



Sainsbury's CAMDEN

DESIGN & ACCESS STATEMENT

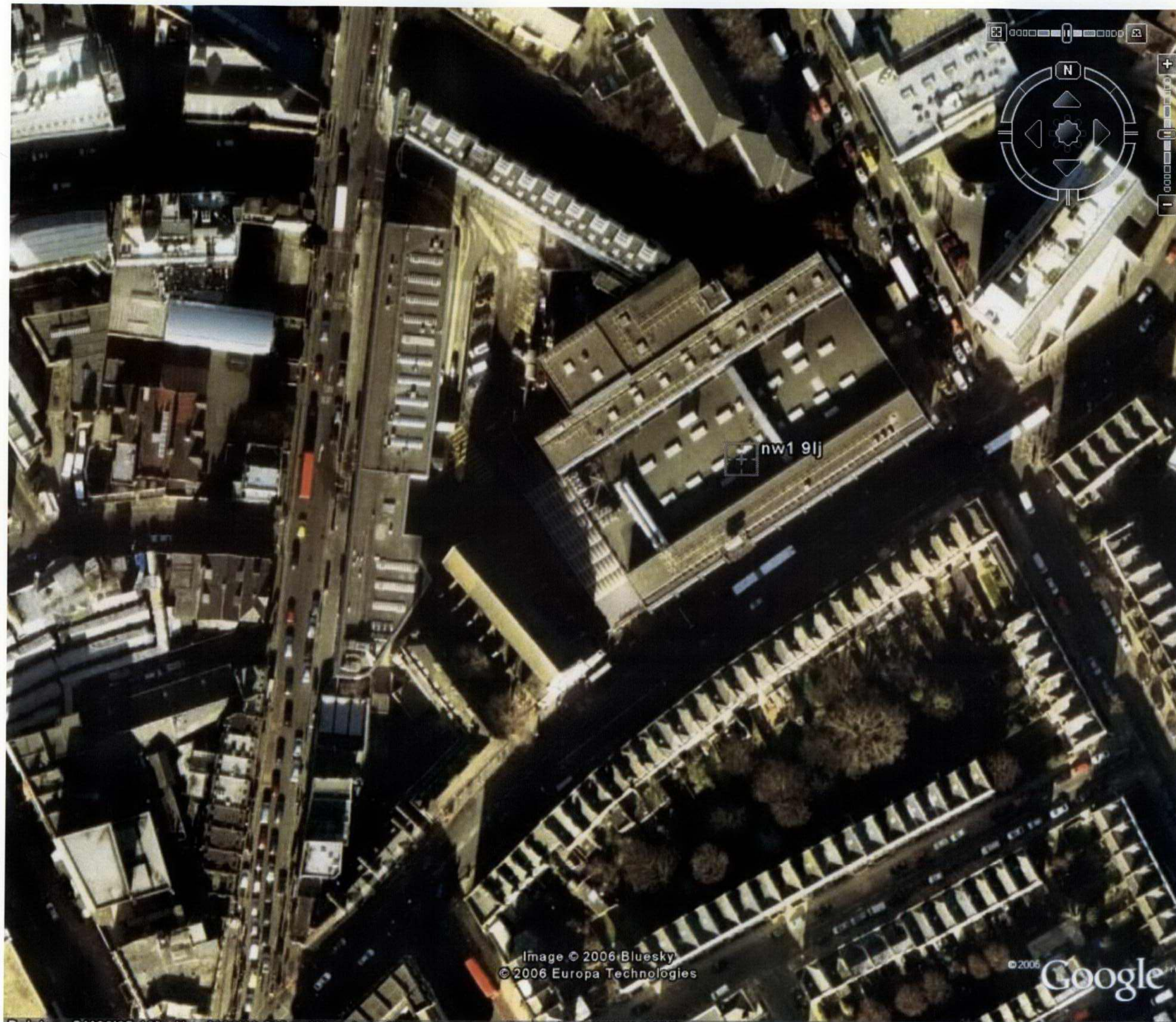
New Entrance Doors/ATM Planning Application
JUNE 2007

1.00 INTRODUCTION

1.00 Scope & Purpose

This Design and Access Statement has been prepared by CHQ Partnership Limited for inclusion with the planning application submitted on behalf of Sainsbury's Supermarkets Limited. The application seeks planning permission to replace the existing double entrance doors facing Camden Road and the entrance doors accessed via the thoroughfare between the store and the neighbouring St Michaels church with new wider sets of glazed sliding doors, and an adjacent glazed panel to the Camden Road entrance. We also intend to remove the 3 No doors and glazed shopfront on the western corner of the building and the installation of a through the wall ATM machine along the Camden Road elevation.

