



Real value in a changing world

Unit 5, The Brunswick Centre

Change of use from Class A1 (shop) to Class A3 (restaurant and cafes) and associated extraction/ventilation

Planning Statement

May 2011



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Executive Summary

- 1** We seek full planning permission and listed building consent for the Change-of-Use of Unit 5 of The Brunswick Centre, London Borough of Camden from Class A1 shop floorspace to Class A3 restaurant and café floorspace.
- 2** The Brunswick Centre lies within the Bloomsbury Conservation Area and is a Grade II listed building. It is a purpose built mixed-use development, with commercial uses at the ground floor level and residential above.
- 3** This application is submitted on behalf of The Brunswick Centre Limited Partnership, the owners of The Brunswick Centre. Subject to planning, the occupier is proposed to be Cote Restaurants Ltd.
- 4** The application is in accordance with the adopted development plan policies CS7 and DP12. It also accords with Condition 3 of permission PSX0104561. No works are proposed that could cause harm to the special interest or character of the listed building.
- 5** The proposed floorspace consists of a total of 392.5sq.m (GIA) forming a single ground floor retail unit of 324.2sq.m (GIA) together with associated lower basement storage of 68.3sq.m.
- 6** The proposals also encompass a new fully attenuated extraction and ventilation installation within the building and leading to the service bay to the rear of the development. This is not visible from the exterior of the Brunswick Centre. A detailed extraction specification is included at Appendix 2 and a supporting noise assessment accompanies this planning statement.
- 7** The rationale for this application is to ensure an appropriate use and occupier for this space in order to avoid a prospective vacancy, and in doing so, to better serve the needs of local residents and retain a viable and vibrant centre.
- 8** It is considered, for the reasons set out in this report, that planning permission and listed building consent should be granted.

1 Introduction

Purpose of the Planning Statement

- 1.1 This statement has been prepared in support of the applications for full planning permission and listed building consent submitted on behalf of The Brunswick Centre Limited Partnership (the Applicant) for the Change-of-Use from Class A1 use (shop) to Class A3 use (restaurant and cafe) at Unit 5, The Brunswick Centre (The Brunswick).
- 1.2 The application forms part of a wider process of renewal at The Brunswick. With a recent change in the investment management of The Brunswick (from Hermes to LaSalle Investment Management) emphasis has shifted to estate rejuvenation, involving both London Borough of Camden and local residents.
- 1.3 This statement demonstrates that the proposal to introduce a limited amount of A3 floorspace, in line with Condition 3 of consent PSX0104561 and in accordance with the development plan. This proposal will both protect against an anticipated vacancy and will maintain the functionality of The Brunswick as a Neighbourhood Centre.

Description of the Development

- 1.4 The development involves the Change-of-Use of Unit 5 at The Brunswick. The proposal seeks to provide 392.5sq.m (GIA) of A3 retail floorspace, consisting the existing 324.2sq.m at ground level and 68.3sq.m associated lower basement storage. No new floorspace is proposed.
- 1.5 This floorspace meets the requirement of Condition 3 of the extant permission Ref: PSX0104561, which controls the balance of A1 and A3 floorspace in the Brunswick Centre.
- 1.6 Aside from the principal of the use, the application seeks permission for a new attenuated extraction and ventilation installation. This has been designed to extract into the service bay to the rear of the unit, avoiding any potential impact upon the buildings external appearance or residential amenity.
- 1.7 Existing access and servicing arrangements will be maintained. No alterations to the shopfront or signage are proposed for consideration.

The Revised Proposal

- 1.8 This application is a revised application. A previous application for Change-of-Use of Unit 5 at The Brunswick (Reference 2010/2849/P) was refused on 23rd July 2010 on the grounds:
 - i The change of use from A1 to A3 would result in an over-concentration of A3 uses within the Brunswick Neighbourhood Centre; and,
 - ii The proposal required additional, more detailed acoustic information.
- 1.9 This revised application seeks to contest the principle presented through point (i) and asserts that the use falls within Condition 3 of the extant permission Ref: PSX0104561 and in accordance with the development plan. The requirement for additional acoustic information referenced at point (ii) has been negated through the re-design of the extraction proposals.
- 1.10 We consider that the proposal has no potential for any detrimental impact and that it will enhance the vitality and viability of the Brunswick.

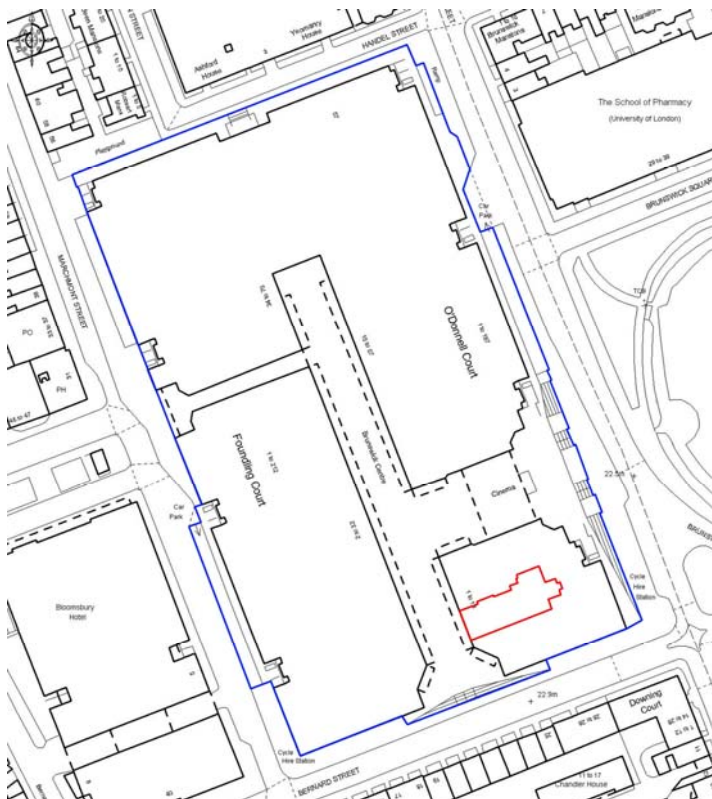
Rationale for the development

- 1.11 Unit 5 has been vacant since January 2011.
- 1.12 Unit 5 was formerly occupied by Butlers Trading Limited (BTL). BTL had occupied Unit 5 since 30 July 2009 on a temporary lease priced well below market rent. This lease was designed to:
- a avoid a vacant unit at the Brunswick Centre
 - b give BTL the opportunity to prove their ability to successfully trade from this location
- 1.13 This application has been prompted by the expiry of the lease to BTL and the continued lack of an identified A1 user. Despite the temporary BTL lease being significantly below market rent, they were unable to trade in a viable way from this unit and did not seek to renew their lease.
- 1.14 Following the previous A1 occupier going into administration in January 2009 and the temporary occupation of the unit by BTL from July 2009, the joint agents (Knight Frank and Cushman & Wakefield) have undertaken an extensive marketing campaign (particulars attached at Appendix 1) targeting both A1 and A3 operators. Over this two year period, the marketing has involved the following:
- Marketing via letters to all Retail Agents and follow up calls.
 - Marketing via email to all Retail Agents.
 - Meetings and presentations on-site.
- 1.15 A wide range of uses have been targeted including fashion, homeware, health & beauty operators, spas, booksellers etc. Despite these efforts, the agents have however received limited interest from the A1 sector, with **no formal proposals received**.
- 1.16 However, having mentioned the opportunity to a select number of restaurateurs, this opportunity has been very well received, with five separate offers being made. In order to protect against the prospect of a prolonged vacancy, the Applicant seeks to secure change-of-use for this unit. The applicant has agreed terms, subject to planning, with Cote Restaurants.
- 1.17 The rationale for the development is to protect the vitality and viability of the Brunswick as an ongoing concern. This point is emphasised by the single ownership of the Brunswick and the overall control enjoyed by the Applicant with regard to the tenant mix.
- 1.18 It is not in the Applicant's interest to detract from the Brunswick as a shopping destination to serve the local population.

2 Description of the Site and Surrounding Area

- 2.1 The Brunswick is located in the Bloomsbury area of Central London, adjacent to Coram's Fields and close to Russell Square tube station. It is bound to the east by Hunter Street and Brunswick Square, to the south by Bernard Street, to the west by Marchmont Street and to the north by Handel Street.
- 2.2 The Brunswick is a Grade II listed mixed use (commercial and residential) development designed by Patrick Hodgkinson in the mid-1960s. The complex, completed in 1972, has seen a radical improvement and increase of visitors following the refurbishment works that were completed in 2006.
- 2.3 The building was listed in 2000 in recognition of its role as a "pioneering example of a megastructure in England: of a scheme which combines several functions of equal importance within a single framework. It is also the pioneering example of low-rise, high-density housing, a field in which Britain was extremely influential on this scale". (Listed Building Description <http://mycamden.camden.gov.uk/gdw/T/ListedBuildingDetail?LbNo=10155&xsl=ListedBuildingDetail.xsl>)
- 2.4 The commercial element of the Brunswick accommodates a variety of ground floor Class A1, A2 and A3 units that are anchored by a large Waitrose supermarket located to the northern end of the centre. The Renoir Cinema also forms a major attraction, and occupies a proportion of the lower and upper basement.
- 2.5 The Brunswick provides a distinctive run of facing units that form a single parade of commercial space that wraps around a central precinct. Unit 5 is positioned at the southern end of the parade, in-between Unit K1 occupied by Apostrophe Café and Units 1-3 occupied by Carluccio's restaurants.

LOCATION PLAN



3 Planning History

- 3.1 The Brunswick has an extensive planning history. The two most relevant applications for this proposal are planning application Ref: PSX0104561 (facilitating the 2006 refurbishment) and 2010/2849/P (refusal for Change of Use at Unit 5).

Application PSX0104561 (Decision Notice attached at Appendix 2)

- 3.2 Planning application Ref: PSX0104561 was submitted in May 2001 and approved in September 2003. The application proposed a substantial refurbishment of the Centre, including the forward extension of the existing retail units fronting the pedestrian concourse and the creation of a new supermarket and of new retail units within redundant access stairs to the residential terrace. The erection of a new structure above Brunswick Square was also proposed for potential alternative use as retail (Classes A1, A2 and A3), business (Class B1) or as non-residential institution (Class D1). This structure, known as the Eye-catcher, was never built.
- 3.3 Planning consent for the above application was granted subject to a number of conditions. The key condition of relevance to this application is Condition 3, which reads:

Up to a maximum of 40% of the retail floorspace equating to 3,386 sq m (excluding the supermarket and Eye-catcher) is permitted to be used within Use Classes A2 and A3 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-acting that Order.

