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DESIGN & ACCESS STATEMENT FOR A NEW ARGOS WITHIN AN EXISTING SAINSBURY'S STORE

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

PROPOSAL:

THIS DESIGN AND ACCESS STATEMENT IS PREPARED IN SUPPORT OF A PLANNING APPLICATION FOR A NEW ARGOS WITHIN AN EXISTING SAINSBURY'S, THE ADDITION OF WALLS AND LIFTS AND ALTERATIONS TO THE INTERNAL LAYOUT OF THE STORE.

1 INTRODUCTION

1.1 SCOPE

This design and access statement has been prepared by CHQ Partnership Ltd on behalf of Sainsbury's Supermarkets Ltd. ("Joint Applicants"), in relation to the planning application ("the Application") for a new Argos store, within an existing Sainsbury's on Camden Road, London.

The application site ("the Site") is the ground floor sales area and the first-floor mothballed area of the supermarket.

The Application ("Proposed Development") is for a scheme comprising:

- Construction of GIA 308 m² two-storey internal Argos store and supporting warehouse
- Addition of 2no. blockwork lift shafts between storeys

This statement has been produced in accordance with Planning Circular 01/2006 and written following guidelines set out within CABE's *Design and Access Statements* document 'How to read, write, and use them' (2006).

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2 **SITE CONTEXT**

2.1 **THE SITE**

The application site is located on Camden Road, Camden, in North-west London. It is within an existing Grade II listed Sainsbury's supermarket.

3 **THE PROPOSED DEVELOPMENT**

3.1 **USE**

The proposed Argos store will occupy an area of the existing Sainsbury's ground floor sales area and an area of mothballed space on the first floor. The store will serve the existing customers of the Sainsbury's and will be accessed on foot via the Sainsbury's sales floor.

The proposed store offers a wide range of products. The existing customer access/egress to the store is unaffected by this proposal.

3.2 **AMOUNT**

The proposed store has a ground floor GIA of 308 m², the GEA of the store is unaffected.

The proposal includes 2no. internal lift shafts and lifts to transport goods and workers between floors.

3.3 **LAYOUT**

The proposal will comprise of a 55m² Sales area accessed via the existing Sainsbury's sales area and a 253m² split across two storeys', joined by 2no. lifts and accessed by 2no. secure doors from the proposed sales area and the existing Sainsbury's sales area. The lifts are located so as to avoid the existing steel structure of the building.

3.4 **SCALE**

The proposal fits within the existing external building fabric and is sympathetic to the existing size of the store. The walls are designed at a height not to interrupt the existing arched ceiling. The lift shafts are designed to be the minimum height feasible for the lift cars.

3.5 **APPEARANCE**

The proposal compromises of 3m high stud walls that are to be painted Dulux Eggshell 81YY 81/016. The doors visible from the sales floor are to be a leaf and a half and painted Polyrey G076 and RAL 7043. The ceiling will remain as existing. There will be 2no. lift shafts built in block work which will not be visible from the sales area.

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3.6 **LANDSCAPING**

The site has no landscaping, and the proposal is also internal and therefore has no effect on any landscaping.

3.7 **SUSTAINABILITY**

Sainsbury's are committed to reducing its carbon footprint through reducing emissions, embodied energy and energy consumption. Intelligent design and sustainable initiatives are incorporated into all stores to not only reduce energy usage and emissions, but also to provide a more comfortable environment to work and shop in.

- LED lighting throughout the building and any external associated external lighting.
- Air source heat pumps and VRF units to serve heating and cooling requirements.

Biodiversity – these proposals will have no impact on any wildlife habitats and there is no loss of existing landscaping.

Flood Risk – the proposal is internal and does not change any hardstanding and therefore has no effect on flood risk.

4 **ACCESS AND SECURITY**

4.1 **ACCESS**

Access to the Sainsbury's will be unaffected by the proposal. Access to the proposal will be on foot via the existing Sainsbury's sales floor. The Argos sales floor will be open to the Sainsbury's sales floor with level access. The sales floor will be adequately lit to ensure customer comfort and safety.

The Argos Warehouse will be accessible from both the existing Sainsbury's sales floor and the proposed Argos sales area via secure doors. Both access doors will be fitted with push button mechanical locks for security.

Escape from the first floor will be via single door into the existing fire escape stair that leads down to a second set of double escape doors and out onto Camden Street.

All elements of the store have been designed in accordance with Approved Document Part M of the Building Regulations and take into account the Disability Discrimination Act of 2004.

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5 **SUMMARY**

The following is a brief summary of all the sections within this design and access statement.

Use – A new Argos store to be built within the existing Sainsbury's store serving the existing customers.

Amount – The proposed store has a gross internal area of 308 m².

Layout & Landscaping – The proposal creates a new Argos within the existing Sainsbury's, changing the layout of the ground floor sales area and makes use of the mothballed area of the first floor. There is no effect on landscaping.

Scale – The size and location of building elements has been carefully considered to create as little disruption to the existing building fabric as possible.

Appearance – This proposal utilises a complimentary colour scheme and fits with Sainsbury's and Argos' design standards.

Sustainability – The Applicant is committed to reducing its carbon footprint through reducing energy usage and energy consumption. Intelligent design and sustainable initiatives are incorporated into the store.

Access – The site is well served by existing pedestrian links. Access to the Argos is via the existing Sainsbury's sales floor by foot.