This report deals with the design and access principles of the scheme in relation to the site and it's wider context.



SITE PLAN - NTS

2.00 SITE CONTEXT

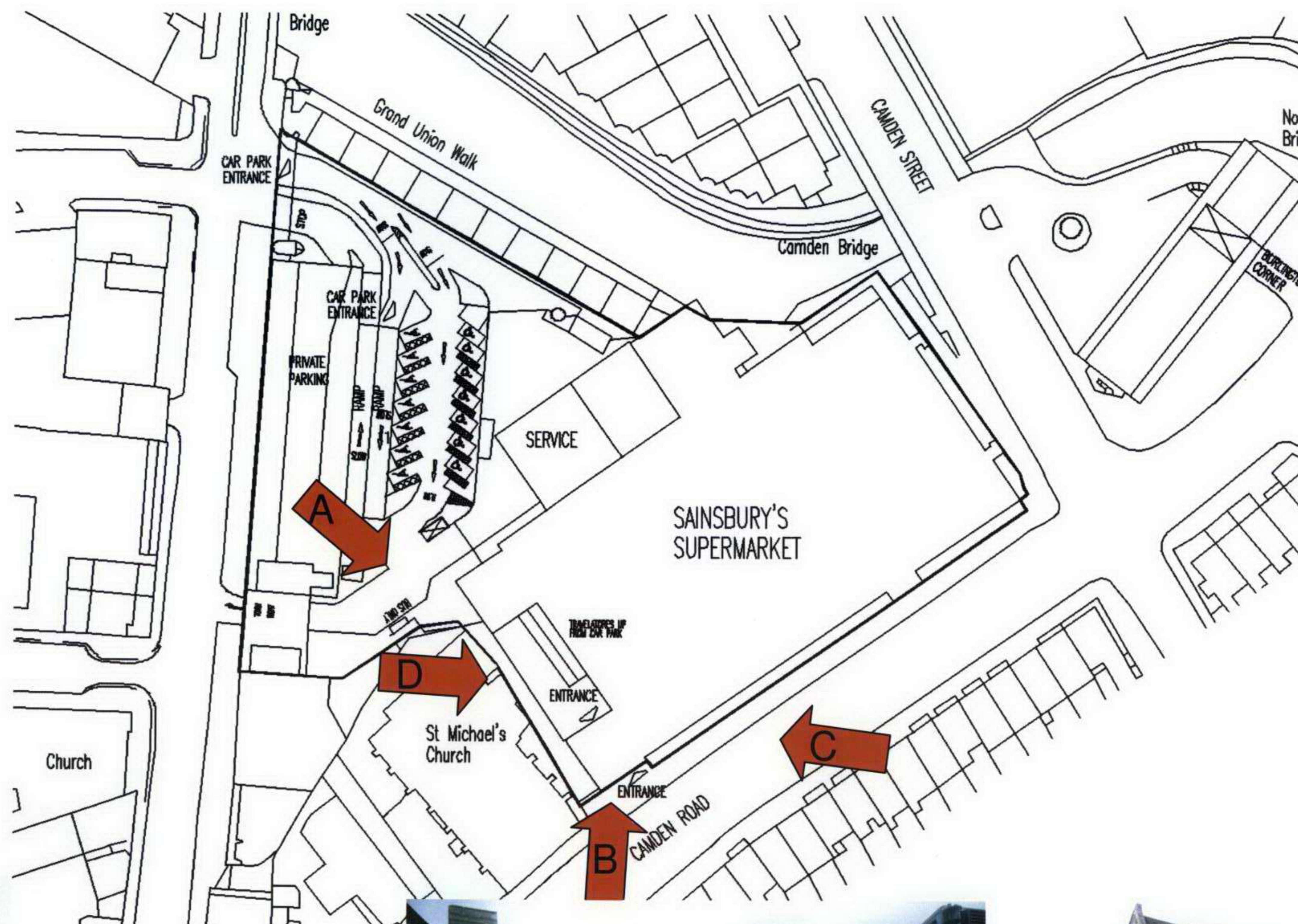
2.00 Local Context

The application site is located in Camden Town London, on the main Camden road. Three roads surround the site, Camden