
DESIGN & ACCESS STATEMENT

NATURALLY

KENTISH TOWN ROAD

Address Ref:

259 Kentish Town Road,

London,

NW5 2JT

Date: 9th July 2018

1. Introduction

It is our intention to refurbish the vacant retail unit comprising of the ground floor and basement at 259 Kentish Town Road to form a Naturally food retail shop and delicatessen.

This will be the company's second retail outlet, the first of which is located at 268 Holloway Road, London, N7 6NE. Further information can be viewed on their website www.naturally.ltd.

2. Proposed Site

The proposed site comprises of the ground floor and basement areas of the building located at 259 Kentish Town Road. The ground floor of the property is currently vacant but was previously of mixed A1, A2 and B1 use and currently has residential use on the first and second floors. Primary access to the unit is via the entrance on Kentish Town Road and the surrounding premises consist primarily of assorted A1, A3 and residential uses.

259 Kentish Town Road was previously occupied by a solicitors business and since the unit has become vacant the building has been renovated to form residential dwellings to the first and second floors.

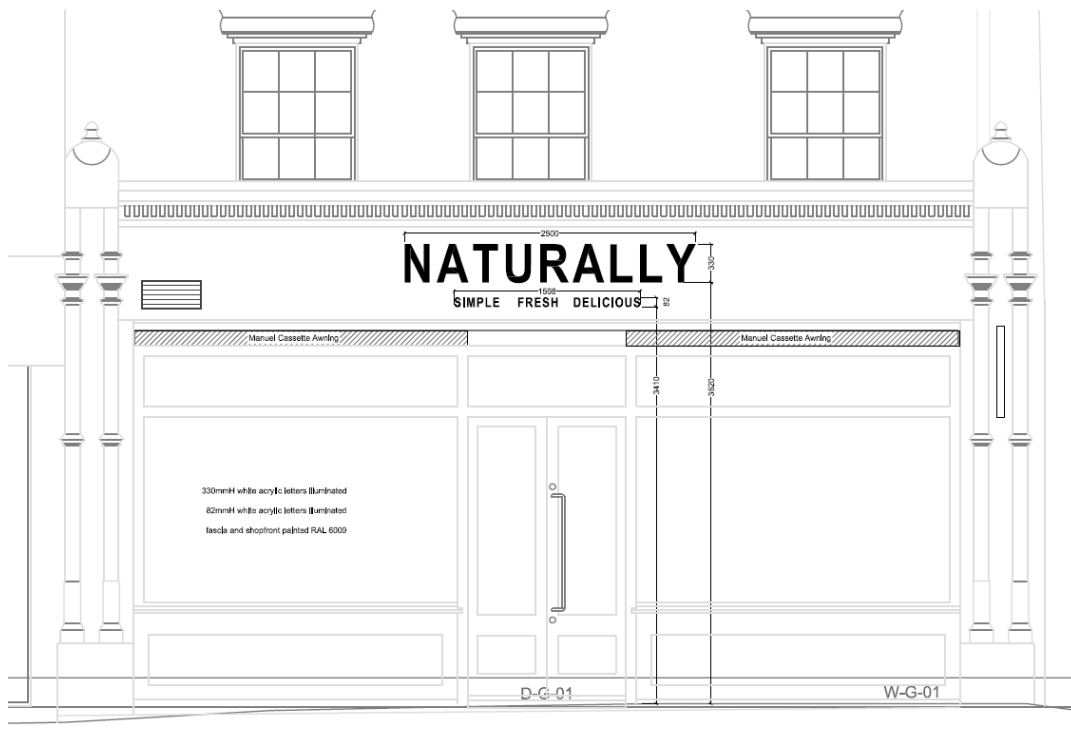
Kentish Town Road has a thriving eclectic mixture of shops and restaurants consisting of both independent and high street businesses.



Previous Shopfront



Current Shopfront



Proposed Shopfront

3. Design Overview

The works proposed are non-structural and involve no extension of the premises. The Shopfront and rear yard area are existing.

The shopfront is to be re-decorated in RAL 6009 in line with the company brand and the fascia will receive a new folded aluminium face panel, finished to RAL 6009. The fascia panel will have illuminated 'NATURALLY' and 'SIMPLE FRESH DELICIOUS' lettering back lit using cool white LED modules. A double-sided projecting sign finished to RAL 6009 satin with white cut vinyl graphic detail applied both sides will be fixed at fascia level. It is the intention to use a stencil to paint the company logo in RAL 6009 to the side of the building returning into Crown Place (see below image). An application has been made to attain Advertising Consent in line with the proposed signage.