Application 2010/2849/P

- 3.4 Planning application Ref: 2010/2849/P sought the change of use of Unit 5 from retail shop (Class A1) to restaurant (Class A3) and the installation of associated extraction and ventilation equipment. This application was refused in July 2010 for the following reasons:
1. The proposed change of use from A1 (retail) to A3 (restaurant) would result in an over-concentration of A3 uses within the Brunswick Neighbourhood Centre, would be detrimental to the character, function vitality and viability of the Centre contrary to policies R1B (Food and drink and entertainment); R2 (General impact of retail and entertainment uses); R3 (Assessment of food and drink uses and licensed entertainment); R7b (Neighbourhood Centres) of the London Borough of Camden Replacement Unitary Development Plan 2006.
 2. In absence of more detailed acoustic information the Council is not satisfied that the use could be carried out without harm to amenities of adjoining occupiers contrary to policies SD6 (Amenity); SD7 (noise/vibration pollution); SD8 (Disturbance from plant and machinery) and appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3.5 We consider that application Ref: 2010/2849/P did not provide clarity to the issue of the floorspace split between A1 and A3 uses, nor did it accurately respond to Condition 3 of application Ref: PSX0104561. This revised application therefore seeks to address these points, whilst, also proposing a revised extraction proposal.

4 Relevant planning policies

- 4.1 This section highlights the national, regional and local planning policy most relevant to the proposal. It considers policies from Planning Policy Statement 1, Planning Policy Statement 4, Planning Policy Guidance 24, The London Plan, the adopted Core Strategy 2010 (CS) and adopted Development Policies DPD 2010, and the guidance from the Revised Planning Guidance for Central London Food, Drink and Entertainment, Specialist and Retail Uses (2007).

Planning Policy Statement 1 (PPS1) – Delivering Sustainable Development (2005)

- 4.2 PPS1 contains general guidance on development principles. It seeks to ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities, with good access to jobs and key services for all members of the community.
- 4.3 PPS1 also supports the delivery of high quality design, considered a key element in achieving sustainable development.

Planning Policy Statement 4 (PPS4) – Planning for Sustainable Economic Growth (2009)

- 4.4 PPS4 sets out policies for economic development.
- 4.5 Policy EC4 promotes competitive town centres able to support a diverse range of uses and to serve a wide range of age and social groups, respecting and enhancing the character of the centre. Complementary evening and night-time uses are encouraged, including, where appropriate, leisure, cultural and tourism activities such as cinemas, theatres, restaurants, public houses, bars, nightclubs and cafes.
- 4.6 Policy EC10.1 requires local planning authorities to adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.

Planning Policy Guidance 24 (PPG24) – Planning and Noise (1994)

- 4.7 PPG24 sets out policies to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business.
- 4.8 Paragraph 10 states that:
- “The planning system should not place unjustifiable obstacles in the way of... (noisy) ...development. Nevertheless, local planning authorities must ensure that development does not cause an unacceptable degree of disturbance.”

The London Plan (Consolidated with Alterations since 2004)

- 4.9 The Mayor’s London Plan sets out the regional spatial strategy for London and forms part of the development plan against which any planning application will be determined.
- 4.10 Policy 2A.8 (Town Centres) supports the development of a competitive retail sector and looks to sustain the vitality and viability of town centres.
- 4.11 Policy 3D.1 (Supporting town centres) encourages the development of retail, leisure and other related uses in town centres. Paragraph 3.267 further states that:
- “healthy town centres with a mixture of uses, including...bars, restaurants, cinemas and other leisure activities, offer attractive focal points for their surrounding communities”.

- 4.12 Policy 4B.1 (Design principles for a compact city) promotes developments that are of high quality inclusive design that respects local context, built heritage and communities and that provide for or enhance a mix of uses.

LB Camden Core Strategy (2010)

- 4.13 The Core Strategy was adopted on 8th November 2010 and sets out the key elements of LB Camden's planning vision and strategy.
- 4.14 Policy CS7 (Protecting and enhancing Camden's centres) promotes successful and vibrant centres throughout the borough by:
- seeking to protect and enhance the role and unique character of each of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre in which it is located;
 - providing for, and maintaining, a range of shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice;
 - protecting and promoting small and independent shops, and resisting the loss of shops where this would cause harm to the character and function of a centre;
 - making sure that food, drink and entertainment uses do not have a harmful impact on residents and the local area; and,
 - pursuing the individual planning objectives for each centre, including through the delivery of environmental, design, transport and public safety measures.
- 4.15 Paragraph 7.18 recognises that food, drink and entertainment uses add to the diversity and vibrancy of Camden's centres and brings activity to them outside normal shop hours.
- 4.16 Paragraph 7.20 considers that neighbourhood centres are suitable for small-scale food and drink uses, which serve a local catchment, provided they do not cause harm to the surrounding area or residents.
- 4.17 The planning objectives for Neighbourhood Centres seek to ensure that any development does not harm the function, character or success of that centre. The objectives state that the individual character of a centre will be taken into account when assessing development proposals and that:
- "As a guide, schemes will be resisted that would result in less than half of ground floor premises in a neighbourhood centre being in retail use or in more than three consecutive premises being in non-retail use".
- 4.18 The objectives state that any history of vacancy in shop units and the prospect of achieving an alternative occupier for vacant premises will be taken into account
- 4.19 Policy CS14 (Promoting high quality places and conserving our heritage) seeks to preserve and enhance Camden's listed buildings.

LB Camden Development Policies DPD (2010)

- 4.20 The Development Policies document adopted alongside the Core Strategy on 8th November 2010.
- 4.21 Policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) seeks to ensure that:
- "the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours."

4.22 Applications will be considered against:

- a the effect of non-retail development on shopping provision and the character of the centre in which it is located;
- b the cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses and non-implemented planning permissions, and any record of harm caused by such uses;
- c the impact of the development on nearby residential uses and amenity, and any prejudice to future residential development;
- d parking, stopping and servicing and the effect of the development on ease of movement on the footpath;
- e noise and vibration generated either inside or outside of the site;
- f fumes likely to be generated and the potential for effective and unobtrusive ventilation; and
- g the potential for crime and anti-social behaviour, including littering.

4.23 Paragraph 12.6 asserts that the Council will not grant planning permission for development that it considers would cause harm to the character, amenity, function, vitality and viability of a centre or local area. Harm is deemed to be caused where

“an impact is at an unacceptable level, in terms of trade/turnover; vitality and viability; the character, quality and attractiveness of a centre; levels of vacancy; crime and antisocial behaviour, the range of services provided; and a centre’s character and role in the social and economic life of the local community.”

4.24 Policy DP28 (Noise and Vibration) seeks to ensure that noise and vibration is controlled and managed. Paragraph 28.3 states that:

“where development that generates noise is proposed, the Council will require an acoustic report to ensure compliance with PPG24: Planning and noise. A condition will be imposed to require that the plant and equipment which may be a source of noise pollution is kept working efficiently and within the required noise limits and time restrictions. Conditions may also be imposed to ensure that attenuation measures are kept in place and effective throughout the life of the development.”

Revised Planning Guidance for Central London Food, Drink and Entertainment, Specialist and Retail Uses (2007)

4.25 The Planning Guidance provides advice on the implementations of UDP policies in relation to planning applications for food, drink and entertainment, retail and specialist uses within Camden Central London area.

4.26 The Brunswick Centre is one of 12 Neighbourhood Centres identified within the “Central London” boundary of LB Camden. Paragraph 16.14 describes the centre has having

“a reasonably strong retail character, which is interspersed with A3 uses”

4.27 The proximity of residential uses above the retail uses causes the guidance to require that any additional A3, A4, A5 or sui generis uses should be assessed against an impact assessment to consider the following elements:

- Likely impact on use of public transport and other vehicles, transport congestion, stopping and parking by cars and taxis, and blocking of pavements

- Likely impacts of the activity on crime and antisocial behaviour in the vicinity
- Proximity to local residents
- Proposed opening hours
- Likely impacts caused by fumes, noise and vibration created on the premises (e.g. by ventilation, food storage and other machinery and amplified music)
- Noise created elsewhere by operation of the premises (e.g. by customers and staff leaving)
- Refuse and litter dropped outside a premises
- The number and distribution of similar activities and their cumulative impact (including valid planning permissions which have not yet been implemented)
- The effect of the development on the character, function, vitality and viability of the retail centre
- Likely impact of any increase in the size of premises or change in the nature of activities

5 Planning considerations

The Principle of the Use

- 5.1 The mix of uses within the Brunswick is controlled by Condition 3 of the extant 2003 permission (Ref: PSX0104561). This requires that a maximum of 40% (defined as 3,386sqm) of the retail floorspace be used for A2 and A3 uses.
- 5.2 The Change of Use of Unit 5 to Class A3 floorspace would result in **a total A2 and A3 floorspace of 27% (2880.3sqm)**. The lack of clarity over the floorspace figures resulting from the previous application (Ref: 2010/2849/P) illustrates the difficulty in interpreting these floorspace figures. The calculations used to support this application are intended to provide greater certainty and are included at Appendix 3. These calculations correlate with the basis for Condition 3 by way of using both the floorspace figures of the permitted drawings and the assumptions of the Use Class Schedule of the original application Ref: PSX0104561.
- 5.3 On this basis, we conclude that this proposal is in accordance with Condition 3.