road is situated on the southern side. Kentish Town road is west of the site, and Camden Street and the grand union walk are to the north.

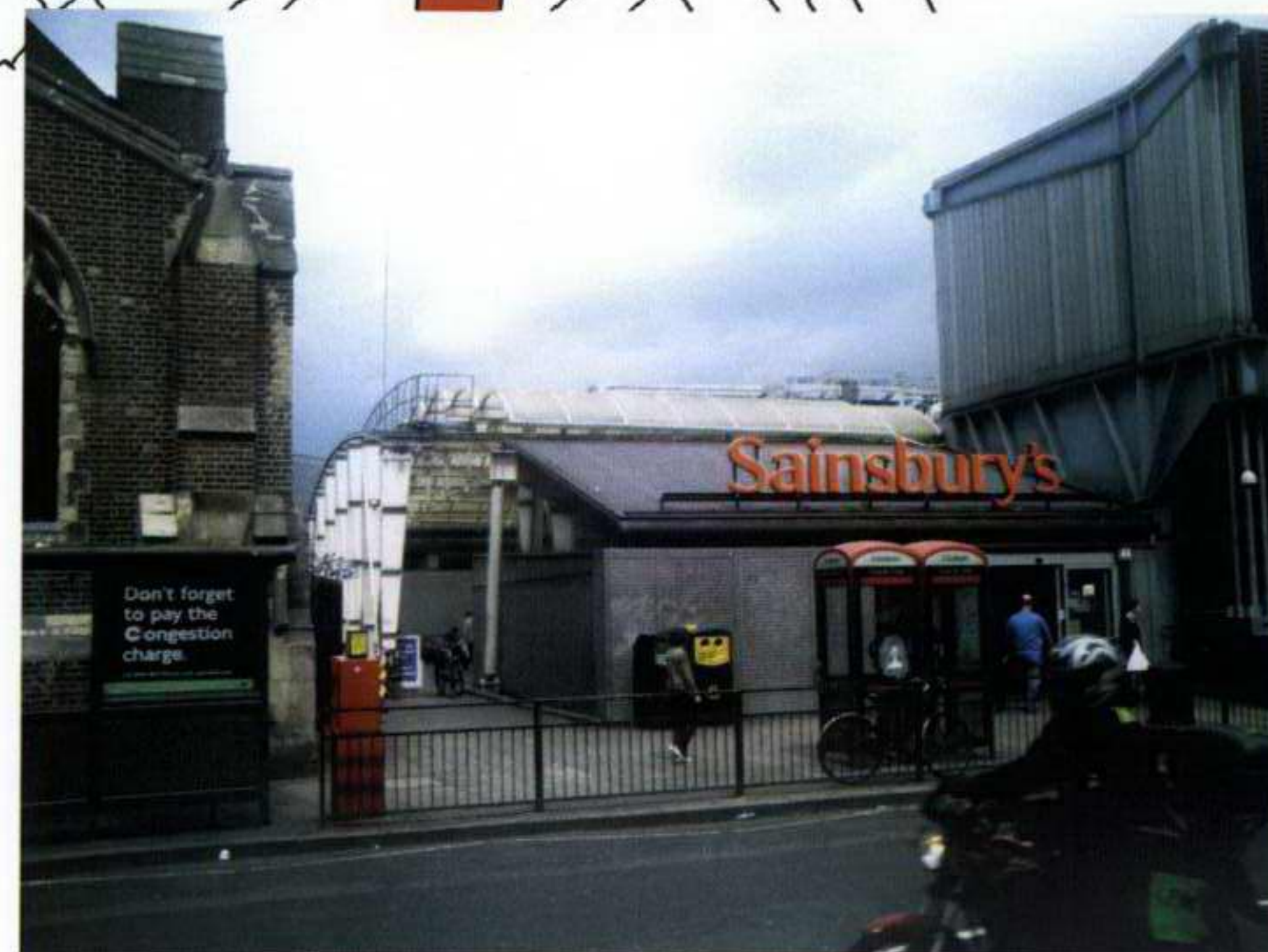
The Sainsbury's store is located next to St Michael's church. The store also sits amongst a few residential properties and small commercial outlet stores.