Exterior signage Proposals

The retail area will incorporate a serve-over counter run with 2 No. refrigerated sections to display fresh produce. There will be a feature refrigerated cabinet to the shop window and a chilled dairy cabinet within the retail area. All refrigerated equipment will comply with current EHO requirements and due to factors later described will be of integral engineering.

A new staff-only W.C. facility will be formed from stud partitions and a Doc M Pack suite will be installed to form an accessible toilet. A new staircase will be installed for the access to the Basement Area (the basement will be used as a staff-only ambient storage area).

The proposed floor finish of the Ground Floor customer area will be split between 36+ PTV slip resistant concrete effect porcelain tiles and R10 slip resistance rated commercial wood plank effect vinyl flooring. The Served, toilet, stairs and Basement areas are to receive commercial anti-slip vinyl sheet flooring with formed coving.

A new air conditioning system is proposed within the premises along with new fire alarm, CCTV and intruder alarm systems.

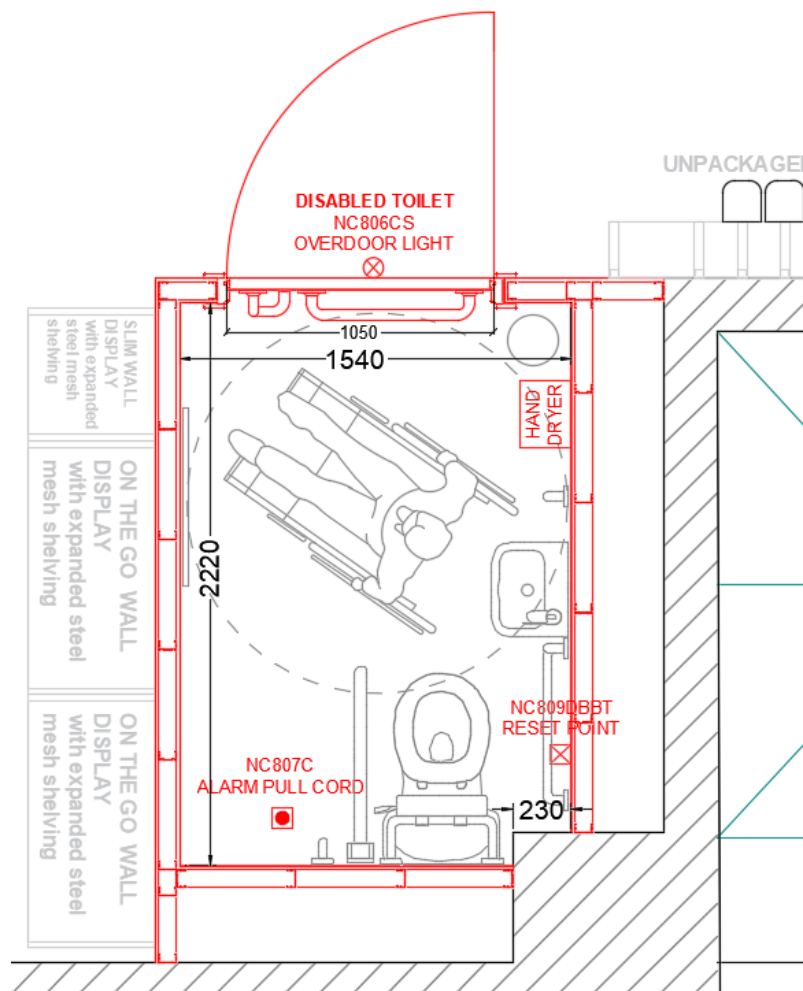
Electrical installations will be undertaken as part of the refurbishment, all such works will comply with current Electrical Regulations. Emergency lighting will be installed at both Ground Floor and Basement levels along with fire exit signage signalling the routes to the emergency exit to the front of the Ground Floor shop.

4. Access

Within the proposed plans the primary access to and from the premises for customers and staff will remain as per the existing layout via the double entrance doors located from the public pavement on Kentish Town Road.

The interior retail layout has been designed to allow clear access for wheelchair and pram users. The primary emergency exit will be the main entrance to the front of the store with a secondary exit to the rear of the shop via the courtyard area, access to all of which will remain clear and unobstructed at all times.