The Policy Context – Core Strategy Policy CS7

- 5.4 In accordance with Core Strategy Policy CS7, the proposal will:
- Enhance the role and character of The Brunswick
 - Maintain variety, vibrancy and choice
 - Avoid any harmful impact on local residents
- 5.5 The Brunswick is a vibrant shopping centre that, even in today's economic climate, suffers no current vacancies. Nevertheless, the applicant continues to experience difficulties in letting Unit 5 for A1 use. Despite marketing efforts over a period of approximately 2 years, the appointed agents have received limited interest from the A1 sector, with **no formal proposals received**. This is understood to be due to the fact that the unit is positioned within a cluster of A3 uses.
- 5.6 To compound this issue, the current tenant (Butlers Trading Limited - BTL) has notified the applicant that it will be vacating the unit in January. BTL is vacating the unit as a result of failing to trade at their desired level from Unit 5.
- 5.7 The applicant is faced with the prospect of a vacant unit that will detract from the role and character, variety, vibrancy and choice of The Brunswick.
- 5.8 In marketing Unit 5, the appointed agents received significant interest from a number of A3 users. The same cluster effect of A3 uses that detracted from the use of this unit for Class A1 uses, clearly attracts potential Class A3 operators. This is not a commercially constructed phenomenon, but reflective of the shopping habits of the local public who use the centre.
- 5.9 The introduction of a Class A3 use would be in keeping with the role and character of the Brunswick Centre. This is re-enforced through the proposal being in line with Condition 3. With less than 40% of the retail floorspace (which excludes the anchor A1 Waitrose retail store) being A2 or A3 use, the proposal would maintain an appropriate variety, vibrancy and choice at the Brunswick.
- 5.10 Furthermore, there would be no impact upon the local residents. This is explored in greater detail below against Policy DP12, but significantly, this revised proposal accommodates a redesigned ventilation system that will exit into the service yard rather than in proximity of the residential units as previously considered.

- 5.11 On this basis we conclude **the proposal to be in accordance with Core Strategy Policy CS7.**
- 5.12 Supporting text to Policy CS7 sets out the planning objectives for Neighbourhood Centres. It is asserted that:
- “As a guide, schemes will be resisted that would result in less than half of ground floor premises in a neighbourhood centre being in retail use or in more than three consecutive premises being in non-retail use”
- 5.13 Within the Brunswick, more than half of the existing ground floor premises are in Class A1 use. Of 43 separate ground floor uses (excluding the Renoir etc) the vast majority (29) of these function as Class A1 shops. With the potential loss of one Class A1 use, our proposal still result in significantly greater than half of all units in Class A1 use.
- 5.14 Our proposal would, however, result in more than three consecutive premises being in non-retail use. We do not consider that this has any potential to harm the Brunswick.
- 5.15 The supporting text is a guide, appropriate for application to a generic Neighbourhood Centre. The Brunswick is somewhat different. It is a unique form of retail development, as reflected by its Grade II listed status. The Brunswick is a self contained shopping centre that consists of a single main backbone of retail units focussed along a pedestrianised walkway, with additional units located relative to the access to Marchmont Street and Brunswick Square. As a shopping centre, the Brunswick does not therefore comprise the typical parade of shops. It is considered as a whole, with different parts complimenting each other to form the ideal retail and leisure environment.
- 5.16 Furthermore, The Brunswick is in single ownership, with a single asset manager responsible for ensuring the centre provides the most vital and viable contribution to local residents, and therefore to the owners. The motivation of the asset manager compliments the ambitions of LB Camden.
- 5.17 The thrust of the planning objectives is to maintain an appropriate balance of uses. In the case of Unit 5, the cluster of A3 uses is intentionally balanced by the cluster of A1 uses opposite. This application would re-enforce these clusters to the benefit of the Brunswick.
- 5.18 We maintain the proposal remains in accordance with Core Strategy Policy CS7, albeit that it is at odds with a single aspect of the supporting guidance. We consider this application to be an appropriate proposal on grounds that the Brunswick be considered a self contained shopping centre.

The Policy Context – Core Strategy Policy CS14

- 5.19 The Brunswick is a Grade II listed building. This proposal does not seek any alterations to the external fabric of the building. The installation of a single extraction unit in the covered service yard will not be visible from the exterior of the building, and will not detract from the appearance of the Brunswick Centre.
- 5.20 The principle of the use accords with the use for which the unit was designed i.e. a retail use (A3). By securing a viable occupant for this unit, and avoiding a vacant unit, the application will ensure that the character of the listed building is preserved and enhanced in line with Policy CS14.

The Policy Context – Development Policies DPD Policy DP12

- 5.21 In accordance with Policy DP12, this proposal will not cause any harm to the character, function, vitality and viability of the Brunswick, the local area or the amenity of neighbours.
- 5.22 Policy DP12 requires that proposals for A3 uses be considered against the following requirements, which we address in turn:

The effect of non-retail development on shopping provision and the character of the centre in which it is located;

- 5.23 The character of the Brunswick will remain that of a Neighbourhood Centre shopping destination. It will continue to cater for the day to day needs of its catchment offering a variety of comparison and convenience goods in line with the ambitions of Condition 3 of permission Ref: PSX0104561.
- 5.24 Significantly, the proposed development will avoid a vacant unit that would detract from the vitality and viability of the Brunswick. It will instead add to the variety of services available, and increase the overall attractiveness of the centre as a focal point for the community.

The cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses and non-implemented planning permissions, and any record of harm caused by such uses

- 5.25 This application re-enforces the cluster approach to use location, specific to the Brunswick. In our evaluation above, we have explored this point in relation to the planning objectives of Policy CS7. We maintain that due to the unique structure and single ownership of the Brunswick, a different approach to retailing distribution can be established, with a positive impact on the Neighbourhood Centre.
- 5.26 The proposal is in line with Condition 3 of permission Ref: PSX0104561, which seeks to control the cumulative impact of A2 and A3 uses.

The impact of the development on nearby residential uses and amenity, and any prejudice to future residential development

- 5.27 The unique aspect of the Brunswick is the proximity of the retail level to the residential units above. This proposal will not alter the relationship between Unit 5 and these residential units. The use will be conditioned by the existing opening and servicing requirements and will compliment the existing A3 uses, which operate successfully in proximity of the residential uses
- 5.28 The extraction proposal to facilitate the A3 use has been designed to avoid any potential for impact upon the residential uses through noise, vibration or fumes.

Parking, stopping and servicing and the effect of the development on ease of movement on the footpath

- 5.29 The proposal will have no impact upon parking, servicing or ease of movement.

Noise and vibration generated either inside or outside of the site; and fumes likely to be generated and the potential for effective and unobtrusive ventilation

- 5.30 The previous application proposed the installation of ventilation unit above the unit. This was not only visible from the ground floor and residential units above, but had the potential of noise and smells impacting upon the residential uses.
- 5.31 This proposal includes a completely re-designed ventilation system. The kitchen will be ventilated through ducting leading to an extraction fan mounted adjacent to existing extraction units in the service yard bay. This is not in proximity to any residential uses, nor visible from the outside of the building. The fan will incorporate industrial filters to avoid any prospect of offensive fumes affecting any existing installations. Details of this installation are provided at Appendix 3. A supporting Noise Assessment accompanies this statement.

The potential for crime and anti-social behaviour, including littering.

- 5.32 The proposal will present no opportunity for crime or anti-social behaviour.

The Policy Context – Development Policies DPD Policy DP28

- 5.33 The application encompasses a ventilation system to enable the operation of an A3 use from this unit. These have been revised from the previous application (Ref: 2010/2849/P) with the extract now repositioned into the vented covered service yard.
- 5.34 Full details of the installation are provided at Appendix 4 and a supporting Noise Survey undertaken by Lee Cunningham Partnership accompanies this application. This concludes that with the implementation the proposed noise mitigation measures, the design criteria at the nearest residential will be met.
- 5.35 There are no residential facades in any proximity to the installation and the acoustic report demonstrates that there will be no impact to amenity from this proposal.

6 The Case for Planning Permission

- 6.1 The proposal seeks full planning permission and listed building consent for the Change-of-Use of Unit 5 of The Brunswick Centre, London Borough of Camden from Class A1 (shop) floorspace to Class A3 (restaurant and café) floorspace.
- 6.2 No works are proposed that could cause harm to the special interest or character of the listed building.
- 6.3 The proposals conform with Condition 3 of permission PSX0104561.
- 6.4 The application is in accordance with the adopted development plan policies.
- 6.5 The rationale for this application is to ensure an appropriate use and occupier for this space in order to avoid a prospective vacancy, and in doing so, to better serve the needs of local residents.
- 6.6 It is considered, for the reasons set out in this report, that the consents should be granted.



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Appendix 1 – Marketing Particulars

Shop to Let



Unit 5

Location

Unit 5 is strategically located on the east side of The Brunswick's main mall adjacent Carluccio's and Apostrophe. Other well known retailers within the centre include Hobbs, Space NK, Coast, French Connection, Giraffe, Office, Starbucks, Yo! Sushi and New Look. The Brunswick is anchored by a 40,000 sq ft Waitrose Foodstore.

Accommodation

Unit 5 is arranged over ground floor and lower basement having the following approximate dimensions and net internal areas:

Net Frontage	9.26 m	(30 ft 5 ins)
Shop Depth	31.86 m	(104 ft 6 ins)
Ground Floor	315.70 sq m	(3,398 sq ft)
Lower Basement	64.00 sq m	(689 sq ft)

Rent

Subject to contract, rental offers are invited in excess of £170,000 per annum exclusive of rates, service charge, VAT and all other outgoings.

Rates

Rateable Value (2005): £36,750

Rates Payable (2008/2009): £16,978.5



Interested parties are advised to make their own enquiries to the Local Authority.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to an upwards only rent review at the expiry of the fifth year.

Service Charge

The current service charge levy is £22,000 per annum.

Planning

The property currently benefits from A1 planning consent.

