



DESIGN & ACCESS STATEMENT FOR WORKS TO GROUND FLOOR AND BASEMENT CAR PARKS, AND LINKED VERTICAL CIRCULATION

SAINSBURY'S SUPERMARKETS LTD
17-21 CAMDEN ROAD,
LONDON,
NW1 9LJ

PROPOSAL

REPLACEMENT OF EXISTING TRAVELLATOR, INSTALLATION OF A NEW CUSTOMER LIFT, IMPROVEMENTS TO PUBLIC REALM, ANPR CAMERAS AND BARRIERS, CYCLE AND CAR PARK ALTERATIONS PLUS ASSOCIATED WORKS

1 APPLICATION SITE

1.1 The application site sits within the demise of the existing Sainsbury's Supermarket located on Camden Road. The site is situated just to the south of Regents Canal between Kentish Town Road and Camden Street. It provides a pedestrian link from Camden Road through Buck Street to Camden High Street. The immediate adjacencies of the site are Grand Union House (office use) which is part of application number 2021/0911/P, Grand Union Walk (residential use) and St Michael's Church. The Sainsbury's store is existing and the application pertains to improvements to the atrium, ground floor public accessible realm and basement car park.

2 LOCAL CONTEXT

2.1 The store is part of the Grand Union Complex built in 1986-88 by Grimshaw Architects. The complex consists of the Sainsbury's store to the east, Grand Union House to the west and the Grand Union Walk terraced houses to the north. A public pedestrian link exists between the store and St Michaels Church and continues underneath Grand Union House to Kentish Town Road.

2.2 Grand Union House is being redeveloped and the ground floor car park has been updated in line with the proposed development application number 2021/0911/P. As part of this development the public realm around the Sainsbury's store and Grand Union House will be enhanced and local pedestrian connections will be improved.

3 ACCESS

3.1 Vehicular access to the basement car park will be retained as existing. By reducing the number of parking spaces at ground floor level, car traffic will be minimised. A new taxi and pick up point layby will release the current congestion of mini cabs near the atrium entrance.

3.2 Pedestrian access will be improved by installing a new lift within the existing lift shaft and replacing the travelator with a longer run-off for increased safety.

4 DESIGN PRINCIPLES

4.1 Create an uncluttered and continuous pedestrian-friendly space at ground floor and basement level, removing the traffic led aspect of the yard while retaining its functionality.

4.2 Replace the existing traveller and update the basement lobby area. Introduce a new lift car to the existing lift shaft to improve customer flow and accessibility.

4.3 Update the basement carpark layout to new Sainsbury's parking standards and relocate Grand Union Walk residents parking which was previously on the ground floor within the undercroft to Grand Union House.

4.4 Transform the functional service yard into an attractive, accessible, safe and green piece of public accessible realm, connecting Kentish Town Road and Camden Road.

5 USE

5.1 The use is predominantly for customers to access the store in the most friendly and direct way. The old traveller will be replaced with a new model with longer run-offs top and bottom, increasing safety for users.

5.2 Updated basement car park layout with improved vehicle circulation and search patterns. Introduction of 2.5m wide standard parking spaces and improved disabled and parent and child spaces with demarcated safe walkways towards the lobby.

5.3 Introduction of a new customer lift from basement lobby to atrium in the existing lift shaft.

5.4 The ground floor car park site is to be updated in line with the proposed development application number 2021/0911/P, including a new taxi layby, pick up point and the introduction of a more cohesive and accessible seamless surface.

6 LAYOUT

6.1 The allocated parking space for those residents in Grand Union Walk, currently located in the undercroft of Grand Union House will be relocated to the basement car park with a total no. of 12 designated spaces. Planning application number 2021/0911/P introduces a new lift and improved access from ground floor of Grand Union House to the basement.

6.2 The Sainsbury's car park will be relined to comply with their internal refurbishment standards to include 6m road widths / 1.2m minimum radius end bays / 2.5m double lined spaces / new format iconography/ new bollards for pedestrian crossing points and in front of the lobby; and 2m end bays with zebra crossings for an improved walkway from the disabled and parent/child spaces to the lobby.

