PLANNING, DESIGN AND ACCESS STATEMENT

In respect of

47-49 BELSIZE ROAD, LONDON

Planning Application for

THE INSTALLATION OF PLANT EQUIPMENT AND ASSOCIATED COMPOUND

On behalf of

TESCO STORES LTD

CgMs Ref:

JM/BR/7087/PLA

Date: AUGUST 2007

1.0 INTRODUCTION

- 1.1 This statement relates to Tesco's planning application submitted to the Council seeking permission for the installation of plant equipment at 47 49 Belsize Road, London. It is proposed to install air conditioning and refrigeration units at the site to facilitate the use of the ground floor commercial unit as a Tesco Express convenience goods store.
- 1.2 The new air conditioning and refrigeration equipment is proposed to be sited at the rear of the property, at ground floor level, in the 'undercroft' space in the south east corner of the site. A new fenced compound will be erected to house this proposed plant, for security and safety reasons.
- September 2007, which concludes that the proposed plant equipment will not introduce an unacceptable level of noise at the site, or have an adverse effect on the environment of the area. The report considers that the proposed air conditioning units should be switched off between the hours of 23:30 and 06:30 and that the refrigeration units, although running 24 hours a day, will only work at a maximum level when the ambient temperature reaches 32°C, which is only likely to occur during a few mid day periods within the summer months.
- 1.4 This statement has been produced in conformity to the provisions of Circular 01/2006 and Section 327A of the 1990 Act. This statement sets out both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. This statement has followed the guidance contained within the CABE guidance booklet 'Design and Access Statement How to write, read and use them'.
- 1.5 The proposed works at the site also include the installation of a new shopfront, a new ATM unit, new signage and landscaping works. These works are considered under a separate application and Planning, Design and Access statement (ref JM/BR/7087/SHO).

2.0 DESIGN

This section explains the design principles and concepts that have been applied to particular aspects of the proposal.

Use

- 2.2 Planning permission is sought for the installation of a new air-conditioning system and development ancillary thereto, associated with the existing ground floor commercial unit at the application site. The equipment forms an integral requirement for use of the ground floor commercial unit as a Tesco Express store to meet the convenience goods shopping needs of people within the surrounding residential area, and other users who may pass the site on the way to other destinations.
- 2.3 The scheme does not have any implications on access to the building itself, the first floor residential floorspace or any of the surrounding properties. The proposed equipment and associated compound will be compliant with all relevant building regulations.
- 2.4 UDP Policy S2 ensures development promotes a high quality of life for all members of the community, makes positive contribution to sustainable land use patterns and will not be detrimental to the local amenity. Policy SD6 states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours. To be in line with these policies, Tesco engaged KR Associates to assess the implications of the refrigeration and air conditioning equipment. The report concludes at Section 3 that there is unlikely to be any complaints from the installation of the proposed plant equipment on the noise sensitive properties in the vicinity.
- The proposed installation of plant equipment will accord with relevant government guidance and the following paragraphs will show that the proposed development will accord with local planning policy, especially Policy S1 (Sustainable Development), Policy SD7B (Light, Noise and Vibration Pollution), Policy SD8 (Disturbance from Plant and Machinery) and Policy SDP1 (Quality

Development) of the London Borough of Camden Unitary Development Plan Replacement (2006).

Amount

- The amount of development proposed is dictated by the mechanics of the proposed air-conditioning and refrigeration systems necessary to adequately service the proposed Express store. The location of the units has been chosen to mitigate any detrimental impact on the amenity of the adjacent properties and also the character and appearance of the surrounding area.
- 2.7 The proposal relates to its surroundings as it reflects the commercial nature of the area to the rear of the retail unit. No alteration or development works to the fabric of the building are proposed, ensuring that the retail unit and building itself remains unaltered and the aesthetic value is preserved.

Scale

It is not proposed to alter the scale of the building, and the size of the plant equipment has been chosen in order to mitigate any impact upon the character and appearance on the area. The fenced compound around the equipment has been kept to a minimum height and scale to effectively house the equipment securely. The plant area will measure approximately 32 m².

Appearance and Landscaping

- 2.9 The plant to be located at ground floor level to the rear of the property will be screened by a timber compound that will be treated to be weather proof to ensure that the appearance of the compound does not deteriorate over time.
- 2.10 There is no landscaping scheme as part of the proposed development; however all the external equipment will be weatherproofed in order to ensure it does not corrode.

3.0 ACCESS

- 3.1 Access to the fenced compound itself will only be by persons associated with the Tesco Express store on Belsize Road, with no access for the general public.
- The development works will have no impact on the access either within or to/from or around the retail unit itself nor will it have any effect on access to the existing residential properties on the upper floors of the building.

4.0 CONCLUSIONS

- 4.1 The proposed installation of refrigeration and air conditioning units at 47 49 Belsize Road, London will enable the efficient and effective use of the ground floor retail unit as a Tesco Express store.
- 4.2 The equipment has been sited and designed to ensure that the aesthetic quality of the existing property and that of the surrounding area is maintained.
- 4.3 The plant at ground floor level to the rear of the property will be screened from view by the proposed compound and therefore will have no effect on the character of the area.
- 4.4 It is therefore considered that the proposed works are in keeping with both local and national policy and we therefore respectfully request that the Council grant planning permission for the development.