Timing

Possession is available upon completion of legal formalities.

theBRUNSWICK
SHOP, EAT, LIVE BLOOMSBURY

www.brunswick.co.uk



Viewing by prior appointment with joint letting agents:

Will Vogt

020 7152 5257

will.vogt@eur.cushwake.com

Woody Bruce

020 7861 5375

Woody.bruce@knightfrank.com

Richard Flood

020 7152 5431

Richard.flood@eur.cushwake.com



MISREPRESENTATION ACT 1967 and PROPERTY MISCDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP, its clients and any joint agents, give notice that: i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

Appendix 2 – Planning Permission Ref: PSX0104561 - 1st September 2003 and Use Class Schedule

Development Control
Planning Services

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Dies

Levitt Bernstein,
FAO. J.B.Weber,
1 Kingsland Passage,
London,
E8 2BB

Application No: PSX0104561/
Case File:M14/17X/A

Date: 1st September 2003

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
The Brunswick Centre, WC1

Date of Application : 21/05/2001

Proposal :
Refurbishment of The Brunswick Centre; the forward extension of the existing retail units fronting the pedestrian concourse; the creation of a new supermarket (Class A1) across northern end of the pedestrian concourse; creation of new retail units (Class A1) within redundant access stairs to the residential terrace; erection of new structure above Brunswick Square for potential alternative use as retail (Classes A1, A2, and A3), business (Class B1) or as non-residential institutions (Class D1); redesign of the cinema entrance; redesign of existing steps and ramps at the Brunswick Square, Handel Street and Bernard Street entrances; removal of two existing car park entrances at pedestrian concourse level; installation of retail display windows within Bernard Street elevation; redesign of the existing southern car park stairway; replacement of waterproofing layers to the pedestrian concourse and the residential terrace; concrete repair works and introduction of new hard and soft landscaping surfaces and works,



as shown on drawing numbers:

2105/PL100A; /PL101A; /PL102A; /PL104A; /PL110A; /PL111A; /
PL112A; /PL113A; /PL114A; /PL115A; /PL120A; /PL121A; /
PL122A; /PL124A; /PL140A; /PL141A; /PL142A; /PL144; /PL150A;
/PL151A; /PL152A; /PL153A; /PL154A; /PL155A (Sheet 1 of 3);
/PL155A (Sheet 2 of 3); /PL155A (Sheet 3 of 3); /PL160A; /
PL161A; /PL162; /PL163A; /PL164A; /PL170A; /PL171A; /PL172A;
/PL173A; /PL180A; /PL181A (Sheet 1 of 2); /PL181A (Sheet 1
of 2); /PL182A; /PL183A; and /PL190; and Acoustic
Consultancy Report by Buro Happold April 2001; Concrete
Upgrade Options by Buro Happold April May 2001; Planning
Report by Levitt Bernstein 21 May 2001; and Transport
Assessment By Symonds Group December 2001.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 Prior to the commencement of any development full details of materials including samples, samples boards, annotated elevational drawings shall be submitted to and approved in writing by the Council and thereafter implemented as approved. Materials shall include,
 - a) full materials for use within shopfronts, and lightweight canopy
 - b) all materials associated to the supermarket, including all elevational materials and roof materials
 - c) Hard landscaping including surface treatments, and planter construction
 - d) Materials associated to new entrance ramps / steps
 - e) Raised seating area decking



- 2 Prior to commencement of development associated to the construction of the Eye-Catcher and the Renoir Cinema, materials including samples, samples boards, annotated elevational drawings shall be submitted to and approved in writing by the Council, and thereafter implemented as approved.
- 3 Up to a maximum of 40% of the retail floorspace equating to 3386m2 (excluding the supermarket and eye-catcher) is permitted to be used within Use Classes A2 and A3 of the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
- 4 Notwithstanding the approved plans the floorspace located above the Brunswick Square entrance known as the 'Eye-catcher' shall be occupied by uses within the following use classes only, Use Class A1, A3 and D1 and shall exclude any use falling within Use Class B1 or use Class A2.
- 5 The retail unit located at the northern end of the Brunswick Centre and identified as 'supermarket' shall be used only for retail purposes within Use Class A1 of the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
- 6 The class A1 supermarket unit use hereby permitted shall not be carried out outside the following times 0800-2200hrs Monday-Saturday and 0800hrs-2100hrs on Sundays.
- 7 No servicing for the units within Class A1/A2/A3 shall take place other than from within the basement levels of the centre, and shall not take place outside the following times 0700 to 2200 hours Monday-Saturday, and 0800-2100 hours Sundays.
- 8 Prior to occupation of individual retail units within Class A3, details of the method of ventilation and extraction systems and their acoustic performance shall be submitted to and approved by the Council and thereafter implemented as approved.



- 9 The uses hereby permitted within Use Class A3 shall not be carried out outside the following times 0800-2330hrs Monday-Saturday and 0800hrs-2300hrs on Sundays.
- 10 Units and / floorspace falling within Use Class A3 of the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, shall not be occupied by uses constituting hot food takeaways, unless with the express written agreement of the Council.
- 11 The units / premises identified as Units Nos. 36, 38, 40, 42 and 69 upon approved plan no.2105 /PL142. shall not be occupied by uses which fall within Use Class A3 of the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. Should subsequent unit numbering or layout change, the following premises areas shall not be occupied by Class A3 units
 - a) 25m east of the Coram Arcade /Marchmont Street entrance
 - b) retail unit facing Handel Street
- 12 Prior to the commencement of works associated to the extending forward of retail units within Level C. Full details of a standardised retail signage strategy shall be submitted to and approved in writing by the Council. Such plans and drawings shall include standard signage sizes, and zones within the shopfront elevations.
- 13 Prior to the commencement of works associated to the landscaping of Level C, full details and drawings at a scale of 1:50, including sections, elevations, and plans of the proposed water feature shall be submitted to and approved in writing by the Council.
- 14 No development of the eye catcher shall occur until such time as revised detail at scale of 1:20 of the brise soliel structure has been submitted and approved by the Council and thereafter implemented as approved. The submitted details shall reflect the proposed management of the proximate trees.



- 15 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 1989. (Recommendation for Tree Work)
- 16 Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.
- 17 Prior to the commencement of any part of the development hereby approved full details, of measures to protect the existing trees within and adjacent to the site shall be submitted to and approved by the Council and thereafter implemented as approved. Trees to be removed in conjunction with the proposed development should be indicated as such and, the proposed positions and lines of protective fencing and prohibited areas should be shown.
- 18 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 19 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.
- 20 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).
- 21 Upon completion of the supermarket roof construction structure all landscaping hereby approved and located immediately adjacent to the roof edge at Level C shall be installed and maintained thereafter.



- 22 No development associated to the extending of existing retail units shall take place until a strategy document indicating how access for all is to be maintained throughout public areas of the Brunswick Centre, has been submitted to and approved in writing by the Council. Specific regard shall be had to the external layout of the landscaping features and its relationship to proposed external seating / table areas associated to the retail uses.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 2 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 3 To safeguard the retail function and character of the Brunswick Centre in accordance with policies SH1, SH2, of the London Borough of Camden Unitary Development Plan 2000.
- 4 To safeguard the retail function and character of the Brunswick Centre in accordance with policies SH1, SH2, of the London Borough of Camden Unitary Development Plan 2000.
- 5 To safeguard the retail function and character of the Brunswick Centre in accordance with policies SH1, SH2, of the London Borough of Camden Unitary Development Plan 2000.
- 6 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2, of the London Borough of Camden Unitary Development Plan 2000.
- 7 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2, of the London Borough of Camden Unitary Development Plan 2000.



- 8 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2, EN6 and SH18 of the London Borough of Camden Unitary Development Plan 2000.
- 9 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 and SH18 of the London Borough of Camden Unitary Development Plan 2000.
- 10 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 and SH18 of the London Borough of Camden Unitary Development Plan 2000.
- 11 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 and SH18 of the London Borough of Camden Unitary Development Plan 2000.
- 12 To ensure that the Council may be satisfied with the external appearance of signage building in accordance with the requirements of policies EN30 and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 13 To ensure that the Council may be satisfied that the appearance and detailed design of hard landscape features is in accordance with the requirements of policies EN13, EN15, EN17, EN31 and of the London Borough of Camden 2000.
- 14 To ensure the preservation of the amenity value of the trees in question and to ensure the appearance of the development is acceptable in accordance with the requirements of policies, EN1, EN14, EN35, EN61 and EN31 of the London Borough of Camden Unitary Development Plan 2000
- 15 To ensure the preservation of the amenity value of the trees in question in accordance with the requirements of policies EN35 EN61 and EN31 of the London Borough of Camden Unitary Development Plan 2000.



- 16 To ensure the preservation of the amenity value of the trees in question in accordance with the requirements of policies EN35, EN61 and EN31 of the London Borough of Camden Unitary Development Plan 2000
- 17 To ensure the preservation of the amenity value of the trees in question in accordance with the requirements of policies EN35, EN61 and EN31 of the London Borough of Camden Unitary Development Plan 2000
- 18 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.
- 19 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.
- 20 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.
- 21 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies EN15, and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 22 To ensure that access throughout the public areas of the centre is freely available for persons with disabilities, without undue hindrance or obstruction in accordance with the requirements of policies RE3, EN1, and EN4 of the London Borough of Camden Unitary Development Plan 2000.

Informatives (if applicable)

- 1 The applicant is informed that internally illuminated signage will not be considered acceptable within, on or adjacent to the Brunswick Centre, given its location within the Bloomsbury Conservation Area and its status as a listed building.



- 2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Streets Management Traffic Management Section (tel: 020-7974 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain licences for any part of the structure which overhangs the public highway (including footway). Licences may be obtained from the Council's Highways Section, Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7278 4444).
- 4 Your attention is drawn to the requirements of Sections 4, 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 that this development (for employment use or to which the public will be admitted) should be made accessible to people with disabilities wherever practicable. Guidance is provided in British Standards Institution Code of Practice BS 5588 1987 "Access for the Disabled to Buildings".
- 5 Your attention is drawn to the requirements of Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 (in respect of educational buildings) which requires that appropriate provision shall be made for access to the building for people with disabilities and that signs shall be displayed outside the building indicating that provision is made and, within the building, the location of the provision, together with appropriate routes. Guidance is provided in Design Note 18 "Access for the Physically Disabled to Educational Buildings" published on behalf of the Secretary of State.





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- 6 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority
- 7 Your attention is drawn to the need for compliance with the requirements of the Council's Environment and Consumer Protection Service Pollution Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells
- 8 Works of construction and ancillary activity should not take place other than between the hours of 0800 hours to 1800 hours on Monday to Friday and 0800 hours to 1300 hours on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 9 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You are advised to consult the Council's Environment and Consumer Protection Service Pollution Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 4444), or to seek prior approval under Section 61 if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that condition no.9 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time
- 11 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) Regulations 1992. Application forms may be obtained from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020-7278 4444).



INVESTOR IN PEOPLE

Director
Peter Bishop



**Development Control
Planning Services**

London Borough of Camden
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London WC1H 8ND

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- 12 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- 13 With regard to condition no.3 and for the avoidance of doubt this figure is derived from assessing 40% of the total retail floorspace (11905sqm) excluding the supermarket floorspace (3440sq m), and also excluding any retail floorspace within the eye-catcher unit.
- 14 The details required pursuant to additional condition(s) 1, 2, 8, 12, 13, 14, 17 and 22 should be submitted to this Council together with 5 sets of drawings and any other supporting information.