The newly formed staff-only W.C. facility will be constructed to meet the requirements of a unisex wheelchair accessible toilet with corner W.C. as per the Approved Document M Volume 2 (2015) guidelines which require a minimum cubicle size for such of 1500mm Width by 2200mm Depth. The cubicle will measure 1540mm x 2220mm internally and be fitted with a Doc M Pack suite to create an accessible facility (see below image). This W.C. will be for the use of staff only and the estimated staff level will be 3 or 4 employees at any one time. With such few users day-to-day the below facility has been deemed sufficient for purpose. Should, in the future, the business expand to the degree that staffing levels must increase then there is scope to install further W.C. facilities within the basement area.



Dimensions to face of wall construction (exc. tiling).

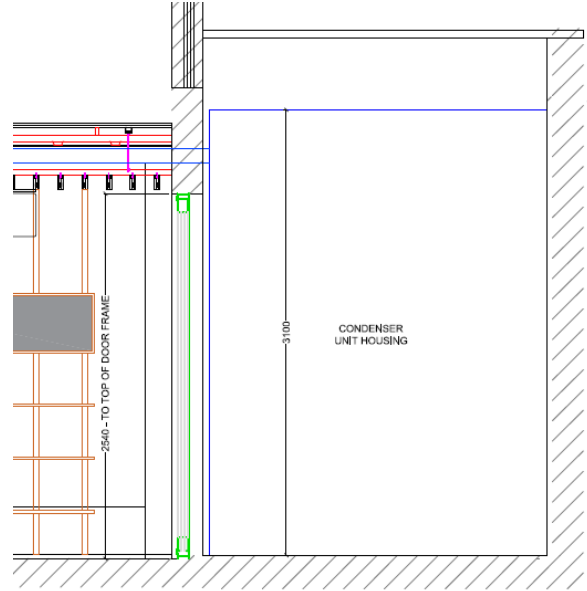
Walls lined out to reduce impact of column in corner and to allow installation of handrails as specified in Building Regulations Document M v2. Column extrudes into space less than depth of seat cushion and as such does not intrude on space required for grabrails.

5. Condenser Unit

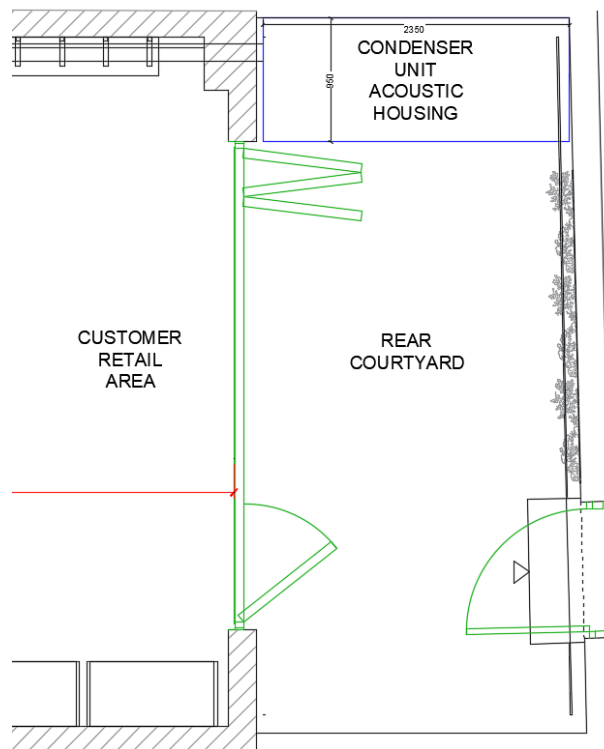
Despite designing the refrigerated equipment to be integrally engineered, the inclusion of an air conditioning system within the scope of works results in the requirement for a condenser unit to be sited on the premises. It is proposed that this unit be situated within the rear courtyard area and housed in a bespoke acoustic housing (see below images). An acoustic report has been undertaken (attached within the application documentation) and the results of such taken into consideration within the design of the acoustic housing which we can confirm will comply to all criteria as required, i.e. The (in-situ) noise emissions measured at 1m in any direction from the enclosure, with the unit inside operating at maximum operational duty, will not exceed 28dB.



