

DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS TO EXISTING BUILDING AT 64-70 CAMDEN HIGH STREET, CAMDEN TOWN, LONDON, NW1 0LT

1.00 INTRODUCTION

Site Address: 64-70 Camden High Street
Camden Town
London
NW1 0LT

Applicant: Lidl UK GmbH
19 Worple Road
Wimbledon
London
SW19 4JS

Local Planning Authority: London Borough of Camden
Planning & Public Protection
5th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Description of Development: Installation of new shopfront, new fascia and delivery doors.

'Design and access statements - How to write, read and use them', published in 2006 by the Commission for Architecture and the Built Environment sets out a series of criteria against which proposals are to be assessed and evaluated. This statement addresses those criteria within a running commentary rather than under a set of headings.

2.00 BACKGROUND / CONTEXT

- 2.01 The site is located within Camden Town Centre on Camden High Street (A400) and lies in-between Argos and William Hill. The unit has a gross internal floor area of 553m² (422m² Ground Floor and 131m² Basement) with pedestrian access only. This is a brand new mixed-use terraced development with office, residential and retail elements. Lidl has a leasehold interest in the retail element only.
- 2.02 The application does not seek to alter the physical characteristics of the property. Rather, the application seeks to tweak the extant planning permission by applying for a new shopfront, fascia and delivery doors. Lidl

believes that its presence will help increase the regenerative impact and amenity in the area.

- 2.03 The scope of this statement is therefore extremely limited: Issues of use, amount, layout and scale which would normally be major elements in a design statement would have been addressed during the design of the original building leaving only a few, relatively minor issues to be addressed.

3.00 DESIGN

- 3.01 As noted, the application does not seek to make any structural alterations to the building, but proposes for the instillation of a new shopfront, fascia and delivery doors along the West elevation.

- 3.02 At present, there is no shopfront or fascia and the unit is currently covered by hoardings.

- 3.03 The simple shop-front elevation will have the store entrance/exit to the South. The remainder of the frontage will be clear glazing, full height in powder coated aluminium framing finished in blue (RAL 5010). The shopfront glazing will run through past the two secondary columns which will be rendered, finished in white (RAL 9010).
This proposal seeks to create interaction between the passing public and the Lidl unit as well as being in keeping with the existing amenity of Camden High Street.

- 3.04 Two additional doors are to be installed at the Northern end of Camden High Street. The first (single) door serves as a means of fire escape as well as the delivery driver's method of access into the unit. The second (side-hung) door serves as an efficient means of delivering goods to and from the building. A concrete column separates the two and both doors comprise of powder coated steel aluminium finished in blue (RAL 5010).

- 3.05 The fascia above the shopfront will be made of aluminium louvres in anodised aluminium.

- 3.06 Signage, whilst the subject of a separate application, will assist in enhancing the vibrancy of the building in-line with neighbouring properties.

4.00 ACCESS

- 4.01 The unit is located on a main public highway (Camden High Street) with bus stops conveniently located within close proximity.

- 4.02 Deliveries will be made directly outside the unit from Camden High Street (Red-Route) as permitted under the existing traffic order.

- 4.03 Access to and use of the building will comply with the latest issue of Approved Document M of the Building Regulations (*Access to and Use of Buildings*), which deals with this issue under the following relevant headings:

- M1 Access and use;
- M2 Access to extensions to buildings other than dwellings;

- 4.04 Access for emergency services will be good.

- 4.05 New entrances into the Lidl unit with level access will be created on the West elevation, with two single automatic bi-parting entrance and exit doors. These are triggered by presence detectors following a format which the company has used successfully in many locations elsewhere and which has been tested to meet the needs of customers with impaired mobility or sight. The design of the proposed entrance/exit, together with its associated signage, will be clearly apparent to new customers and the use of materials and lighting will take into account the needs of those with impaired eyesight.
- 4.06 Fire exit doors will be installed to meet current guidelines.

5.00 CONCLUSIONS

- 5.01 The proposals are modest. Most of the main issues arising from the design of the building - its use, amount, layout, scale, appearance and access have already been determined during the original development of the building.
- 5.02 The proposals work with the grain of the existing development. They incorporate a simple and logical shopfront, fascia and delivery doors whilst giving this particular operation its own identity.
- 5.03 The proposals will generate increased economic activity, will increase the footfall along Camden High Street and generally enliven the development.