

# DESIGN & ACCESS STATEMENT

Specsavers, 194 West End Lane, West Hampstead, London NW6 1SG

## 1.0 INTRODUCTION

### 1.1 Overview

This statement is in support of the above site for:

Full Planning: Proposed replacement of shopfront windows and doors & installation of AC condenser units to rear elevation.

Advertisement Consent: Proposed replacement fascia signage and hanging signage to front elevation.

Use: The unit is situated within the high street. It is currently a vacant retail unit within the shopping district. Following the relocation/refurbishment works, the unit will trade as Specsavers Opticians, remaining retail use.

## 2.0 DESIGN & ACCESS

### 2.1 AC Design

Typical AC condenser units, design and position of the units has been carried out by a specialist. Design layout is to install new modern equipment to enable Specsavers to trade from the unit. Our client always seeks the advice of independent Air Conditioning specialists, to provide the most efficient AC installation, aiming to use the minimum units possible to comply.

The proposed 5 AC Condenser Units will be replacing three previously installed AC Condenser Units, therefore the net gain of units would equate to +2 AC Condenser Units.

The proposed AC units are essential to ensure temperature and fresh air flow is maintained within the medical test rooms. As this is a relocation to a new site, which is spread out, the 5 units are required for the large site to serve all the test rooms and the circulation spaces throughout.

Individual units are required for each test room and the customer circulation spaces to ensure the interior temperature is kept constant for the delicate equipment used throughout. Without the new AC layout, the test rooms would not meet the standards set out in their NHS contract agreement.

The condenser units only circulate fresh air, they do not ventilate any chemical by-products. The new units will be significantly quieter than the previous units, as they are modern energy efficient designs and they are only small daikin installations, with a max noise pressure of 53dba when measured at 1m distance, which is significantly lowered at 10m distance.

Please see AC drawings for the technical info, dimensions and sound data for each individual unit.

There are no clear residential properties in close proximity, and the area the units will be located in is directly opposite service yards/access, which is a noisy area throughout the day with deliveries coming and going regularly. 3 of the units are down at basement level and are hidden from view.

The proposed AC will only be operational during working hours (08:00am – 18:30pm) and will not be operational overnight.

## 2.2 Signage Design

Typical fascia and hanging signage, replicating the previous tenant's signage. Constructed of aluminium fascia panels with opal acrylic logos and lettering. Conservation area style illumination (by trough lighting) to reflect the conservation area location.

## 2.3 Access

Pedestrian access will not be altered as a result of these proposals. Vehicular access will be retained as existing.

## 2.4 Additional Information

The site is not listed, but does sit within a conservation Area.

## 2.5 Photos



Image shows the rear of the property where the plant will be located. There are also multiple AC condenser units installed to neighbouring properties along the service yards of the retail properties.