Vehicle access to the site is only via Kentish Town Road leading to ground floor level parking and under ground parking for customers.

There is a thoroughfare that runs down the west side of the store allowing public access through to the car park area at the back of the store. The proposed new double entrance doors will provide increased width access to the existing Sainsbury's supermarket.



A



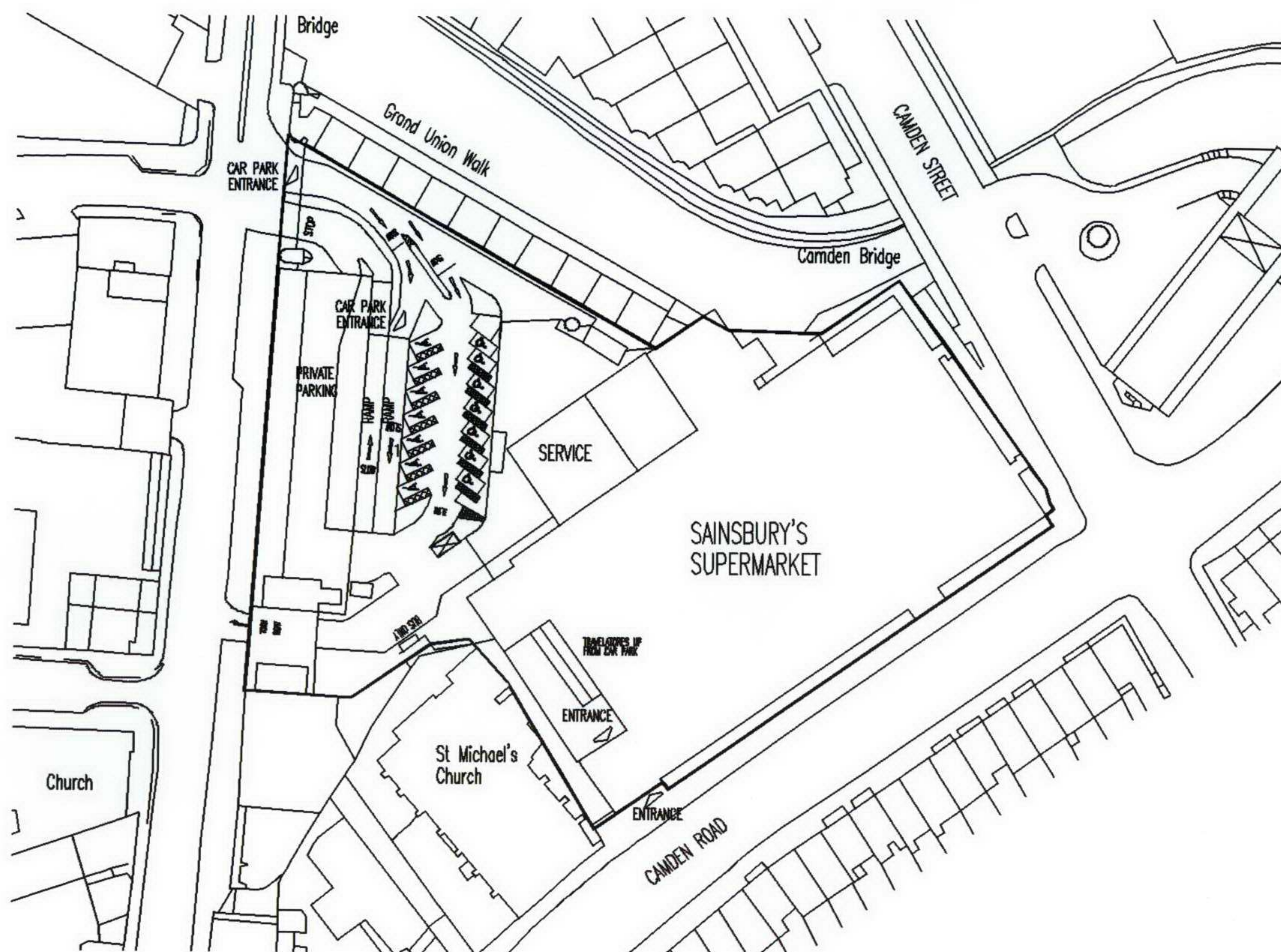
B



C



D



SITE PLAN - NTS

3.00 SITE DESIGN

3.01 Use

The existing site is already a Sainsbury's supermarket. Other uses around the site are residential dwellings commercial outlets and a church. The proposed doors and ATM will not impinge on any surrounding properties; indeed the increased width of the doors and the proposed ATM position will increase the flow rate of customers both into and from the store – thus reducing customer congestion around the store entrance.

3.02 Layout

The car park areas and vehicle access will be left as existing. The existing ATM is located inside the lobby and the proposal is to replace this with a through-the-wall bastion unit that can be accessed by the public from Camden Road. The existing double entrance doors are to be replaced with a new set of double glazed sliding doors, and including a glazed panel to the left of the doors that should facilitate better vision for customers and hopefully discourage graffiti.

The second set of entrance doors that are situated on the opposite side of the entrance lobby are also to be replaced by a new set of automatic, glazed doors.

The retail unit situated on the western corner of the building has been vacant for a number of years will be converted to form part of the reconfigured customer toilet facilities and lobby. The glazed entrance and doors to the rear and side of the unit, which have not been used in a number of years so there will be no loss of active frontage, will be removed and in filled with new cladding to match existing. The existing fire exit doors from the store will remain.

