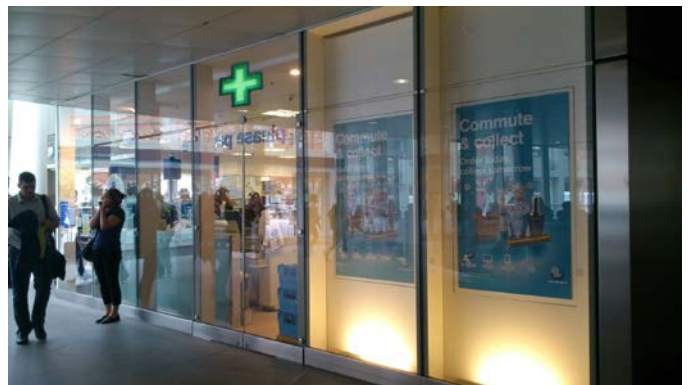


**DESIGN AND ACCESS STATEMENT**

**(Boots Store 1126),  
Unit 2,  
Kings Cross Railway Station,  
London N1C 4AP.**

**Issue 24 Nov 2015**



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Store no 0779 Design & Access Statement



## 1.0 Introduction

### 1.0.1 Project Summary

To upgrade the existing shop front signage to current Boots specification. This includes the signage on both elevations – Street side and Concourse.

All like for like replacement in terms of amount and location of signs with the exception of a green cross on the concourse elevation – to be lit at a level of 120 candelas per metre (120 cd/m).

The materials used will be vinyl applied to acrylic for the green crosses.

This planning statement applies to the Boots the Chemist's retail unit within the demise that is unit 2 Kings Cross Station.

#### **External Works:**

n/a

#### **Internal Works:**

#### **Signage:**

- Replace existing totem signage on the internal elevations – to be placed on the back of the gondolas on the internal side of the shop front only.
- In addition, place new proposed green cross - 465mm high x 460mm depth. Internally illuminated with LED Lighting – on the concourse elevation above the double doors.
- Lighting level 120 Candelas. To be hung from the ceiling on the inside face of the glazing, centrally located above the redundant double doors.

#### **Demolition and new consultation room:**

- A new consultation space 3000mm long and 1500mm wide to be formed within the existing back shop space.
- Demolition of an existing nib wall to enable circulation to the back shop from the sales floor adjacent to the consultation room.  
NOTE: The wall that remains does not require any bracing at high level.

## **2.0 The Design**

### **2.0.1 Use**

No change of use in this application.

### **2.0.2 Amount / Scale**

The proposed works do not involve any change in the size of the building shell.

### **2.03 Layout**

The proposed layout involves minor amendments to the merchandising of the store. This is reflected in the sales fittings and a new consultation booth as discussed already.

### **2.04 Landscaping:**


N/A

### **2.05 Appearance:**

No notable changes to the appearance of the signs from the street, apart from a darker welcome sign internally and within the concourse, apart from a darker welcome sign and where 1No. green cross is being placed above the redundant entrance doors.

### 3.0 Access Statement

#### Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
 <p><b>1.0 External Approach</b></p> <p>The main entrance can be approached by foot and wheelchair through the Kings Cross station concourse.</p> <p>There are 2 other redundant entrances, one on the concourse, the other from the street.</p> <p><b>1.0.1 Car Parking</b></p> <p>N/A</p> <p><b>1.0.2 Public Transport</b></p> <p>There is excellent public transport directly to the site. There are bus stops all along Euston Road, which is approx. 50 metres from the store entrance; The store is within the busy Kings Cross station concourse.</p> <p><b>1.0.3 Surface Finishes</b></p> <p>N/A</p> <p><b>1.0.4 Lighting</b></p> <p>New LED lighting only to the back shop areas by the consultation booth.</p> <p><b>2.0 Internal Approach</b></p> <p>N/A</p> <p><b>2.0.1 Vertical Circulation</b></p> <p>N/A</p>		<p>Planning</p>

<p><b>3.0 Building Environment:</b></p> <p><b>3.1 Pedestrian Approach</b></p> <p>All as above.</p> <p><b>4.0 Boots The Chemist Demise</b></p> <p><b>4.1 Principal Store Entrance</b></p> <p><b>4.11</b> The Main Entrance to the store is from the Kings Cross Station concourse.</p> <p><b>4.2 Movement within unit – N/A.</b></p> <p><b>4.3 Facilities – N/A.</b></p> <p><b>4.4 Means of Escape</b></p> <p>4.41 Fire Escape strategy, features and materials in accordance to Approved Document Part B and approved by BTC Fire Planning Department and London Fire Brigade. No change to existing means of escape. Customer and staff escape from the sales area is via the main entrance to the station concourse. Evacuation to be in accordance with the store specific emergency evacuation plan. Please refer to drawing 1126110B for further information.</p>		
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**END**