

DESIGN AND ACCESS STATEMENT
Le Creuset, 31 Heath Street, Hampstead, London, NW3 6TR
Installation of external air conditioning plant to rear of building

November 2016

Installation of external AC plant to new Le Creuset retail store to flat roof area at rear of building. Flat roof area designated by the Landlord.

The retail unit is 49.5 sqm comprising of ground floor only. Above the retail unit are residential units.

The fit out works include refurbishment of existing empty retail unit to form new shop for Le Creuset, on ground floor only, including a single AC cassette unit internally and a single external condensate unit.

Background

The unit is currently empty at present. Previously it was a women's boutique store, Hampstead Bizarre, established in the 1960s until earlier this year.

The unit is located in a conservation area (but it is not listed).

The flat roof area can only be accessed via a rear alley from Holly Bush Lane.

Philosophy and Approach

The overall intention is to form a fully functioning Le Creuset Retail store.

This involves the installation of new air conditioning through out the store and 1no. external fan coil unit. To meet the local council standards regarding the required noise level, we will install an acoustic enclosure to ensure this.

Proposal

Existing

There is currently no AC system in the existing store.

Proposed

1no. external fan coil unit will be installed in the area allocated by the landlord to the rear of the building. Access to the unit is via rear alley walkway.

A noise survey has been carried out and forms part of this planning application.

As per the noise survey recommendations we will install an acoustic enclosure to the external fan coil unit to meet the local requirements.

We are proposing to install a new shop front including new entrance door, location and retaining the existing stepped access.

Please see full detailed drawings and report in the attached application.

Physical features and barriers

The external fan coil unit will be installed to flat roof area as allocated by the landlord.

The flat roof area can be accessed via an existing rear alley. To the flat roof area, is an existing rear metal staircase.

Photos of the rear elevation have been included in the photo report, which forms part of this application.

The drawings show what the rear elevation will look like upon completion by our AC contractor and acoustic contractor.

Our proposals will improve the existing facilities in the store giving a better shopping experience for all.