Proposed Acoustic Housing location as Existing



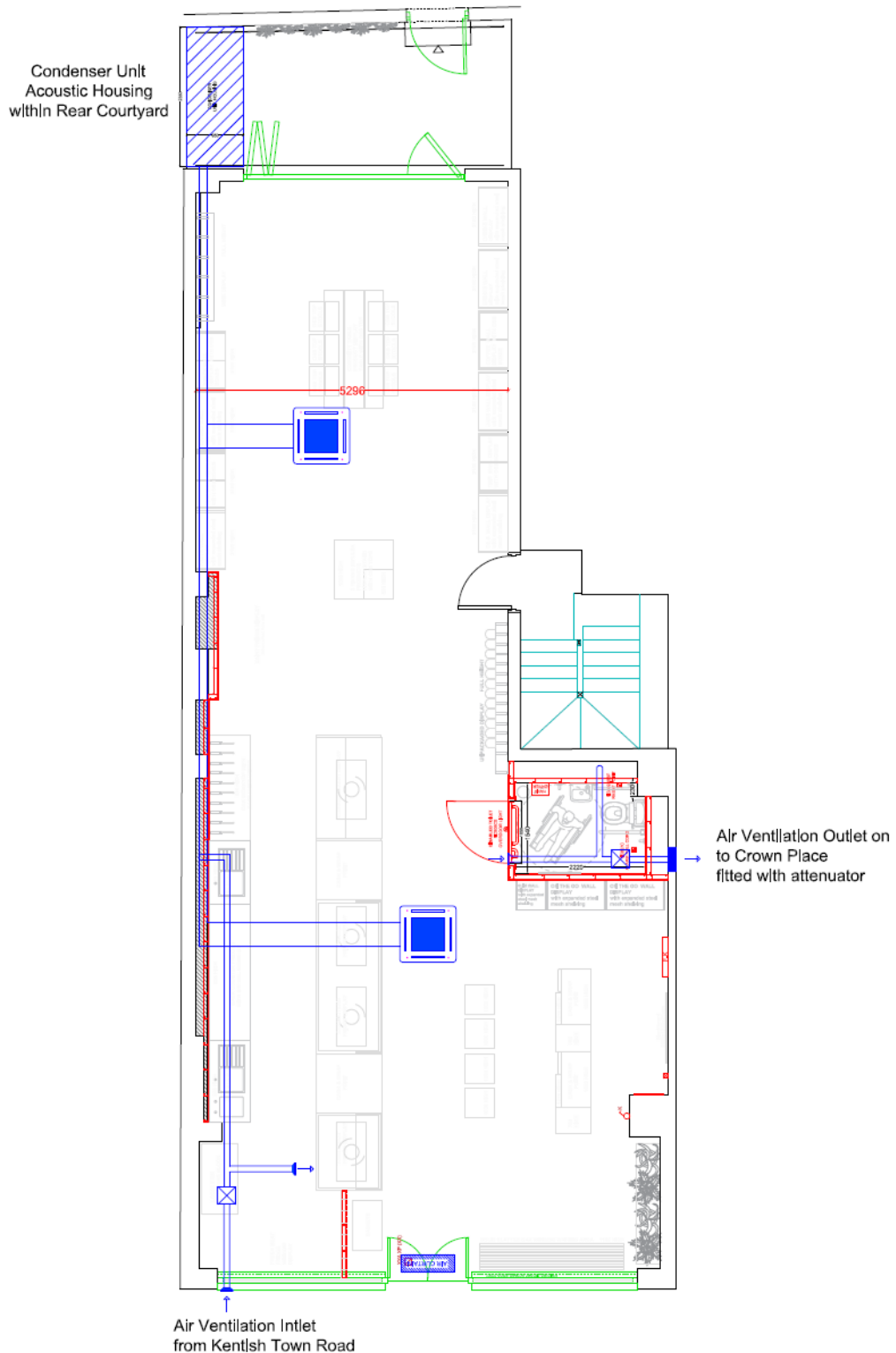
Elevation of Proposed New Condenser Acoustic Housing
(Final Design TBC)



Plan View of Proposed New Condenser Acoustic Housing

6. Ventilation System

There will be penetrations through exterior walls, to accommodate the air inlet and outlet positions for the air ventilation system, to the front fascia of the shop on to Kentish Town Road and also to the side of the building at Crown Place. The acoustic report states that the front elevation air inlet is insignificant with regards to noise disturbance compared against average levels for the position. The side outlet onto Crown Place requires a reduction of 15dB which will be achieved by the installation of an in-line attenuator on the atmospheric side of the fan. Implication of these measures will ensure all exterior plant/penetrations will conform to the necessary criteria.



Elevation of Proposed Ducting Penetrations

7. Conclusion

The addition of Naturally Food Store and Delicatessen to Kentish Town Road will not only increase convenience for the community but will enhance the character of the area by its chic modern appearance and high-quality produce.

The design of the proposed shop and the refurbishment works required have been developed with consideration to the location and where necessary curative measures have been implemented in line with local recommendations.