
DESIGN AND ACCESS STATEMENT

Proposed Johnson Laundry Kiosk at Tesco Stores Ltd,
Woodfield Retail Park, Peel Way, Bury, BL9 5BY

Prepared for: Tesco Stores Ltd and Johnsons
Prepared by: Fuse 3 Ltd

September 2026

Our Reference: 2142/240926/TJ

1 Vision

- 1.1 The unit is part of a joint venture by Timpson Ltd and Tesco Stores Ltd to offer the convenience of a Johnson's Laundry Self Service Kiosk within the Tesco grounds.
- 1.2 The desire to provide a Johnson's Laundry Kiosk at the Tesco site is part of Timpson Ltd current business plan to increase their portfolio nationwide, there are currently several such kiosks in similar locations across the UK.

2 Introduction

- 2.1 This planning Design and Access Statement has been prepared to accompany the planning application for one Laundry Kiosk at Tesco Woodfield Retail Park, Peel Way, Bury, BL9 5BY. This statement should be read in conjunction with drawings:
2142 Bury - Laundry Kiosk - Existing and Proposed.pdf
2142 Bury - Laundry Kiosk - Boundary and Location.pdf
Johnsons Laundry Kiosk - Elevations and Signage.pdf
Johnsons Laundry Kiosk - Floor plan and Elevations.pdf
- 2.2 Tesco have evaluated those stores which have margin within the car park to afford the kiosk 2 car parking spaces or the equivalent paved area.
- 2.3 Detailed consent is sought for the installation of one Self Service Laundry Kiosk to be situated on an area of existing hardstanding currently in use as pavement under the store front canopy.

3 Context

3.1 Site Location and Description

- 3.1.1 Tesco Bury Supermarket is situated next to Peel Way with access to the site from that road.
- 3.1.2 The proposed location is not in an area deemed to be of flood risk by the Environment Agency.
- 3.1.3 The site and location are illustrated in 2142 Bury - Laundry Kiosk - Boundary and Location.pdf

3.2 Consultation and Community Involvement

- 3.2.1 The current application has not been subject to a public consultation or local community involvement because the scheme proposes one small self service kiosk. The proposal has however, been subject to consultation at board level within Tesco and Timpson.

3.3 Opportunities and Constraints

- 3.3.1 The kiosk will be available for the public to use 24 hours a day, Monday to Sunday.
- 3.3.2 Johnsons would look to recruit a part-time member of staff to maintain the kiosk through weekly visits.
- 3.3.3 It is the experience of Johnsons that due to the nature and value of uses that they provide, they are not a destination in their own right, and rely heavily on existing footfall to be viable. As such it is not expected to increase traffic to the site.

3.4 Amount of Development

3.4.1 The kiosk is a rectangular shape, with external dimensions of length: 3.4m, depth: 2.3m, height: 2.7m. Further specifications for the kiosk are available in the Johnsons Laundry Kiosk - Elevations and Signage.pdf.

3.4.2 The noise created by the Laundry Kiosk has been measured at 48DB from a distance of 8 metres (equivalent to an electric toothbrush) and at a distance of 64 metres at 30 DB (the equivalent of a whisper), as such we do not believe that there will be a material increase in noise and disturbance from the site because of the low level of noise created and the existing use of the site.

3.4.3 The associated signage with the application produces a level of static luminance not greater than 270Cd/m2. This very low level of illuminance has been considered as having a negligible impact on nearby residents.

3.5 Landscape

3.5.1 The proposed location is on an area of existing hardstanding. It will not affect any of the planting to the grounds, and does not infringe upon the current landscape provision. Thus the external environment will stay the same.

3.6 Design

3.6.1 The look of the kiosk has been designed to retain the recognised Johnsons Specialist Cleaning branding whilst blending with the architectural vernacular of the Tesco store.

3.6.2 The fascia of the kiosk is to be Johnsons Specialists Cleaning branded, while essential information on the operating instructions are to be displayed on the kiosk.

3.6.3 Further information on the design of the kiosk is available in the Johnsons Laundry Kiosk - Elevations and Signage.pdf.

3.7 Access Component

3.7.1 We believe that the site has adequate capacity for this proposal, even at the busiest time of the year. We do not believe the proposed kiosk will affect the egress/ingress routes of the store or car park and we do not think there will be any impact on local transport.

3.7.2 Means of escape from the building will remain as existing and full access for disabled people is maintained under the proposal.

3.7.3 Access to the Tesco Site is gained from Peel Way, the ingress and egress to and from the site will remain unchanged by the proposal. As there are no highway implications, the existing arrangements for vehicular access and contraflow within this site will not be affected, nor will the all inclusive access.

3.7.4 The proposed location has been selected after consideration was given to the provision that it would minimise any impact on the customers wishing to use the main store and is conveniently situated for its power and water requirements.

4 Concluding Comment

- 4.1 National Planning Policy Framework (NPPF)
Para 14 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

Johnsons and Tesco share many of the core brand principles and provide their customers the level of service that means that they chose to return. The Johnsons Specialists Cleaning Kiosk will offer customers the convenience of providing a self service laundry service at their local town centre superstore.



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