This application was dealt with by Tim Cronin on 020 7974 2660.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



INVESTOR IN PEOPLE

Director
Peter Bishop

6.2 Proposed Use Class Schedule (m2)

Area	Use Class	Lower Basement	Upper Basement	Level A	Level B	Level C)**	Level D	Level E	Level F	Level G	Level H	Level I	Level J	TOTAL
Retail	A1/A2 /A3			10220										10220
Storage ancillary to Retail	A1/A2 /A3	1685												1685
Eyecatcher	A1/A2 /A3/ B1/D2					660								660
Storage/Plant ancillary to Eyecatcher	A1/A2 /A3/ B1/D2	115												115
Betting Office/ Professional Services	A2		282	36										318
Management Suite	A2 B1			104										104
Medical Centre	D1	157		346										
Cinema)*	D2	As Existing		80										1581
Housing)*	C3				As Existing									40945
Car Parking)*		As Existing												17360
Pedestrian Circulation		As Existing		3945		8828								12773
Vehicular Circulation		As Existing												12930
Plant		1670	1510		424								40	3644
Services Distribution		260												260

Note:)* = Area from previous Planning Report
)**= Area includes housing access gallery

PSK010451

Appendix 3 – Condition 3 Floorspace Calculations

**THE BRUNSWICK CENTRE - PLANNING AREA SCHEDULE BY USE CLASS
AS EXISTING**

Street Number	Fascia	Activity	Use Class	Trading Floors	Floorspace (Submitted Drawings App Ref: PSX0104561)				Commentary
					Level A	Upper Basement (Storage)	Lower Basement (Storage)	Total (all levels)	
					Area m2	Area m2	Area m2	Area m2	
1 - 3	CARLUCCIOS	ITALIAN RESTAURANT	A3	1	471		30.6	501.6	
2	FCUK	LADIES & MENS WEAR	A1	1	470		27.4	497.4	2-4 measured as one unit
4	SPACE NK	HEALTH & BEAUTY	A1	1					
5	VACANT	VACANT	A1	1	324.2		68.3	392.5	
6	HOBBS	LADIES WEAR	A1	1	217		50.7	267.7	
7	STARBUCKS	COFFEE SHOP	A1	1	282		51.5	333.5	7-11-13 measured as one unit
8	BABYGAP	CHILDRENS WEAR	A1	1	511		130.4	641.4	8-10 measured as one unit
9	PATISSERIE VALERIE	COFFEE SHOP	A1	1	69			69	
10	BENETTON	CLOTHING	A1	1					8-10 measured as one unit
11 - 13	HARE & TORTOISE	RESTAURANT	A3	1					7-11-13 measured as one unit
12	OASIS	LADIES WEAR	A1	1	95		76	171	
14	OFFICE	SHOES	A1	1	94		50	144	
15 - 17	STRADA	RESTAURANT	A3	1	289		83.3	372.3	15, 17, 19 & 21 measured as one unit
16	COAST	LADIES WEAR	A1	1	95		76.7	171.7	
18	L K BENNETT	LADIES WEAR	A1	1	695		207.1	902.1	18-20-22 measured as one unit
19 - 21	GIRAFFE	RESTAURANT	A3	1	69			69	15, 17, 19 & 21 measured as one unit
20	VODAPHONE	TELEPHONES	A1	1					18-20-22 measured as one unit
22	JOY	LADIES WEAR	A1	1					18-20-22 measured as one unit
23	NANDOS	MEXICAN RESTAURANT	A3	1	717		211.6	928.6	23-25-27 measured as one unit
24 - 26	NEW LOOK	LADIES WEAR	A1	1	413		128.1	541.1	
25 - 27	RIVER ISLAND	LADIES & MENS WEAR	A1	1					23-25-27 measured as one unit
28	CRUSSH	SANDWICH BAR	A1	1	70		51.4	121.4	
29	HOLLAND & BARRETT	HEALTH FOOD	A1	1	95		79	174	
30 - 32	YOI SUSHI	REST	A3	1	122		78.1	200.1	30, 32 & 34 measured as one unit
31	SPECSAVERS	OPTICIAN	A1	1	94		50.5	144.5	
33 - 35	SUPERDRUG	HEALTH & BEAUTY	A1	1	95		76.1	171.1	33, 35 & 37 measured as one unit
34	PARCHMENT CARDS	CARD & POSTER SHOP	A1	1	126		154.6	280.6	30, 32 & 34 measured as one unit
36	GAMESLAND	GAMES	A1	1	92		75.8	167.8	
37	ROBERT DYAS	HARDWARE	A1	1	531		130	661	33, 35 & 37 measured as one unit
38A	BRUNSWICK GALLERY		A1	1	131		52.5	183.5	38a & 38b measured as one unit
38B	HOUSE OF FLOWERS	FLORIST	A1	1					38a & 38b measured as one unit
39	BRUNSWICK MEDICAL CENTRE	MEDICAL CENTRE	D1	1	344		182	526	
40 - 42	BOOTS THE CHEMIST	PHARMACY	A1	1	180		76.5	180	
41 - 64	WAITROSE	SUPERMARKET	A1	1	3440		356.9	3796.9	52 part of Waitrose
44 - 46	GORMET BURGER KITCHEN	RESTAURANT	A3	1	109		77.9	186.9	
48 - 50	WILLIAM HILL	BETTING OFFICE	A2	1	152		77.3	229.3	
52	HALIFAX	BANK	A2	1					52 part of Waitrose
57	MANAGEMENT SUITE	OFFICE	B1			192		192	
66	SCOOP BOOKS	CHARITY SHOP	A1	1		192		192	
68	THE FLASH CENTRE	PHOTO GOODS	A1	1	253	140.3	145.7	539	
70	DURY PORTER EYE CARE	OPTICIAN	A1	1	104	66	66.9	236.9	
K1	APOSTROPHE	CAFE	A1	1	64			64	
K2	ARGENTINO	JEWELERY	A1	1	64			64	
K3	FASTOCHE	CAFE	A1	1	64			64	
K4	3 STORE	TELEPHONES	A1	1	65			65	
	RENOIR CINEMA		D2	1					

SUMMARY OF EXISTING FLOORSPACE (Excluding Waitrose)

Use Class	Total Floorspace (Retail & Storage) Sq.m	Level A (Retail) Sq.m	Upper Basement (Storage) Sq.m	Lower Basement (Storage) Sq.m
A1	6946.3	4932.2	332.3	1681.8
A2	229.3	152	0	77.3
A3	2258.5	1777	0	481.5
Sum Total	9434.1	6861.2	332.3	2240.6
Total A2& A3	2487.8	1929	0	558.8

Level A Total floorspace including Waitrose: 10301.2

Note: Unit 70, K1, K2, K3, & K4 excluded to reflect assumptions of original Use Class Schedule

Note: Unit 23 considered as A3 (existing A1 / A3 split ignored)

Note: Unit 5 measurements updated to reflect measured survey data

**THE BRUNSWICK CENTRE - PLANNING AREA SCHEDULE BY USE CLASS
AS PROPOSED**

Street Number	Fascia	Activity	Use Class	Trading Floors	Floorspace (Submitted Drawings App Ref: PSX0104561)				Commentary
					Level A	Upper Basement (Storage)	Lower Basement (Storage)	Total (all levels)	
					Area m2	Area m2	Area m2	Area m2	
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5	COTE RESTAURANTS	RESTAURANT	A3	1	324.2		68.3	392.5	
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7	STARBUCKS	COFFEE SHOP	A1	1	282		51.5	333.5	7-11-13 measured as one unit
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9	PATISSERIE VALERIE	COFFEE SHOP	A1	1	69			69	
10	BENETTON	CLOTHING	A1	1					8-10 measured as one unit
11 - 13	HARE & TORTOISE	RESTAURANT	A3	1					7-11-13 measured as one unit
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19 - 21	GIRAFFE	RESTAURANT	A3	1	69			69	15, 17, 19 & 21 measured as one unit
20	VODAPHONE	TELEPHONES	A1	1					18-20-22 measured as one unit
22	JOY	LADIES WEAR	A1	1					18-20-22 measured as one unit
23	NANDOS	MEXICAN RESTAURANT	A3	1	717		211.6	928.6	23-25-27 measured as one unit
24 - 26	NEW LOOK	LADIES WEAR	A1	1	413		128.1	541.1	
25 - 27	RIVER ISLAND	LADIES & MENS WEAR	A1	1					23-25-27 measured as one unit
28	CRUSH	SANDWICH BAR	A1	1	70		51.4	121.4	
29	HOLLAND & BARRETT	HEALTH FOOD	A1	1	95		79	174	
30 - 32	YO! SUSHI	REST	A3	1	122		78.1	200.1	30, 32 & 34 measured as one unit
31	SPECSAVERS	OPTICIAN	A1	1	94		50.5	144.5	
33 - 35	SUPERDRUG	HEALTH & BEAUTY	A1	1	95		76.1	171.1	33, 35 & 37 measured as one unit
34	PARCHMENT CARDS	CARD & POSTER SHOP	A1	1	126		154.6	280.6	30, 32 & 34 measured as one unit
36	GAMESLAND	GAMES	A1	1	92		75.8	167.8	
37	ROBERT DYAS	HARDWARE	A1	1	531		130	661	33, 35 & 37 measured as one unit
38A	BRUNSWICK GALLERY		A1	1	131		52.5	183.5	38a & 38b measured as one unit
38B	HOUSE OF FLOWERS	FLORIST	A1	1					38a & 38b measured as one unit
39	BRUNSWICK MEDICAL CENTRE	MEDICAL CENTRE	D1	1	344		182	526	
40 - 42	BOOTS THE CHEMIST	PHARMACY	A1	1	180		76.5	180	
41 - 64	WAITROSE	SUPERMARKET	A1	1	3440		356.9	3796.9	52 part of Waitrose
44 - 46	GORMET BURGER KITCHEN	RESTAURANT	A3	1	109		77.9	186.9	
48 - 50	WILLIAM HILL	BETTING OFFICE	A2	1	152		77.3	229.3	
52	HALIFAX	BANK	A2	1					52 part of Waitrose
57	MANAGEMENT SUITE	OFFICE	B1			192		192	
66	SCOOP BOOKS	CHARITY SHOP	A1	1		192		192	
68	THE FLASH CENTRE	PHOTO GOODS	A1	1	253	140.3	145.7	539	
70	DURY PORTER EYE CARE	OPTICIAN	A1	1	104	66	66.9	236.9	
K1	APOSTROPHE	CAFE	A1	1	64			64	
K2	ARGENTINO	JEWELRY	A1	1	64			64	
K3	FASTOCHÉ	CAFE	A1	1	64			64	
K4	3 STORE	TELEPHONES	A1	1	65			65	
	RENOIR CINEMA		D2	1					

SUMMARY OF PROPOSED FLOORSPACE (Excluding Waitrose)

Use Class	Total Floorspace (Retail & Storage) Sq.m	Level A (Retail) Sq.m	Upper Basement (Storage) Sq.m	Lower Basement (Storage) Sq.m
A1	6553.8	4608	332.3	1613.5
A2	229.3	152	0	77.3
A3	2651	2101.2	0	549.8
Sum Total	9434.1	6861.2	332.3	2240.6
Total A2& A3	2880.3	2253.2	0	627.1

Level A Total floorspace including Waitrose: 10301.2

Note: Unit 70, K1, K2, K3, & K4 excluded to reflect assumptions of original Use Class Schedule

Note: Unit 23 considered as A3 (existing A1 / A3 split ignored)

Note: Unit 5 measurements updated to reflect measured survey data

Appendix 4 – Extraction Specification

WATTS GROUP – UNIT 5, BRUNSWICK CENTRE KITCHEN LEV

STEVE SMITH

REVISION – 1.2

23 SEPTEMBER 2010

Executive Summary

The Watts Group has been instructed by LaSalle Investment who has instructed Chapman Bathurst to produce a Feasibility Report on the possibility of providing a Local Exhaust Ventilation LEV system from the proposed kitchen in Unit 5 to the service road. It is a possibility that the kitchen to be installed will be servicing a fully operational restaurant operating between the hours of 0700hrs to 1130hrs.

