

Reference: 300498/L0064ca

17<sup>th</sup> January 2005

Mr T Pizzey  
Salisbury District Council  
61 Wyndham Road  
Salisbury  
SP1 3AH



21 The Crescent  
Bedford  
MK40 2RT  
Tel 01234 358 863  
Fax 01234 271 210

Dear Tim,

### **Tesco Store Extension Southampton Road, Salisbury**

Further to our recent conversations in relation to the above application, I am writing with further details for you in respect of the mezzanine floor and also to provide a copy of the amended site layout plan, reference F/EXT/834/SK13 D. This corrects the internal configuration of the site to the rear of the store in the light of the changes made by the completion of the adjacent retail warehouse development.

I can confirm that the home shopping area on the western side of the store will be enclosed by an acoustic fence, 2.4 metres high, which we believe will provide adequate screening for the vans especially as this part of the site lower than the adjacent proposed park and ride site. The home shopping vans are normally operated between the hours of 7.30 am and 9.00 pm, tending to be used during the day and early evening. They do not make late night deliveries due to customers not wishing to receive their shopping orders outside of normal hours. The refrigeration units on the vans are electric, and are operated whilst loading from power hook up points within the yard area. As such there would be very limited impact from the operation on the residents of Peters Finger Road.

In relation to the design of the first floor café elevation, I have discussed this with the architect. It would not be possible to alter the design to introduce a mansard roof because of the headroom limitations that such a change would introduce under the eaves. The floorspace in this area has been planned to a certain size, and there is not space internally to take more floorspace from the first floor of the existing building as this is already used for staff facilities. Accordingly, the café elevation has to be two storeys in height to ensure that the required internal space can be provided. We are investigating different design treatments for the elevation, to see if there is an alternative solution.

In relation to the mezzanine floor, we have previously provided details of the location of the mezzanine including a cross section and indication of the location of the traveller. Works have been undertaken to implement the mezzanine, effectively securing this position in advance of the changes

**BEDFORD · CARDIFF · DUBLIN · GLASGOW · LEEDS · LONDON · MANCHESTER**

**PARTNERS** · RJ Flack MRTPI · JS Riley MRTPI · SCT Arnold MRTPI MRICS · RJ Robinson MRTPI  
JD Francis MRTPI · G Armstrong MRTPI · MB Dodds MRTPI · SJ Mackay MRTPI · GE Sutton MRTPI  
MC Bath MRTPI · JRE Mills MRTPI

**ASSOCIATE PARTNERS** · EJM Cussen MRTPI · JJ Williams MRTPI · A Bamford MRTPI · LE Rigg MRTPI  
DT Coleby MRTPI · AD Hughes MRTPI · EC Pickles MRTPI · MN Buxton MRTPI · D Innes MRTPI



to the planning bill expected later this year as set out in my letter of the 10<sup>th</sup> November 2004. Following discussions with the Tesco and the contractors who undertook the works I can now provide you with details of the actual works undertaken and further plans explaining how the mezzanine will be physically constructed.

The works to install the bases for the mezzanine upright columns were undertaken over a two-week period commencing on 26<sup>th</sup> June 2004. A total of four bases have been constructed, which involved cutting through the existing floor, excavating beneath, piling a foundation, pouring the bases and setting bolts for the steelwork and then making good the affected areas. I enclose photographs illustrating these works at another store, but unfortunately they are not available specifically for the Salisbury store. However, I am told that exactly the same programme of work has been carried out here as elsewhere.

The information also includes details of the Health and Safety notification papers, the building inspectors initial notice and conformation of receipt from the Council, and also the insurance certificate to cover the implementation works. I hope that this is sufficient paperwork to convince you that the mezzanine has been satisfactorily implemented.

In terms of the plans detailing the mezzanine I enclose the following plans, which provide additional information about the structural steelwork required to fully implement the mezzanine.

- 4307 (20) 205 – Existing and proposed sections A-A and B-B
- 4307 (20) 201 – Proposed mezzanine plan
- 57851/00301 – Foundation plan column layout
- 57851/00303 – Travellator and lift pit details
- 57851/00304 – General details
- 57851/00501 – First floor steelwork general arrangement
- 57851/00502 – Roof steelwork general arrangement

I hope that this level of detail is now sufficiently convincing for you to accept that the mezzanine floor is a realistic and valid fallback position. Tesco are seriously considering this as an alternative to the store extension scheme, if that cannot be agreed. Mezzanine floors have been implemented successfully in other Tesco stores including Fforestfach near Swansea, Aylesbury and the Eastville store in Bristol. I have enclosed some pictures of the internal layout of the Fforestfach store, indicating the mezzanine level with the café and travellator. Although this is orientated differently to that proposed at Salisbury; it runs up the side of the sales floor as opposed to across the back of the store, the same basic principles would be applied.

You requested in your letter of the 31<sup>st</sup> December details of Tesco's business plan for the mezzanine floor, which I am unable to obtain due to the sensitive nature of the figures contained therein. Suffice to say that the mezzanine scheme does have board approval to proceed, as does the store

extension scheme and one of these options will be progressed by the Company to answer the longstanding space requirements at this very busy store. We are of the view that the financial viability or the mezzanine floor is not a material planning consideration, and is not a key factor in determining if the mezzanine floor is a realistic fall back option. It can be physically accommodated in the building and the plans are in place to allow those works to proceed should a decision not be made on the store extension scheme. However, the mezzanine floor schemes that have been implemented already are trading successfully, and are comparable to a store extension in terms of the uplift in the turnover of the store. It remains Tesco's preference to proceed with a ground floor extension, but if this is not forthcoming then they will construct the mezzanine scheme.

In relation to highways matters, we are in receipt of Phil Tilley's comments about the scheme and are discussing these with Tesco and Pinnacle later this week.

I hope that the information relating to the works undertaken, the structural plans and other examples where Tesco have installed a mezzanine provide you with the details that you need. Of course if there is anything further that you require at this stage then please do not hesitate to contact me.

Yours sincerely

*Chris Akrill*

Chris Akrill

**THE DEVELOPMENT PLANNING PARTNERSHIP**

<mailto:chris.akrill@devplanning.com>

Enclosed. As detailed above

cc	Mr T G Robinson	Tesco Stores Limited
	Mr S Wallace	Tesco Stores Limited
	Mr J Sutton	Pinnacle
	Mr S Gardner	Saunders Architects
	Mr M Dodds	DPP London