

Waitrose

John Barnes

Entrance modifications, shop front redecoration,
refrigeration replacement and associated plant
modifications

DESIGN & ACCESS STATEMENT

15/03/24



Brodrick's Building
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1.00 INTRODUCTION

- 1.01 This Design & Access Statement has been prepared in support of a Full Planning Application to carry out alteration works at the existing Waitrose branch John Barnes, Finchley Road.
- This includes replacement of the existing exit doors with automatic sliding doors and general refurbishment, cleaning and redecoration of the external elevations will be undertaken. Internal works relate primarily to the scheduled replacement of refrigeration and updating of the store layout to reflect ongoing client development of merchandising and store fittings generally.
- The proposed remodelling will reverse the customer flow with the existing exit becoming the primary entrance, reducing the pressure on the entrance closest to Finchley Road tube station which will remain an entrance and exit.
- First floor modifications to the warehouse space will improve efficiency of stock management.
- Modifications to associated plant to the rear of the store will be carried out within the existing screened plant deck. Further refurbishment and repair of external elements will be undertaken as part of the works.
- The Car Park layout is to be replanned to improve circulation and pedestrian safety.
- 1.02 The store is situated on a predominantly retail section of Finchley Road, North London adjacent to the Finchley Road tube station. The branch is a large high street store with a basement car park and off-street service bay. It is serviced via Broadhurst Gardens to the rear. There is residential accommodation above which has dedicated access and egress from Finchley Road, Cranfield Gardens and Broadhurst Gardens.
- 1.03 The purpose of the new plant is to provide new Dry Air Coolers (DAC) and Condensers to service the ground floor Sales area refrigeration and Air Conditioning. These elements are all located within existing plant areas.
- 1.04 The store and car park are currently Freehold. The residential is leased to a Management Company.
- 1.05 A separate advertising consent application for signage has also been submitted by others.

2.0 DESIGN PRINCIPLES & ASPECTS OF SECURITY

- 2.01 The purpose of reversing the customer flow is to improve security against shop lifting and assist with customer flow.
- 2.02 The existing car park circulation is very tight and requires rethinking. Improvements to lighting and pedestrian routes will improve safety and security.
- 2.03 As the plant is located in existing plant enclosures these are secure and non-accessible to the public.

3.0 SCALE

- 3.01 The new plant consists of 2 no. 16 Fan DAC unit located in the existing plant area. These are 2405mm wide at the base and are 4469mm long x 1400mm high and replaces a n 8 Fan unit. It is to be positioned in the same orientation as the existing unit to be removed. The DAC plant will be mounted on to modified steelwork with access for maintenance at the same level as the existing plant being removed. A new Pump Station is to be installed below the DAC units, the overall height of the installation will be approx. 2400mm and is all within the existing enclosure. The existing sides to the plant

area will be modified to allow removal of panels to install and service the equipment. These panels will be secured to prevent unauthorised access

4.0 LAYOUT

4.01 The only layout change is the alterations to the entrance and exit doors which will not have any adverse affect on surrounding properties or public rights of way.

5.00 LANDSCAPING

5.01 There are no landscaped areas within the store demise. There a couple of trees in the public footpath to the front of the store but the proposals will not impact these. There are a couple of areas of self seeded scrub to the rear of the store and it is the intention to remove nuisance shrubs and clear all debris in order to improve security and cleanliness of these areas.

6.00 APPEARANCE

6.10 The existing store front is aluminium curtain wall in black. The only modifications will be to the recessed entrance doors which will be aluminium in RAL 7016 Dark Grey.

6.11 The existing fascias are to be cleaned only. New cladding to the entrances will be PPC metal panels in RAL7016 Dark Grey

6.12 All modifications to the rear plant area will be carried out to be in keeping with the existing and all decorations will be like for like colour.

7.0 ACCESS

7.01 Other than the adjustments to the entrance/exit discussed elsewhere there are no other alterations to access proposed.

7.02 Fire escape routes and final exit doors are all remaining as existing.

8.0 FLOOD RISK

The site is located within a zone 1 flood area for rivers and seas and has low to very low risk of flooding from surface water. There are no alterations to the store which would impact the surface water run off.

10.0 SUSTAINABILITY

10.01 The proposed refurbishment, plant alternations and cabinet refit, will ultimately exceed the energy efficiency of Part L compliant stores by utilizing measures that will be considered and incorporated into the designs where possible.

The following measures will be incorporated

- Systems sizing and optimization of service routes to minimize energy distribution requirements
- Efficient plant installation for building optimization
- Energy efficient chilled and frozen cabinet install
- Energy metering; used to raise awareness and enable tracking of “out of range “values
- Lighting; levels reduced where possible, and dimmable and zoned lighting for sales areas
- Lighting; PIR activated to certain areas
- Natural lighting; maximised to sales areas to reduce artificial lighting load

- Fan Invertors; these enable fan speed to more accurately match required capacity, reducing consumption by up to 50%
- The overall effect on CO2 emissions will be dramatically reduced

10.02 Reduced Pollution

Internal pollution;

- All water and HVAC systems within the development will be designed to minimise the risk of waterborne and airborne Legionella.

Local Air pollution;

- Boilers specified to reduce emissions.

10.03 Further Sustainable Measures

In addition to the efficiency generally of the internal servicing of the store, the development is based upon tried and trusted design principles, which incorporate standard components internally, known to be economically and environmentally sound.

10.04 Waste Management

The Government's Waste Strategy for England and Wales sets out a waste hierarchy. This states that waste should be firstly reduced, then re-used if possible, then materials should be recovered from waste and finally it should be disposed. There are pollution problems associated with most waste disposal methods and the Best Practicable Environmental Options (BPEO) should be identified locally. The Government has set out its vision for sustainable waste management in Waste Strategy for England 2007.

- Reduction in waste will be encouraged through the following measures;
- Demolition material from the site will where practical be minimised, reused and recycled;
- A dedicated area will be allocated on site for waste storage
- Waste materials will be sorted off site into streams for potential recycling (e.g. metals, plastics etc.).
- Waste arisings will be monitored regularly, enabling targets to be set for the minimization of construction waste;
- Construction waste will be segregated and recycled off site
- Only the required quantity of materials will be ordered to prevent over ordering and materials exceeding their shelf life

11.0 CONCLUSION

The building alterations will have the principal benefit of improving the brand image and visibility and maintaining this store as a prosperous shopping facility for the area. The improvements and upgrades will also bring improvements in energy efficiency to support the commercial viability.