3.00 SITE DESIGN

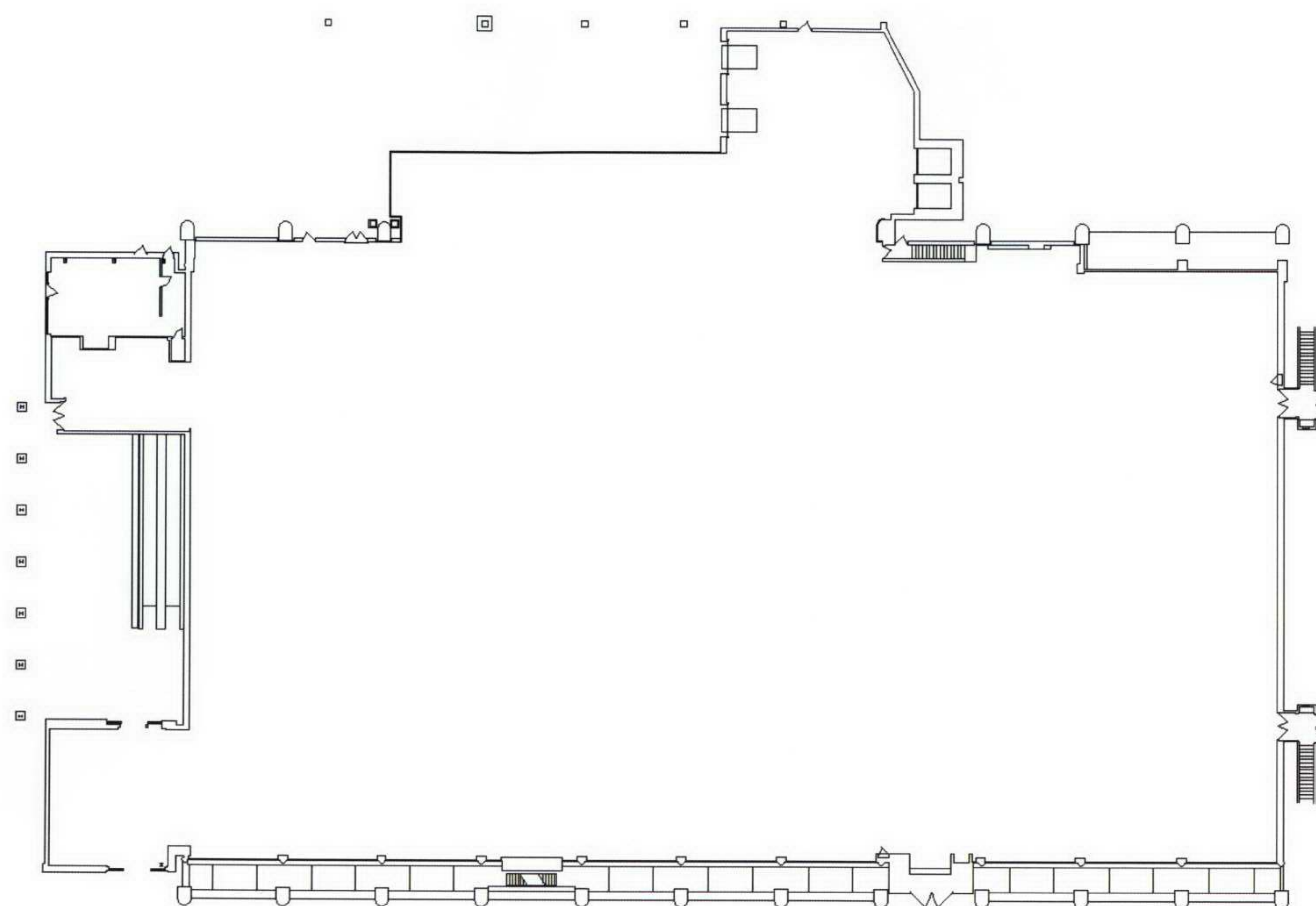
3.03 Amount

The proposal involves the construction of 2 No new glazed double sets of sliding entrance/ exit doors with an adjacent glazed panel and ATM facing Camden Road at the South Eastern end of the building and the removal and blocking up of 3 No doors and glazed shopfront to the retail unit on the western corner of the building.

3.04 Scale

The proposed works will not effect or obstruct any view from neighbouring properties as it is confined within the existing structure and the footprint of the existing structure will not be altered.

All works will be closely match the existing, respecting the original buildings character. The works will not significantly affect the appearance or compromise adjacent land uses.



EXISTING GROUND FLOOR PLAN - NTS

3.00 SITE DESIGN

3.05 Landscaping

This proposal has no effect in terms of landscaping.

3.06 Appearance

The proposal has been designed to closely match the style and character of the existing store.

The new glazed units will allow more natural light into the store entrance area. The glazed units will also improve the aesthetical appearance of the store. All replaced metalwork will be powder coated Aluminium – colour to match existing.

All finishes and craftsmanship will be of the highest standard to create a building that local people will continue to enjoy and find easier to use.

