

## TESCO SITE 2-4 DEAN STREET FOOD RETAIL COMPARISONS

### 1. RETAIL PROPOSED REDUCTION OF *-405m<sup>2</sup> GROUND & -409 m<sup>2</sup> BASEMENT STOCK*

EXISTING SUPERMARKET	FIRST APPLICATION REFUSED	SECOND APPLICATION CURRENT PROPOSED
<b>GROUND FLOOR</b>		
<b>848m<sup>2</sup>   9,127ft<sup>2</sup></b>	Retail 1. 260m <sup>2</sup>   2,798ft <sup>2</sup> Retail 2. 68m <sup>2</sup>   732ft <sup>2</sup>	<b>443m<sup>2</sup>   4,768ft<sup>2</sup> <i>-405m<sup>2</sup></i></b>
<b>BASEMENT STOCK AREA</b>		
<b>627m<sup>2</sup>   6,749ft<sup>2</sup></b>	219m <sup>2</sup>   2,357ft <sup>2</sup>	<b>218m<sup>2</sup>   2,348ft<sup>2</sup> <i>-409 m<sup>2</sup></i></b>

### 2. GROUND FLOOR RECEPTION AREAS

EXISTING	FIRST APPLICATION REFUSED	SECOND APPLICATION CURRENT PROPOSED **
42m <sup>2</sup>   452ft <sup>2</sup>	244m <sup>2</sup>   2,626ft <sup>2</sup>	299m <sup>2</sup>   3,128ft <sup>2</sup> <b><i>+257 m<sup>2</sup></i></b>

### BASEMENT AREA ROUGH LAYOUT USES SERVICING A SUPERMARKET

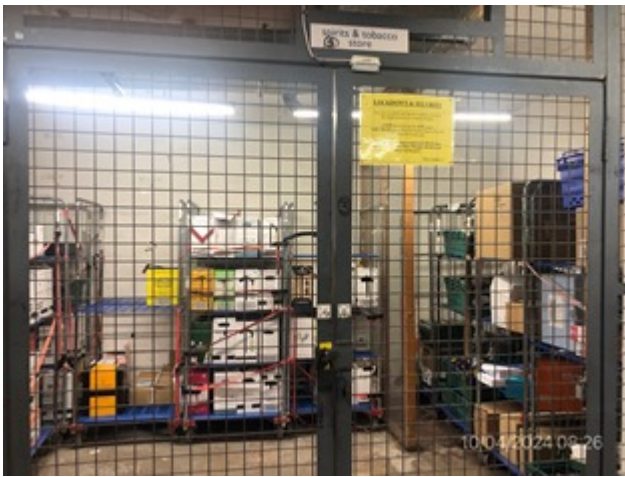
<ol style="list-style-type: none"> <li>1. <b>Main stock area</b> catering for everyday use + enlarged stock periods: Christmas, Easter, Pride, Chinese New Year etc.</li> <li>2. <b>Alcohol &amp; Tobacco</b> lock-up walk in</li> <li>3. <b>Freezer</b> walk-in</li> <li>4. <b>Fridge</b> walk-in</li> <li>5. <b>Fridges + Freezer</b> walk-in</li> <li>6. <b>Bakery</b> walk-in</li> <li>7. <b>Bakery ovens</b> walk-in</li> </ol> <p><b>Doors to ►</b></p>	<ol style="list-style-type: none"> <li>1. <b>Staff canteen</b></li> <li>2. <b>Staff computer room</b></li> <li>3. <b>Staff training room</b></li> <li>4. <b>Manager's office</b></li> <li>5. <b>Staff notice boards</b></li> <li>6. <b>Male loo</b></li> <li>7. <b>Female loo</b></li> <li>8. <b>Disabled loo</b></li> <li>9. <b>Cleaners store</b></li> <li>10. <b>Plant room</b></li> <li>11. <b>Male changing room</b></li> <li>12. <b>Female changing room</b></li> </ol>
---	---



Ground stock reception.



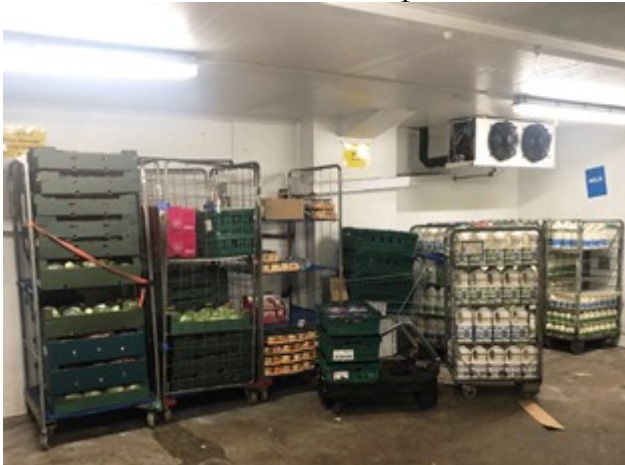
Basement main stock area.



Alcohol & Tobacco lock-up.



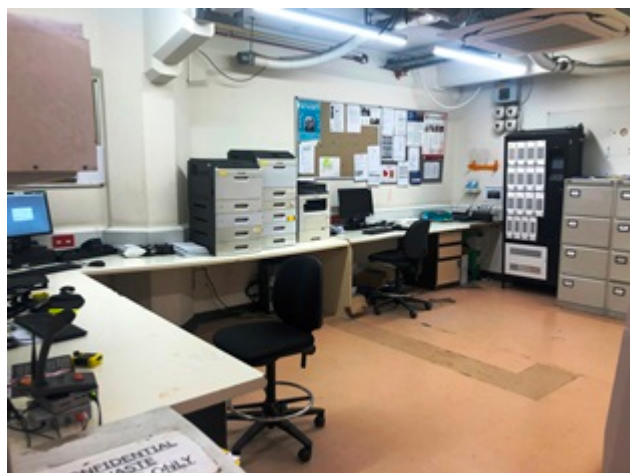
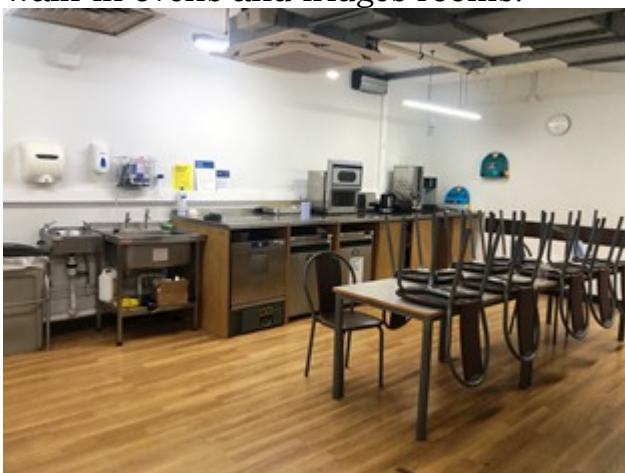
Bakery - one of two rooms.



Cold room & walk-in freezer.



Walk-in ovens and fridges rooms.



Staff room and computer room.



One of two changing rooms.



One of several notice boards.