Design and Access Statement

Sainsbury's Supermarkets Ltd.

Hedge End, Southampton

November 2010

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared by WYG Planning & Design in support of a planning application to extend the Goods Online capacity at Sainsbury's Hedge End, Tollbar Way, Southampton.

1.2 This statement has been compiled to communicate Sainsbury's commitment to achieving good design and providing inclusive access to the site. The application is not considered in our view to be large scale and does not contain complex planning matters. As such, this report has been kept concise in line with Government Guidance 01/2006 and Southampton City Council recommendations.

1.3 As recommended by Southampton Council and CABE, this design and access statement addresses the design process, use, layout, scale, appearance, landscaping and access.

2.0 THE DESIGN PROCESS

2.1 The proposal has been designed to make best use of the site, and to retain the main service vehicular activity to the rear of the store.

2.2 The extended facility has been designed with safety and security in mind, and as such is designed to be inaccessible by the public. Given the existing footway slopes gently up to the rear of the store, this is achieved by installing fencing adjacent to the enlarged Goods Online facility.

2.3 The detailed designs of the proposal are shown on the drawings submitted as part of this application.

3.0 USE

3.1 The proposed use will extend the existing one goods online dock to three docking stations in order to increase the stores capacity for selling goods online and improve efficiency of the existing use.

4.0 LAYOUT

4.1 The proposal seeks to retain the existing access route to and from the goods online area and also to the service yard. This is currently situated at the back of the store away from the public car park and main entrance.

4.2 The planning application proposes minor alterations to the existing landscaping on the site. This is in order to accommodate two new GOL stations and to ensure that access is retained via the pedestrian walkway to the rear of the store. The proposed landscaping and pathway alterations can be seen on plan ref. CHQ.10.9277-004D.

4.3 The altered pedestrian walkway will be well lit in order to create a safe environment.

5.0 SCALE

5.1 The scale and bulk of the building will not be affected by the proposals. There will be no increase in the floor area of the building.

5.2 The scale of the proposed canopy is similar to that of the existing canopy over the service yard.

5.3 The size of the proposed GOL extension is considered to be appropriate given the size of the store. As such, the proposal will have minimal impact on the building and will be set below the existing overhanging roof feature.

6.0 APPEARANCE

6.1 The alterations to the goods online provision will result in an updated and enhanced retail unit, reflecting the high quality of the appearance of Sainsbury's stores.

6.2 The appearance of the goods online extension will be masked from those within the public realm. The facility is positioned to the rear of the store, adjacent to a pedestrian walkway. Effective use of hard and soft landscaping will ensure that the facility is masked from this pedestrian walkway.

7.0 LANDSCAPING

7.1 As mentioned, this planning application does propose to alter some of the landscaping in order to make room for two additional GOL docks, and also in order to retain the current pedestrian walkway. This landscaping was installed when the store was first constructed and does not contain significant trees of high amenity value.

7.2 Details of these proposed changes can be found on the submitted plans.

7.3 New landscaping will be in keeping with the current landscaping, and will seek to enhance the overall appearance of the service areas. The majority of the existing landscaping will be retained and will continue to provide significant screening when viewed from the car park at the rear.

8.0 ACCESS

8.1 Vehicles will access the site using the existing entrance located on Tollbar Way (B3343) towards the junction with Charles Watts Way.

8.2 The access will remain as existing, with the route being shared by goods online vehicles and with delivery vehicles accessing the service yard.

8.3 Access to the facility, including the alterations to the footpath, will be compliant with the Disability Discrimination Act 1995, along with the requirements of Building Regulations 1999 Approved Document M.