3.07 Access

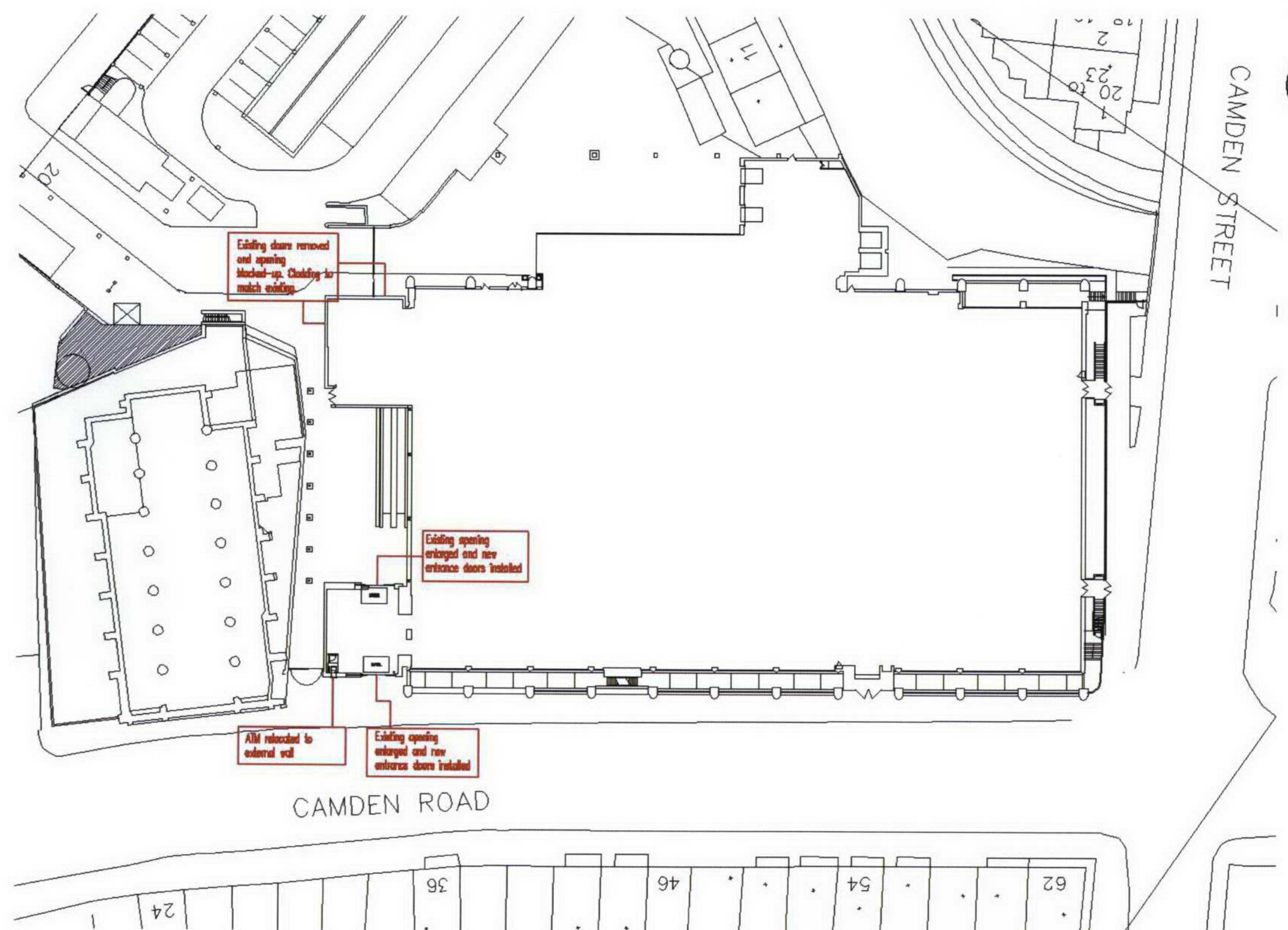
There are 2 No vehicle access points into the site. One is for customers to access the car park, the other for deliveries into the site.

There are two existing entrances into the store situated at the front and to the side. Pedestrian access from the underground parking to the store is achieved through travellers. The travellers are external although under a canopy.

The development will comply with Part M of the Building Regulations.

The car park has clear sight lines and signage that allow a safe environment for all. The signage uses mainly symbols, which allow easy recognition for all. Level access is provided for customers from the Camden Road and the side entrance

Escape from the building by staff and customers will be made via properly signed escape routes and fire exits.