6.3 2 no. electric vehicle charging points are retained and relocated to the northeast end of the main parking area.

6.3 The travelator will be replaced with a longer run-off for increased safety. There have been several customer incidents on the travelator making this renewal necessary.

6.4 The ground floor car park has been updated in line with proposed development application number 2021/0911/P. This includes re-locating some of the disabled bays to the basement to allow for a new taxi layby and pick up point with waiting area and an improved bus stop.

6.5 The existing basement plant area to the north edge of the car park will be expanded along the Grand Union Walk perimeter edge. The existing plant room will extend to meet the existing stairwell, with two new areas added on the other side. The existing plant equipment is to be replaced.

7 SCALE

7.1 The ground floor area within our development boundary is 1,675m².

7.2 The basement area within our development boundary is 7,490m².

8 LANDSCAPING

8.1 The ground floor arrival area in the yard will be part of a larger Grand Union House redevelopment (planning application number 2021/0911/P).

8.2 To improve the pedestrian experience and fit in seamlessly with the wider development, the proposal is for a continuous homogenous surface throughout the atrium of the store and for the proposed pavements. Re-aligned pedestrian crossings and amended raised and dropped kerbs will improve accessibility and pedestrian safety. The roadways and car parking surfaces will be as the existing aggregate concrete, cleaned and re-lined with clear demarcation of vehicular parking and waiting bays.

8.3 The bus stop will be conveniently located next to the store atrium to minimise the transfer distance.

9 APPEARANCE

9.1 The exposed aggregate concrete roadway (which is the top of the actual underground carpark slab) will be retained and cleaned and the existing concrete tile pavement will be replaced with high quality and durable paving slabs of 600x600mm size. This will create a pedestrian friendly space, removing the traffic led aspect of the yard while retaining its functionality with clearly defined roadways and pathways.



Pic 1: Exposed aggregate concrete



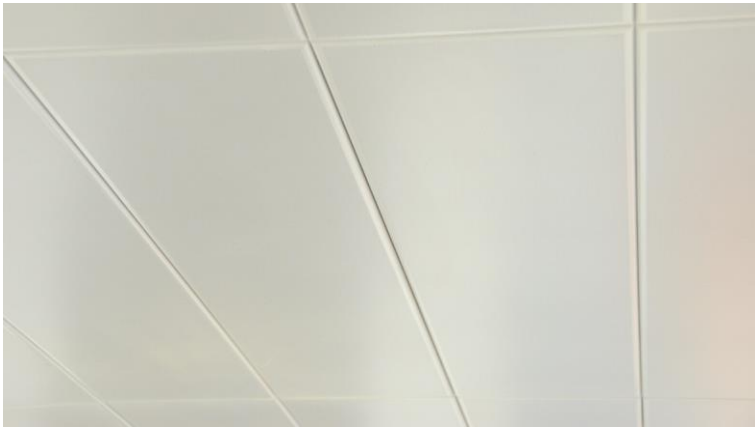
Pic 2: High quality paving slabs

9.2 The existing building is steel frame clad in glass and several types of pre-fabricated aluminium panels. These will be matched on areas around the travelator and lift where updates are necessary.



Pic 3: Medium grey aluminium panels

9.3 The area of ceiling above the travelator lobby in the basement will be a continuous metal pan to match the existing.



Pic 4: White metal pan ceiling

10 HISTORICAL AND ARCHITECTURAL IMPORTANCE

10.1 The Sainsbury's supermarket on Camden Road, London has been listed at Grade II by the Department for Digital, Culture, Media and Sport (DCMS) on the advice of Historic England. It is the first purpose-built supermarket to be listed on the National Heritage List for England.

10.2 It is a powerful piece of contextual inner-city High-Tech, integrating an overtly modern aesthetic into Camden's historic urban grain.

10.3 The car park and, with the exception of the curved ceiling over the shop floor and atrium, the interior fittings, fixtures and non-structural partitions within the shop and in all back-of-house areas are not of special architectural or historic interest.

10.4 Apart from the introduction of a new lift and small amendments to the travelator extent, no changes to the existing building or fabric are proposed as part of this application. The existing atrium roof will be carefully cleaned and steelwork re-decorated where necessary to match the current specification.