, Havant, Hampshire, PO9 3QW

On behalf of Asda Stores Ltd
June 2011

Prepared by:
GPS Ltd

1. Introduction

1.1
This Design and Access Statement has been produced on behalf of Asda Stores Ltd, in relation to an application for planning permission for the construction of a permanent single storey building (to replace the prefabricated building presently on site) & new canopy to house the Home Shopping service provided by Asda Stores.

1.2
The application is made in support of a proposed a home shopping delivery service that is being implemented in selected Asda stores around the UK.

1.3
It will be located in the same position of the existing prefabricated building to the side of the existing store at Purbrook Way, Havant, Hampshire, PO9 3QW. The existing fire escape route around the building will be maintained. The 'Application Site' is indicated upon the site location plan attached to the planning application.

2 The Use

2.1
The site is trading as an Asda store with customer parking to the front of Asda on the north, west and southern boundary.

2.2
The application proposes the construction of a new single storey building and open sided canopy to be formed over the van loading area and staff pedestrian route. It will be located as described above/ as indicated on the drawings submitted as part of the application.

2.3
The building will be used by Asda employees only and will not be used or accessed by members of the public.

2.4
The building will perform the task of a storage building 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.

2.5
The space immediately in front of the home shopping building will be reserved for parking for the home shopping delivery vehicles.

2.6
Level thresholds and access from the store to the new building have been designed into the scheme which allows and does not limit access. This is also required for the trolleys that are used between the buildings to transfer the boxes for delivery.

3. Amount of Development

3.1
The Home Shopping building represents a small floor area relative to the footprint of the store building and is considered a minor addition to the existing store.

3.2
The layout and location of the home shopping building has been carefully considered to meet the key criteria set by the home shopping management team.

3.3
The home shopping building has been located as close as possible to the retail shop floor to facilitate the efficient collection and storage of ordered goods. Pedestrian walkways aid this and prevent any crossings in front of delivery vehicles.

3.4
The key requirement in terms of servicing the proposed building 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.

3.5
The new building is located to the side of the store and is away from the main frontage and therefore its effect of the overall appearance is minimal.

3.6
The site is not within a flood zone and new building will not increase the risk of a flood or increase any additional runoff. The new building is being constructed on the site of the existing prefabricated building/ existing hard surfacing which is drained into the existing drainage system, the new building will be draining the same area into the same drainage system.

3.7
Employee numbers will remain unchanged.

3.11
The number of delivery vehicles loading at any one time will be 4.

4. Layout

4.1
The application proposes the construction of a new single storey building to the side of the existing store and a new open sided canopy to be formed over the van loading area and the staff pedestrian route.

4.2
The home shopping building represents a small floor area and is considered a minor addition to the existing store.

4.3
The building will perform the task of a storage building 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.

4.4
The position of the building within the site was determined by two main factors. Firstly, the building had to be close to the main retail area to aid in the ferrying of goods ready to be loaded into the delivery vans. Secondly, the proposed building 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.

4.5
There is ample opportunity for pedestrians and cyclists to access the store. No existing footpaths or cycle ways will be affected

5. Scale

5.1
The new building is located to the side of the store and is away from the main frontage and therefore its effect of the overall appearance is minimal.

5.2
The building has been designed to fit within the boundaries to maintain, without alteration, the existing landscaping belt.

5.3
The proposed building area has been determined by Asda's operational requirement but the Buildings' dimensions were determined by the restraints of the landscaping belt and boundary fencing which we wanted to maintain. The height of the building was kept to a minimum to try and maintain the same proportions as the existing prefabricated building to be demolished.

5.4
The materials for the new building and canopy have been chosen to match the existing materials of the Asda store. White cladding has been chosen to match the main building cladding. The proposed materials on the new building will ensure that the building ties in with the existing and maintains a unified appearance.

6. Landscaping

6.1
The position of the new building has been designed to fit within the constraints of the existing hard landscaping area.

6.2
The existing landscaping belt around the site is to be retained without any alteration.

7. Appearance

7.1
The existing building envelope is to be retained. The Asda store is mainly faced with white cladding, white aluminium windows and white facias.

7.2
The proposed building is to be constructed with white cladding panels to all sides that match with the existing store. The roof is also to match the existing materials and colours of the existing Asda store.

7.3
White cladding has been chosen to match the main cladding on the existing store. The proposed materials on the new building will ensure that the building ties in with the existing and maintains a unified appearance.

7.4
The proposed height of the building and canopy has been designed to match as much as possible the height of the existing prefabricated building to be replaced.

7.5
The entrance and exit doors are to be metal faced doors set in aluminium frames.

7.6
The adjacent boundary consists of a fence/ low retaining wall/ banked area planted with trees.

8 Access

8.1
No service roads or means of public access will be affected by these proposals.

8.2
There is no public access to the proposed home shopping area with authorised staff and visitor access available only available through the store.

8.3
Level thresholds and access from the store to the new building has been designed into the scheme which allows and does not limit access. This is also required for the trolleys that are used between the buildings to transfer the boxes for delivery.

8.4
Asda employees will access the Home Shopping building through the existing retail store. The link between the store and the Home shopping building will be via the existing door indicated on the plan and over a clearly marked pedestrian route. External door access will be provided from the Home Shopping building for loading the home shopping delivery vans, this access will be level with a level threshold strip.

8.5
The access door and loading area will be illuminated by sensor activated external lighting.

8.6
Vehicle loading bays will be identified with yellow thermoplastic paint and vehicle stop kerbs will be provided to the rear of each space.