

DESIGN AND ACCESS STATEMENT

L2266/10/BS/mmb

Dated 02 April 2010

Wm Morrison Supermarkets PLC

Relocation of ATM's to Existing Foodstore, Chalk Farm Road, Camden, London

Statement of Intent

Wm Morrison Supermarkets PLC, intend to construct an extension to their existing well established supermarket at Chalk Farm Road, Camden.

The existing Planning consent was granted 22 October 2002, planning reference no PEX0001067/R1.

A 'material start on site' relating to the external works commenced October 2007 to implement the planning permission.

Following discussions with the planning officer, regarding the scenarios relating to the site, the comments received have lead to the preparation of the documents for submission of a variation, the subject of a related application submitted concurrently, and further development of the scheme has been welcomed.

This application details the proposal to relocate the ATM's to the existing entrance area and should be read in conjunction with the concurrent amendment to permission PEX0001067/R1

It is the intention that the new addition to the store and site will be constructed from similar materials and follow a similar form of the existing building.

Drawings

The design Proposals are shown on the Planning Application Drawings as listed below.

L2266 AL (0)001	Existing Site Plan
L2266 AL (0)003	Existing Floor Plan
L2266 AL (0)007	Existing Elevations
L2266 AL (0)009	Existing Roof Plan
L2266 P101	Proposed Site Plan
L2266 P102	Proposed Floor Plan
L2266 P103	Proposed Elevation

Design Statement

Use

It is intended that the store entrance will be via the consented extension subject to approval of the concurrent application to amend PEX0001067/R1. The existing ATM's require to be relocated to construct the extension, to be sited within the existing covered entrance area. The open frontage is to be infilled with facing brickwork to match the existing.

The new extension will form an increased sales floor area to the existing store, and reordered back of house and warehouse provision, with a new pharmacy and dry cleaners and relocated ATM's to meet the growth of the existing store.

The proposal follows the existing land use policies for the site.

The scheme will provide minimal disruption to the existing site usage or landscaping.

Layout

The ATM's are proposed to a highly visible area from a security viewpoint.

Minimal disruption externally is envisaged and the proposal improves the internal layout of the store.

The floor level will provide level access internally for all staff and customers where appropriate.

Scale

The planning application drawings, listed previously shows the proposal in context. The design has been developed to follow the obtain existing features, proportions and lines of the existing elevations.

Landscaping

The overall landscaping strategy for the site is not affected by the proposals. Hard landscaping to the building perimeter will be installed to match existing and blend in to the site context.

Appearance

The infill panel has been designed to maintain the appearance of the existing building.

Access Statement

Vehicular and Transport Links

The Wm Morrison store has been operating from the site for the past 5 years, with the original operator trading on the site since 1994/5 and has good existing site access and strong links to the centre of Camden.

The site caters for vehicular access for customers and staff and provides 495 existing car parking. There is also on site disabled parent & child & cycle provision.

No additional vehicle deliveries will arise.

Inclusive Access

Wm Morrison looks to promote access for all. The design of the scheme provides level access throughout, and disabled parking spaces are located close to the new store entrance.