Two options were selected with the worse case being considered with the extraction of $5.4\text{m}^3/\text{s}$ and a system pressure of 498Pa.

From the initial feasibility design the following can be determined:

- A kitchen local exhaust ventilation system can be installed within the route identified subject to the configuration and heat source of the kitchen equipment which will need to be calculated and included in any design calculations.
- An attenuation of the system to NR50 can be achieved subject to a full sound survey being undertaken and because the exhaust is into the service road there is not likely to be complaints from the residents.
- Subject to a full design being undertaken and a specialist being employed the odour from the kitchen can be removed from the exhaust air by the use of an activated carbon filter.

The expected programme for the works is likely to be 16 weeks.

The project is likely to cost £54,940.80+VAT.

Introduction

The Watts Group has been instructed by LaSalle Investment who has instructed Chapman Bathurst to produce a Feasibility Report on the possibility of providing a Local Exhaust Ventilation LEV system from the proposed kitchen in Unit 5 to the service road. It is a possibility that the kitchen to be installed will be servicing a fully operational restaurant operating between the hours of 0700hrs to 1130hrs.

There is currently a split air conditioning system in operation throughout Unit 5.

The full address is:

Unit 5
Brunswick Centre
Management Suite
Unit 57
London
WC1N 1BS

Telephone (24 hours): 020 7833 6066

The contact details for the Shopping Centre Manager are:

Mr David Plumb

Tel: 020 7833 6066

Email: david.plumb@brunswick.co.uk

The full contact detail for The Watts Group is:

Mr Mark Rabbett

M&E Director

1 Great Tower Street

London

EC3R 5AA

Tel: 020 7398 8432

Mob: 07912 578 606

E: mark.rabbett@watts-int.com

The site survey was undertaken on Wednesday and Friday 15th and 17th September 2010 with both the Chapman Bathurst (LEV Design) and Environmental Equipment Corporation (Acoustics Design) Engineers whose contact details are:

Steve Smith Chapman Bathurst 5 Prescott Street, London E1 8PA Tel: 020 7553 8860 Mob: 07894 588 100 E: steve.smith@chapmanbathurst.com	Roy Stubbings Environmental Equipment Corporation Richmond House Churchfield Road Walton-on-Thames Surrey KT12 2TP Tel: 01932 230940 Mob: 07809 442 355 E: roy@eecnoisecontrol.co.uk
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Kitchen ventilation is required to create a safe and comfortable working environment. Catering and cooking can produce significant quantities of fumes and vapours as well as large amounts of heat. Ventilation is necessary to remove these and discharge them to a safe external location. This is usually achieved by mechanical extraction via a canopy hood installed over the cooking appliances. The ventilation system should also provide general ventilation throughout the kitchen.

It is particularly important to provide adequate make-up air for gas-fired appliances. The lack of an adequate supply of air, and/or incorrect flue arrangements can lead to incomplete combustion and the accumulation of combustion products such as carbon monoxide. However, most aspects of this guidance also apply to other energy sources.

The objectives⁽¹⁾ of an adequate ventilation system are to:

- Remove cooking fumes at the source, i.e. at the appliance.
- Remove excess hot air and introduce incoming cool clean air so that a comfortable working environment is achieved. Inadequate ventilation can cause stress, contributing to unsafe systems of work and high staff turnover.
- Ensure that the air movement in the kitchen does not cause discomfort, e.g. from strong draughts.

- Provide sufficient air for complete combustion at fired appliances, and prevent the risk of carbon monoxide accumulating.
- Be easy to clean, avoiding the build-up of fat residues and blocked air inlets which lead to loss of efficiency and increase risk of fire.
- Be quiet and vibration free.

The ventilation system needs to be designed to take account of:

- Cooking load, normal and maximum demand.
- Amount of cooking equipment used.
- Layout and shape of the kitchen.
- Numbers of staff.
- The need for easy cleaning and maintenance.

The benefits⁽²⁾ of LEV are mainly:

- To extract contaminated air.
- To ensure that localised extraction prevents contamination of adjacent areas.

With the limitations⁽²⁾ being:

- Make-up air entering the space cannot be heated or filtered.
- Very limited control of air movement in the occupied space.

Local Exhaust Ventilation LEV – Scheme Volume Flow Rate Design

The following design criteria will be used:

- Fresh air flow rate for people into the kitchen will be calculated at 10l/s⁽³⁾ per person.
- Space relative humidity to be considered will be 65%⁽³⁾.
- Several methods⁽⁴⁾ can be used to calculate the optimum ventilation rate, these are:
 - **Thermal Convection Method:** Each appliance is assigned a thermal convection coefficient, which is multiplied by a factor dictated by its mode of heating (gas or electricity) to generate a convection value. Values for individual appliances are summed to determine the required ventilation capacity. This method cannot be used because at present it is unknown what appliances will be installed.
 - **Face Velocity Method:** Capture velocity for the level and type of loading is multiplied by canopy face area to determine the required ventilation rate. Velocities for light, medium, and heavy loading are 0.25, 0.35, and 0.5 m/s, respectively. This method cannot be used because at present it is unknown what appliances will be installed.
 - **Appliance Power Input:** Each appliance is assigned a ventilation rate, which is multiplied by the power input in KW to determine the required air flow rate. Individual flow rates in m³/s are added to calculate the total flow rate for a system. This method cannot be used because at present it is unknown what appliances will be installed.
 - **Air Changes Method:** A per hour vent rate equivalent to 40 times the ventilation volume is considered minimum for comfort under normal conditions, but rates as high as 60-100 volumes per hour may be required where high-output equipment is densely located. Using this method air will may be extracted via both a hood extract and a ceiling extract. This method will be considered because a good assumption can be made on the size and location of the proposed kitchen within Unit 5.

Assuming the kitchen size to be 100m², where according to the plan layouts will form part of zone D and the remainder area at the back of Unit 5. Also, we can assume for the purpose of this feasibility that the restaurant will be of a normal operation. The anticipated volume flow rate could be:

$V_K = 100 \times 40 = 4,000\text{m}^3/\text{hr}$ which equates to **$1.1\text{m}^3/\text{s}$** .

- **Linear Extract Method:** Each linear meter of active filter length is assigned a vent rate depending on the vent canopy type. At present this method cannot be used because it is unknown what the configuration of the kitchen will be.
- **Meals Method:** Extract rate in litres/sec is expressed as 10-15 times the number of meals served per hour. This method will be considered because a good assumption can be made on the size and location of the proposed seating area within Unit 5. Unit 5 has a total floor area of 315.7m^2 . With the kitchen taking up an anticipated 100m^2 the restaurant can be assumed to be $c215\text{m}^2$ with 15% of this area for walkways, say $c183\text{m}^2$. This floor area can accommodate $c45$ tables with 4 seats per table. Assuming all seats are occupied during the expected busy times for breakfast (0.5 hour per table), lunch (1 hour per table) and dinner (1.5 hours per table) and assuming that each table will take 1 hour for their meal the busiest time is expected to be lunchtime over a 2 hour period. The anticipated volume flow rate could be:

$$V_K = 15\text{l/s} \times 1 \text{ hour per table} \times 45 \text{ tables} \times 4 \text{ seats}$$

$$V_K = 15\text{l/s} \times 180 \text{ meals}$$

$$V_K = 2,700\text{l/s} = \mathbf{2.7\text{m}^3/\text{s}}.$$

In addition, we can also calculate the potential volume flow rate for the restaurant at 15l/s per person: 10l/s for each person and 5/s for hot meals.

$$V_R = 15\text{l/s} \times 180 \text{ people} = 2,700\text{l/s} = \mathbf{2.7\text{m}^3/\text{s}}.$$

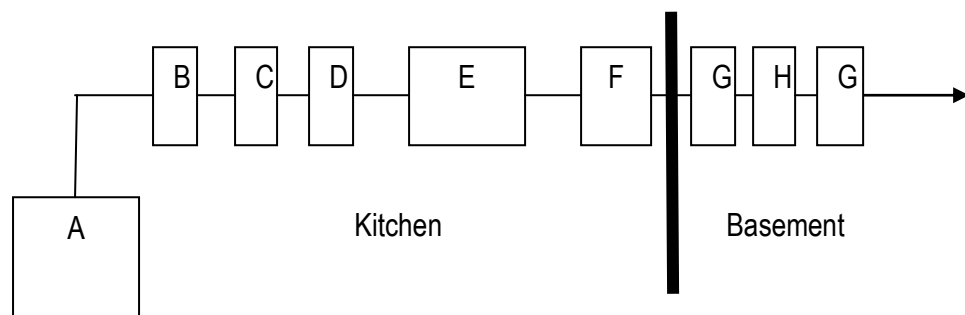
- **Area Method:** Area of the cooking space in m^2 is multiplied by 15-20 litres/sec to give an approximate volume flow rate. This method will be considered because a good assumption can be made on the size and location of the proposed kitchen within Unit 5. The anticipated volume flow rate could be:

$$V = 100\text{m}^2 \times 20\text{l/s} = 2,000\text{l/s} = \mathbf{2\text{m}^3/\text{s}}.$$

Assuming the worse potential case scenario for this feasibility we will consider as Option 1, a flow rate of $2.7\text{m}^3/\text{s}$ each for the kitchen and restaurant, a total of **$5.4\text{m}^3/\text{s}$** , and, Option 2 a flow rate of $2.7\text{m}^3/\text{s}$ just for the kitchen and assume that the restaurant ventilation will be a separate system or by natural means.

