

# Design & Access Statement



Project Name: **7635 00 Biggin Hill**  
Client: **Waitrose**  
Address: **Main Rd, Biggin Hill, Westerham**  
**TN16 3BB**  
Date: **March 2024**

## Contents

01-	Site and Surroundings .....	1
02-	Proposal .....	1
03-	Flood Risk .....	2
04-	Documentary Submission .....	2

## 01 – Site and Surroundings

The application site forms part of an existing Waitrose supermarket on Main Road and measures approximately 0.84 Ha. The store building is located to the North-East of the site with parking to the South-West and can be accessed via the high street (Main Road) and via the carpark entrance to the rear.

The surrounding area consists mainly of retail, commercial buildings and residential, as part of the town center.

The site is not located within a Conservation Area.

## 02 – Proposal

The proposed development comprises new external plant to the service yard (2No. storage containers are being removed to accommodate the new plant), replacement plant to an existing plant area on the roof, redecoration works and repairs to the existing store.

Redecoration of existing store elevations includes repainting of fascia's/soffits and repair where required. Please refer to Proposed Elevations drawing for the full extent of repairs and redecoration works.

Site works include repainting white lining to areas of faded linework to the lower section of the carpark (to the rear of store) and removal of line marking to align with Waitrose current parking specification to special bays (parent & child & accessible), creation of new safe/compliant walkway (white lining) within the carpark (lower section), removal of redundant trolley bay on the Main Rd Elevation. There will be some vinyl installed to the external glazing, subject to a separate advertisement consent application.

Please note parking numbers will remain unchanged, as per the comparison table below:

Parking Bays	Existing	Proposed
Standard	134	134
Accessible	10	10
Parent & Child	5	5
EVC	8	8
Total	157	157

Use:

The installation of new plant to the service yard and replacement plant on the roof (existing plant area) to improve the efficiency of the refrigeration system.

Alterations to the existing carpark will improve maneuverability, the safety of customers (new walkway).

Amount:

- New plant to existing service yard and to existing roof plant area
- Repainting of existing carpark lining

Layout:

The overall site layout is retained as existing, with minor alterations to the location of car parking. The new plant is to be located in the existing service/plant area within the enclosed service yard.

Scale:

Please refer to submitted drawings below for dimension of the new plant equipment.

Landscaping:

The proposals are to be installed within existing hard landscape areas.

Appearance:

The proposed development will be in keeping with the current appearance and design of the supermarket. Please refer to submitted drawings for details of all proposed equipment.

Access:

There are no proposed alterations to the type or location of pedestrian or vehicular site access points as part of these works. The proposals will not affect vehicular or transport links.

### 03 – Flood Risk

The application site has been identified on the Environment Agency Flood Map as low risk. As the site is not identified at increased risk of flooding and the proposals have no net impact on site hydrology, it is not considered necessary to complete a flood risk assessment.

### 04 – Documentary Submission

#### Main Documents

240\_08675-SMR-CR-ZZ-DR-A-2001-A4-C2 Site Location Plan  
240\_08675-SMR-CR-ZZ-DR-A-2002-A4-C1 Existing Site Plan  
240\_08675-SMR-CR-02-DR-A-2003-A4-C1 Existing Roof Plan  
240\_08675-SMR-CR-ZZ-DR-A-2005-A4-C1 Existing Elevations  
240\_08675-SMR-CR-ZZ-DR-A-2006-A4-C1 Existing Elevations  
240\_08675-SMR-CR-02-DR-A-2007-A4-C1 Proposed Roof Plan  
240\_08675-SMR-CR-ZZ-DR-A-2009-A4-C1 Proposed Elevations  
240\_08675-SMR-CR-ZZ-DR-A-2010-A4-C2 Design & Access Statement

#### Supplementary Documents

Plant Noise Impact Assessment - EC20325-3 - R1 Plant Noise Impact Assessment  
240\_08675-OAK-CR-ZZ-DG-H\_T80-00\_R6PropRefPlt650\_Adf2-C.03  
240-08675-HPM-CR-XX-DG-S-10-Plant Platform Alteration-Adf2-T01  
240-08675-HPM-CR-XX-DG-S-11 Loading Dock DAC Plant Plinth Details-Adf2-T01