PROPOSED GROUND FLOOR PLAN - NTS

4.00 SUMMARY

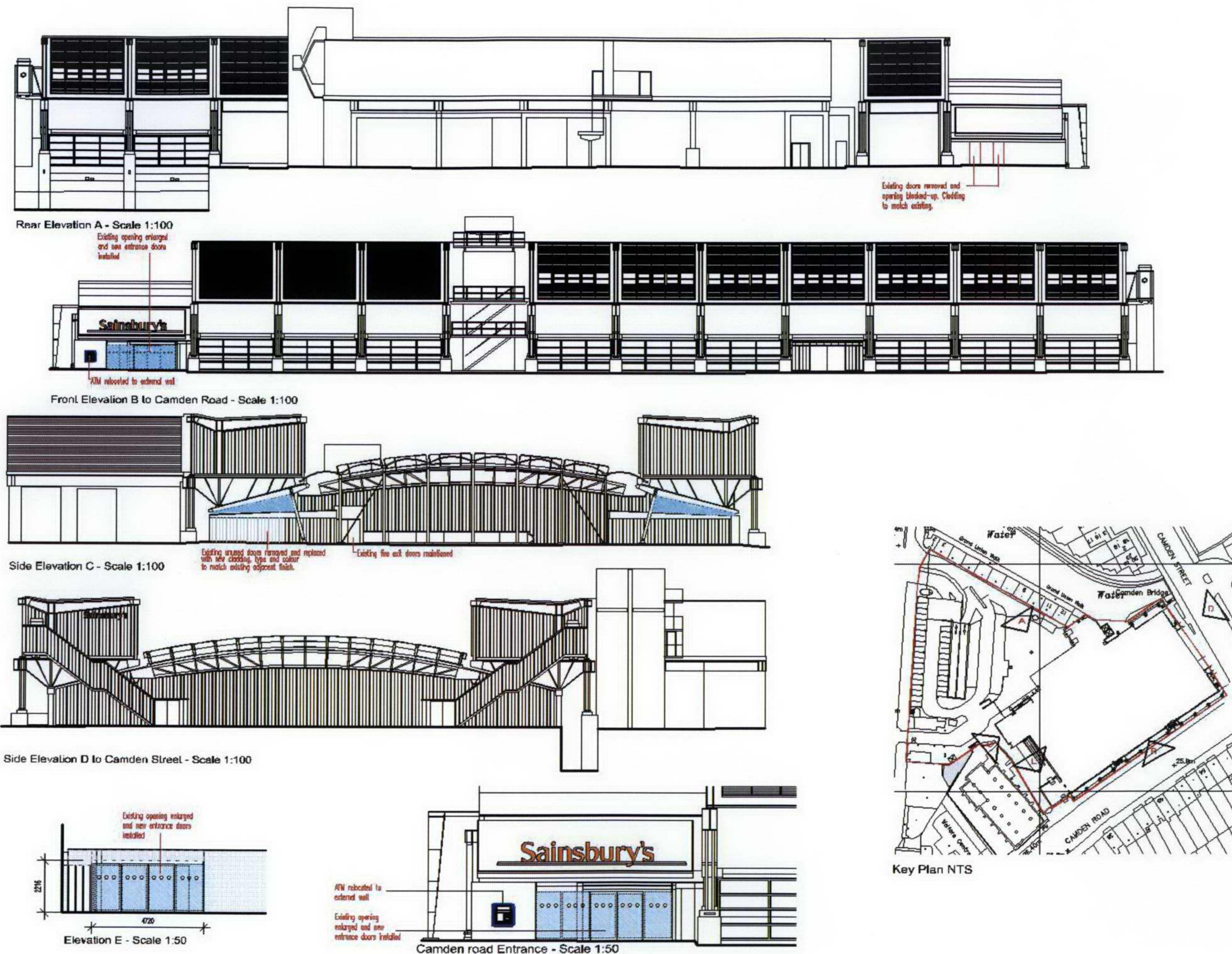
4.00 Summary & Conclusions

The design of the proposals has been based on the form and context of the existing store. The design processes, the results of which are outlined in this report, have resulted in a design, which responds to the site's character and constraints.

Local Context - The approach to the design of the new doors and ATM complements the existing building and will provide greater ease of movement into and out of the store. The proposed works will greatly improve the aesthetic quality of the store's external appearance and an improve internal atmosphere.

Urban Form - The scheme sits comfortably into the existing urban pattern of the site. The works will not alter the footprint of the existing structure and therefore will have minimal impact on the surrounding area.

Movement & Accessibility - The site provides an accessible environment by foot, cycle, and car. The detail design of the scheme accommodates access facilities for disabled.



PROPOSED SOUTH EAST ELEVATION - NTS