Local Exhaust Ventilation LEV – Scheme Duct Size Design

The air flow velocity for a low pressure system has been determined from Table 3.1⁽⁵⁾ as 9.0m/s for the main duct and 8.0m/s for the branches, which is the maximum permitted and will therefore reduce the size of the ducting. The type of ducting to be used has been considered to be fire duct due to the potential issue with fat particulates in the extracted air however this may be negated because of the use of the filter system being considered. The fire type of ducting has been used elsewhere in the centre. The following schematic identifies the expected layout of the LEV:



Where:

A	Kitchen equipment
B	LEV Canopy
C	Grease Filters
D	Coarse Pre-Filter
E	Fine Pre-Filter
F	Activated Carbon Filter
G	Sound Attenuation
H	LEV Fan

It has been estimated that the ducting will also consist of 27m of ducting, 5No 90° bends and 1No extract grille.

Option 1 - To determine the main duct size⁽⁶⁾ that will have to be accommodated as it is routed through the property to the service road in the basement at a flow rate of **$5.4\text{m}^3/\text{s}$** .

$V_F = \text{Cross Sectional Area (A)} \times \text{Velocity (v)}$

$A = V_F / c$

$A = 5.4 / 9$

$A = 0.6\text{m}^2 = 600,000\text{mm}^2$

Assuming that the aspect ratio of the ducting will be 1:1, this relates to a duct size of 775mm x 775mm, however, rectangular ducting normally only comes in either 750mm x 750mm or 800mm x 800mm. For this option we will assume the latter, which then provides for a flow velocity of 8.4m/s which is within our tolerance permitted.

The Reynolds Number (R_e) is calculated as follows:

$R_e = \text{Velocity (c)} \times \text{Equivalent Diameter for Round Duct for the Rectangular Duct (d}_e\text{)}/\text{Kinematic Viscosity of air (v)}$

$$R_e = 8.4 \times 0.881/15.49 \times 10^{-6}$$

$$R_e = 4.78 \times 10^7 \text{ (Turbulent Flow)}$$

The friction coefficient (λ) can be considered to be 0.01614.

The pressure drop (Δp) per unit length is calculated as:

$$\Delta p = \lambda \cdot (\rho/2) \cdot (16 \times V_F^2)/(\pi^2 \times d_e^5)$$

$$\Delta p = 0.01614 \times (1.171/2) \times (16 \times 5.4^2)/(\pi^2 \times 0.881^5)$$

$$\Delta p = 0.575 \text{ Pa.m}^{-1}$$

To calculate the velocity pressure (P_v)

$$P_v = 0.5 \times \rho \times c^2$$

$$P_v = 0.5 \times 1.171 \times 8.4^2$$

$$P_v = 41.3 \text{ Pa}$$

To calculate the total pressure drop for the whole system:

Duct Element	Quantity	Δp (Pa.m ⁻¹)	Pressure (Pa)
Grease Filter	1	110	110
Coarse Filer	1	110	110
Fine Filter	1	110	110
Charcoal Filter	1	110	110
Duct Length at 800mm x 800mm	27	0.575	15.53
90° Bends	6	0.254	1.524
Velocity Pressure	1		41.3
			498.35

This suggests that this option requires an extract fan rated at a possible 498 Pa and a flow rate of 5.4m³/s.

Option 2 - To determine the main duct size⁽⁶⁾ that will have to be accommodated as it is routed through the property to the service road in the basement at a flow rate of **2.7m³/s**.

$V_F = \text{Cross Sectional Area (A)} \times \text{Velocity (v)}$

$A = V_F / c$

$A = 2.7 / 9$

$A = 0.3\text{m}^2 = 300,000\text{mm}^2$

Assuming that the aspect ratio of the ducting will be 1:1, this relates to a duct size of 547mm x 547mm, however, rectangular ducting normally only comes in either 500mm x 500mm or 550mm x 550mm. For this option we will assume the latter, which then provides for a flow velocity of c9.0m/s.

The Reynolds Number (R_e) is calculated as follows:

$R_e = \text{Velocity (c)} \times \text{Equivalent Diameter for Round Duct for the Rectangular Duct (d}_e\text{)} / \text{Kinematic Viscosity of air (v)}$

$R_e = 9.0 \times 0.606 / 15.49 \times 10^{-6}$

$R_e = 3.5 \times 10^5$ (Turbulent Flow)

The friction coefficient (λ) can be considered to be 0.01614.

The pressure drop (Δp) per unit length is calculated as:

$$\Delta p = \lambda \cdot (\rho/2) \cdot (16 \times V_F^2) / (\pi^2 \times d_e^5)$$

$$\Delta p = 0.01614 \times (1.171/2) \times (16 \times 2.7^2) / (\pi^2 \times 0.606^5)$$

$$\Delta p = 1.37 \text{ Pa.m}^{-1}$$

To calculate the velocity pressure (P_v)

$$P_v = 0.5 \times \rho \times c^2$$

$$P_v = 0.5 \times 1.171 \times 9.0^2$$

$$P_v = 47.43 \text{ Pa}$$

To calculate the total pressure drop for the whole system:

Duct Element	Quantity	Δp (Pa.m ⁻¹)	Pressure (Pa)
Grease Filter	1	110	110
Coarse Filer	1	110	110
Fine Filter	1	110	110
Charcoal Filter	1	110	110
Duct Length at 800mm x 800mm	27	1.37	36.99
90° Bends	6	0.254	1.524
Velocity Pressure	1		47.43
			525.94

This suggests that this option requires an extract fan rated at 526 Pa and a flow rate of 2.7m³/s.

Budget Proposal

The following is a detailed proposed budget⁽⁷⁾ including for potential professional fees, purchase and installation costs.

1.0 Building Fabric Costs

Task #	Task Element	Materials		Resource			
		Quantity	Cost (£)	People (#)	Hours (hrs)	Rate (£/hr)	Cost (£)
1.1	Make 800mm x 800mm hole through 150mm stud partition wall for ducting from Kitchen side to Staff Kitchenette. Make good.	1	75.00	2	1	35.00	70.00
1.2	Remove small cupboard area door/wall. Make good.	1	100.00	2	3	35.00	210.00
1.3	Diamond drill 350mm concrete floor, 800mm x 800mm. Make good.	1	150.00	2	8	100.00	1,600.00
1.4	Make 800mm x 800mm hole for ducting through 250mm block wall. Make good.	1	100.00	2	2	35.00	140.00
1.5	Make hole 800mm x 800mm for ducting through 250mm concrete/block wall. Make good.	1	100.00	2	2	35.00	140.00
Sub-Total 1			525.00				2,160.00

2.0 Local Exhaust Ventilation Installation

Task #	Task Element	Materials		Resource			
		Quantity	Cost (£)	People (#)	Hours (hrs)	Rate (£/hr)	Cost (£)
2.1	Supply and, install kitchen extract hood and control damper.	1	1,900.00	3	6	35.00	630.00
2.2	Supply and install 800mm x 800mm fire rated ducting including access panels every 3m. Hang from ceiling.	27	20,000.00	4	12	35.00	1,680.00
2.3	Supply and install 90° bends, 800mm x 800mm. Fire rated.	5	5,000.00	4	4	35.00	560.00
2.4	Supply and install: Grease Filter	1	150.00	2	3	35.00	210.00
	Coarse Filter	1	120.00	2	3	35.00	210.00
	Fine Filter	1	100.00	2	3	35.00	210.00
	Activated Carbon Filter	1	450.00	2	3	35.00	210.00
2.5	Supply and Install extract fan rated at 5.4m ³ /s.	1	2,471.00	2	4	35.00	280.00
2.6	Supply and install sound attenuation ⁽⁸⁾ rated to 50NR at 3m, 800mm x 800mm.	2	6,348.00	2	8	35	560.00
2.7	Proportional balance of LEV system			1	2	35.00	70.00
2.8	Alterations to existing basement ventilation duct			2	2	35.00	140.00
2.9	Modify refrigeration pipe work in staff area.			1	4	50.00	200.00
Sub-Total 2			36,539.00				4,960.00

The fire rated duct and 90° bend costs are approximate⁽⁷⁾ and have been cross checked with Fire Protection Ltd based in Harlow..

3.0 Electrical Installation

Task #	Task Element	Materials		Resource			
		Quantity	Cost (£)	People (#)	Hours (hrs)	Rate (£/hr)	Cost (£)
3.1	Modify lighting in staff area.			2	2	50.00	200.00
3.2	Modify lighting in basement area.			2	4	50.00	400.00
3.3	Supply and install electrical power distribution board and control system i.e. timer or on/off switch.	1	600.00	2	4	50.00	400.00
Sub-Total 3			600.00				1,000.00

Totals

Element	Potential Price (£)
Sub-Total 4 Materials = (1+2+3)	37,664.00
Sub-Total 4 Resource = (1+2+3)	8,120.00
Potential Cost (£)	45,784.00
Professional Fees @ 20% of Cost (£)	9,156.80
Potential Price (£)	54,940.80

The above costs:

- Include a complete sound survey within the professional fees.
- Do not include for VAT.

Particular Specification

This specification has been developed utilising HVCA⁽⁹⁾.

For the purpose of this specification it has been assumed that:

- The kitchen will be located to the rear of Unit 5.
- The ducting will be fire rated.
- The ducting will be routed to the rear of Unit 5 and then down to the basement then out to the service road. Refer to Drawing Number CB/52690/M/901 and photographs P1-P11.
- The extract fan will be located in the basement.

In addition, to ensure that there are no health and safety issues and planning requirements with exhausting the kitchen fumes into the service road, the kitchen extract will also include for:

- Grease filters
- Coarse and fine filters
- Activated carbon filter
- Sound attenuation before and after the extract fan.

The air flow characteristics are:

- The volume flow rate from the kitchen is to be $2.7\text{m}^3/\text{s}$ and may also include for the restaurant extract of a further $2.7\text{m}^3/\text{s}$ totalling $5.4\text{m}^3/\text{s}$.
- The air flow velocity used was 9m/s .

