

Design & Access Statement for Healthy Retail Ltd t/a Pure, 179 Camden High Street, London NW1 7JY

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1. Use

The proposal relates to an existing A1 retail unit at 179 Camden High Street

2. Amount

The application for planning approval is for the installation of air conditioning plant and ventilation systems required by the incoming tenant. The air conditioning systems comprise 2 no. external condensers to be positioned at low level in the rear yard serving the GF retail space and 1 no. condenser positioned over the flat roof at first floor level to serve the first floor back of house area.

Ventilation systems comprise:

- Mitsubishi Losnay unit at first floor level connected to a louvre panel in the window opening on the rear wall.
- WC and general extract systems rising from basement to first floor level connected to a louvre panel in the window opening on the rear wall.
- General extract system connected to a louvre in the rear wall at GF level

A cold room is to be installed within the first floor back of house area with an external condenser mounted at first floor roof level.

3. Layout

Existing

The retail unit is offered as a shell following the closure of the previous store and strip out by the landlord. Existing floor plans are provided. Redundant ventilation systems and air conditioning systems previously serving the premises have been stripped out by the landlord.

Proposed

It is proposed to install Mitsubishi AC units to the Ground Floor retail area with external condensers at low level in the rear yard. A single AC unit is to serve the first floor back of house area with a single condenser mounted at first floor roof level.

Existing openings at GF level are to be utilized for louver grills for the general extract system.

At first floor level we proposed to remove the existing sash window and insert a louvre panel with plenum box behind allowing for connection of both extract and supply ducts. The sash window shall be set aside for reinstatement at the end of the lease term.

This approach will minimize the number of structural openings to be made in the fabric of the building.

The rear of the building overlooks rear yards of adjoining commercial premises and it is therefore considered that the insertion of the louver does not adversely effect visual amenity in any way.

4. Scale

The proposed works represent the most efficient and unobtrusive solution to the incoming clients requirements for heating, cooling and ventilation. The proposed attenuation indicates that there shall be no impact of neighboring properties.

5. Landscaping

There is currently no landscaping to the front or side of the premises and none is proposed.

6. Appearance.

The property is located in the Camden Conservation Area.

Whilst the property sits within the Conservation Area, the building is not listed but is nevertheless not without architectural merit. The rear of the building is overlooked only by other commercial premises save the residential unit immediately adjacent which has very limited views to the property and which are not adversely affected.

We believe that our proposal is sympathetic to the immediate and wider surrounding area whilst serving the demands of the client.

7. Access

Access to the premises are unaffected by our proposals.

Dated: 12th January 2016

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