



DESIGN & ACCESS STATEMENT

**For Proposed Shared Kitchen at
Triangle Building, Stable Market,
Chalk Farm Road, London. NW1 8AB**

Ref: 13642/PL/00/01

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Prepared by

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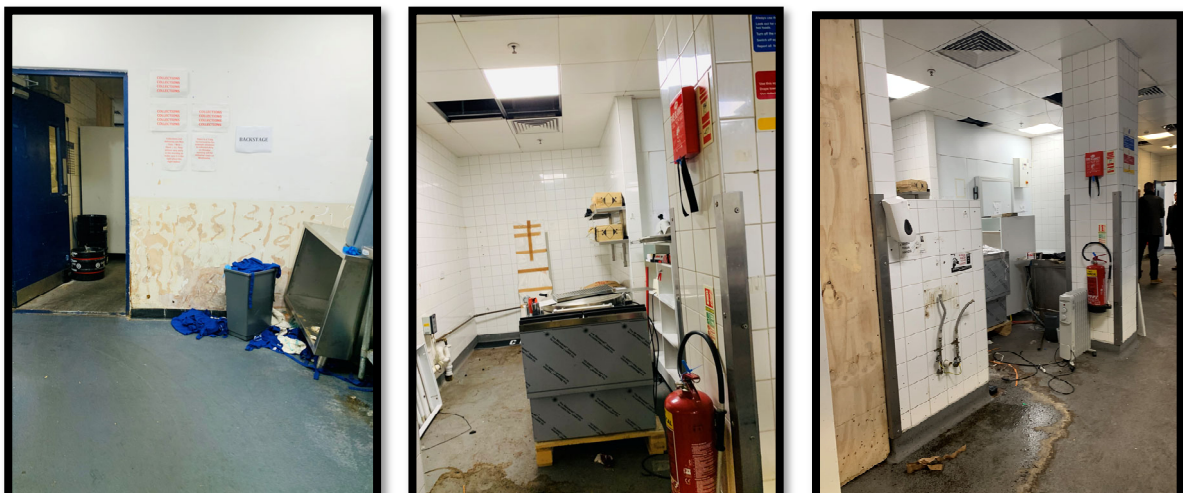
INTRODUCTION

The application is for the change of use of a kitchen ancillary to a restaurant to a standalone shared kitchen. The following works are proposed to the sub-basement existing layout:

- Strip out of walls and equipment, including coldrooms.
- Strip out of finishes to walls, floors and ceilings.
- Strip out of redundant Mechanical, Electrical and Plumbing (MEP) installations.
- Installation of new kitchen equipment, coldrooms, fixtures and associated MEP services including cabling, ductwork and drainage.
- Installation of new walls for form shared kitchens, toilets and changing areas.
- Erection of M&E Plant on the roof.
- Decoration to new areas and access within the building including floors, walls and ceiling finishes

1.0 DESIGN CONSIDERATIONS

Current state: The existing kitchen area is currently in a state of disrepair with no cooking activities taking place. Please see images below. The proposal to provide a shared kitchen will make better use of the area and serve the market better.



The sub-basement level already has all the required MEP fixtures to run the shared kitchen and the construction will therefore have no effect on the building or the area in relation to utilities. The proposed plant will be located on the roof of the building and it envisaged that there will be no considerable increase in noise levels, as the proposed plant will be replacing an existing one. Please refer to the Noise Report.

The shared kitchen area will have its own designated bin store, with a compactor in the basement.

Please refer to the kitchen Ventilation Design Report. The unit has been identified with moderate to high odour potential, grease content and smoke content. And it has been proposed to have odour abatement system to provide high level of grease and odour control using Grease filters in canopies,

in-line single pass electrostatic precipitator (ESP) in combined ducts and UV ozone system in combined ducts.

2.0 SIZE

The sub-basement area to be converted into the shared kitchen is 469m² GIA and the area to be converted into toilets, shower room and changing is 38m².

3.0 CUSTOMER ACCESS

Customer access is not required.

4.0 STAFF ACCESS

Staff Entrance will be through the entrance on Camden Lock Place. There are 3 nos. existing means of escape staircases from the sub-basement level in total and these are to be retained. Main access will be via Lift 1 at the entrance on Camden Lock Place.

5.0 VEHICLE ACCESS, DELIVERY & REFUSE COLLECTION

The loading bays on Chalk Farm Road will be utilised for deliveries. Deliveries will be via the route shown on the Delivery Route drawing 13642-DR and refuse collection will be as existing.

6.0 PLANT AND NOISE ASSESSMENT

The main plant unit will be located on the roof where there are other existing plant equipment. The services will be transferred down to the sub-basement through the existing risers. A noise survey has been carried out and the report has been included with this application. It is envisaged that there will be no considerable increase in noise levels.

7.0 CONCLUSION

This project has been designed to ensure there will be no adverse effect on the building and the area where the building is located. There will be no structural or MEP works that will disrupt the building, road or the market and members of the public.