The duct size has been calculated at $800\text{mm} \times 800\text{mm}$.

The scope of work is:

1.0 Building Fabric

- 1.1 Make 800mm x 800mm hole through 150mm stud partition wall for ducting from Kitchen side to Staff Kitchenette. Make good.
- 1.2 Remove small cupboard area door/wall in the staff area. Make good.
- 1.3 Diamond drill through 350mm concrete floor, 800mm x 800mm from the cupboard area is to the basement. Make good.
- 1.4 Make hole 800mm x 800mm for ducting through 250mm block wall at the rear of the basement. Make good.
- 1.5 Make hole 800mm x 800mm for ducting through 250mm concrete/block wall to the service road area. Make good.

2.0 Local Exhaust Ventilation LEV

- 2.1 Supply and, install kitchen extract hood and control damper.
- 2.2 Supply and install 800mm x 800mm fire rated ducting, including access panels every 3m. Hang from ceiling.
- 2.3 Supply and install 90° bends, 800mm x 800mm. Fire rated.
- 2.4 Supply and install: Grease Filter; Coarse Filter; Fine Filter and activated Carbon Filter.
- 2.5 Supply and Install extract fan rated at 5.4m³/s.
- 2.6 Supply and install sound attenuation rated to 50NR at 3m, 800mm x 800mm.
- 2.7 Proportional balance of LEV system.
- 2.8 Alterations to existing basement ventilation duct.
- 2.9 Modify refrigeration pipe work in staff area.

3.0 Electrical

- 3.1 Modify lighting in staff area.
- 3.2 Modify lighting in basement area.
- 3.3 Supply and install electrical power distribution board and control system i.e. timer or on/off switch.

The above tasks should be read in conjunction with the budget proposal, schematic and proposed programme.

Full Risk Assessments and Method Statements RAMS will be required prior to any work commencing so that the Shopping Centre Manager can issue the relevant Permit-to-Works.

A copy of the Fire Protection Ltd “Specifier Checklist” is attached to ensure the most appropriate materials and supplier is selected.

Proposed Programme

Task	Element	Wk																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
0.0	Tendering																	
0.1	Produce Tender Documentation																	
0.2	Tender																	
0.3	Tender Analysis																	
0.4	Project Award						x											
0.5	Project Design & Mobilisation																	
0.6	Project Completion																x	
1.0	Building Fabric																	
1.1	800mm x 800mm hole																	
1.2	Remove cupboard in staff area																	
1.3	Diamond drill concrete floor																	
1.4	800mm x 800mm hole																	
1.5	800mm x 800mm hole																	
2.0	Local Exhaust Ventilation																	
2.1	Kitchen Extract Canopy																	
2.2	Fire Rated Ducting																	
2.3	Fire Rated 90° Bends																	
2.4	Install Filters																	
2.5	Install Fan																	
2.6	Install Sound Attenuation																	
2.7	Proportional Balance																	
2.8	Alterations to Basement Ducting																	
2.9	Modification to Refrigerant Pipes																	
3.0	Electrical																	
3.1	Modify lighting in staff area																	
3.2	Modify lighting in basement area																	
3.3	Installation of electrical power																	

Conclusion

From the initial feasibility design the following can be determined:

- A kitchen local exhaust ventilation system can be installed within the route identified subject to the configuration and heat source of the kitchen equipment which will need to be calculated and included in any design calculations.
- An attenuation of the system to NR50 can be achieved subject to a full sound survey being undertaken and because the exhaust is into the service road there is not likely to be complaints from the residents.
- Subject to a full design being undertaken and a specialist being employed the odour from the kitchen can be removed from the exhaust air by the use of an activated carbon filter.

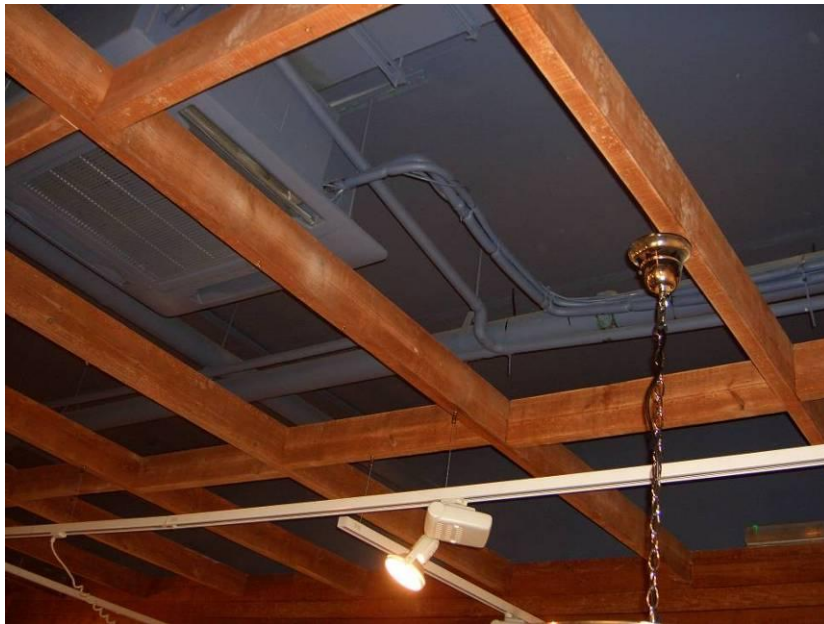
The expected cost of the project is likely to be in the region of £55K which includes for professional fees.

The proposed works suggest a programme of 16 weeks.

References

1. HSE, CIAS10(rev1), Ventilation of Kitchens in Catering Establishments, 2007.
2. BSRIA, BG2/2009, Illustrated Guide to Ventilation.
3. HM Government, Building Regulations, Part F, 2010.
4. DEFRA, Guidance to the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, 2005.
5. CIBSE, Guide B, 2005, Volume B3, Ductwork
6. CIBSE, Guide C, Volume C4, Flow of Fluids in Pipe and Ducts, 2007.
7. CARILLION, PSA Schedule of Rates 2006, Kitchen Ventilation.
8. CIBSE, Guide B, 2005, Volume B5, Noise and Vibration.
9. HVCA, Specification for Kitchen Ventilation Systems 2005.

Photographs



P1 – Proposed Kitchen Ceiling Void



P2 – Kitchenette Entry Point



P3 – Kitchenette Exit Point



P4 – Cupboard Entry Point



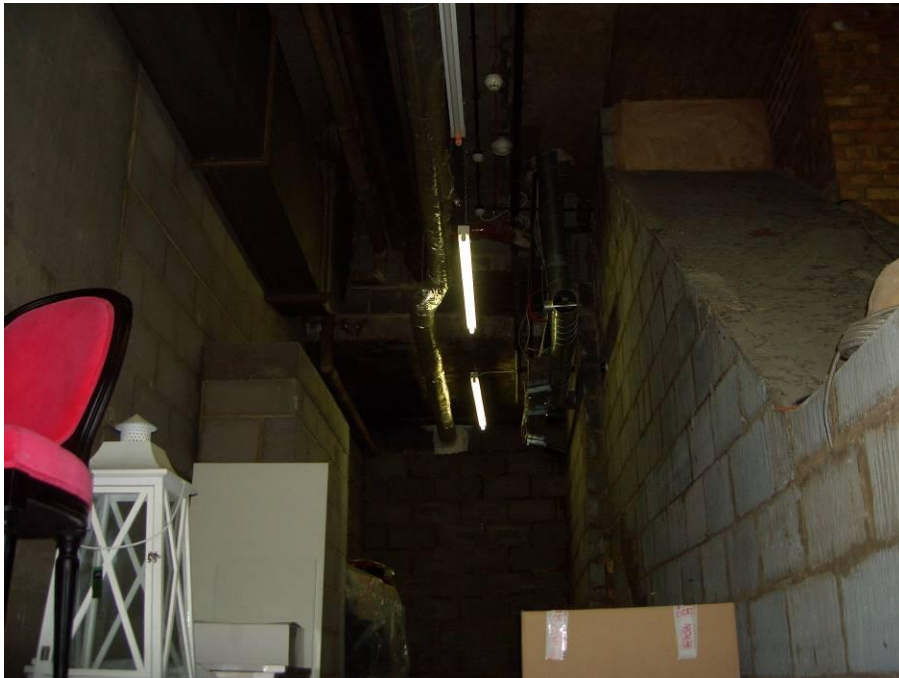
P5 – Cupboard



P6 – Basement Entry Point



P7 – Basement Change of Direction



P8 – Basement



P9 – Basement Exit Point



P10 – Service Road Entry Point



P11 – Service Road Existing LEV Ducting

Appendix 5 – Design and Access Statement and Heritage Appraisal

Use

Unit 5, The Brunswick Centre, is currently vacant and formerly occupied by Butlers Trading Limited for operations within Use Class A1. The unit was vacated in January 2011.

The proposal seeks to secure permission for operations within Use Class A3 for occupation by Cote Restaurants. This use is appropriate for a shopping centre and will not distort the operation of the Brunswick Centre away from its character and function as a Neighbourhood Centre.

Access

No amendments to the access of either Unit 5 or the Brunswick Centre are proposed as part of this application.

The Brunswick Centre is laid over a single level with access ramps providing entrance to the centre from street level from wheelchair access. DDA compliant accesses are provided at the three main entrances to the site (Marchmont Street, Bernard Street and Hunter Street).

Car parking spaces (including disabled provisions) are available within the car park that is located beneath the centre.

Amount

This proposal does not affect the level of floorspace at Unit 5.

The proposal is within the restrictions presented by Condition 3 of planning application reference PSX0104561, which requires that:

"Up to a maximum of 40% of the retail floorspace equating to 3,386 sq.m. (excluding the supermarket and eye-catcher) is permitted to be used in Use Classes A2 and A3 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory instrument revoking or re-enacting that Order."

The Change of Use of Unit 5 would comply with that permitted by the original consent.

Layout

No material amendments to the façade of the unit are proposed as a result of the development.

Scale

The proposal will not result in any change to the scale of the existing unit.

Landscaping

There are no proposed landscaping proposals as part of this proposal.

Appearance and Heritage Impact

This proposal will not affect the external fabric of the building. A single extraction fan will be mounted within the service yard bay, with no visibility from the exterior of The Brunswick Centre. No works are proposed that could cause harm to the special interest or character of the listed building.