

DESIGN AND ACCESS STATEMENT

Specsavers, 116 Kilburn High Rd, North Maida Vale, London NW6 4HY

1.0 INTRODUCTION

1.1 Overview

This statement is in support of the above site for:

Full Planning: Proposed 2no. new outdoor AC condensing units.

Advertisement Consent: Proposed 1no internally-illuminated fascia Sign & 1no internally illuminated projecting sign.

Use: The unit is situated within the high street, neighboured by various other retailers.

1.2 Planning Statement

The proposed design and location of proposals aim to satisfy Local Planning Policy and in particular with Planning for Retail and Town Centres and Minimising and Managing Environmental Risks and Pollution.

National and local policies / guidelines relating to impact of developments within town centres and high streets are recognised by our client and the current proposal aims to comply throughout. The proposed refurbishment works and the proposed signage have been carefully considered and are intended to act in accordance with local policy and objectives.

National policies and guidelines relating to impact on the environment are recognised by our client and the manufacturer of the AC units (Daikin) and the current AC proposal would assist in this. The proposed Daikin air conditioning system uses an inverter technology that ensures low noise levels which is greatly reduced at night, and run to optimum energy efficiency adhering to national standards. The position of the outdoor AC units have been carefully considered and are intended to act in accordance with local authority guidelines.

2.0 DESIGN AND ACCESS STATEMENT

2.1 New Signage

Please refer to project relevant signage pack for more details. The proposed fascia signage will see 1no fascia sign installed to the front elevation of the building, replacing similar existing designs from the previous tenants of the building. The fascia panel will be constructed of folded aluminium panels. The fascia panel will have a raised Specsavers logo, with acrylic detail which will be illuminated internally. There will also be a tag line to the fascia, reading: 'caring for your sight and hearing' which will be in the form of push through acrylic lettering, again internally illuminated. Only the logo and lettering will be illuminated, the fascia panel as a whole will not be fully illuminated.

The projecting sign will be internally illuminated acrylic logo details set to folded aluminium panel fascia. It will be a double-sided design, same both sides.

Glass manifestations 'repeating Specsavers' at 900mm and 1500mm above ground level, these will be in the form of applied vinyl to the internal face of the glazing.

2.2 AC Details

Amount – 2no. new outdoor condenser units (replacing 2no existing units = net gain of 0 units.)

Layout – 2no. units mounted to rear elevation wall within the ground floor service yard area.

Scale – See specification below for details.

AC Units Specification - All specification information can be found at <http://www.daikin.com>

Unit C/U-1 (Daikin RXM-60) = (h)990mm (w)940mm (d)320mm – Sound Pressure 43 dba (Max)

Unit C/U-2(Daikin RXYSCQ5TV1) = (h)823mm (w)940mm (d)460mm – Sound Pressure 51 dba (Max)
(Sound pressure data measured at 1m)

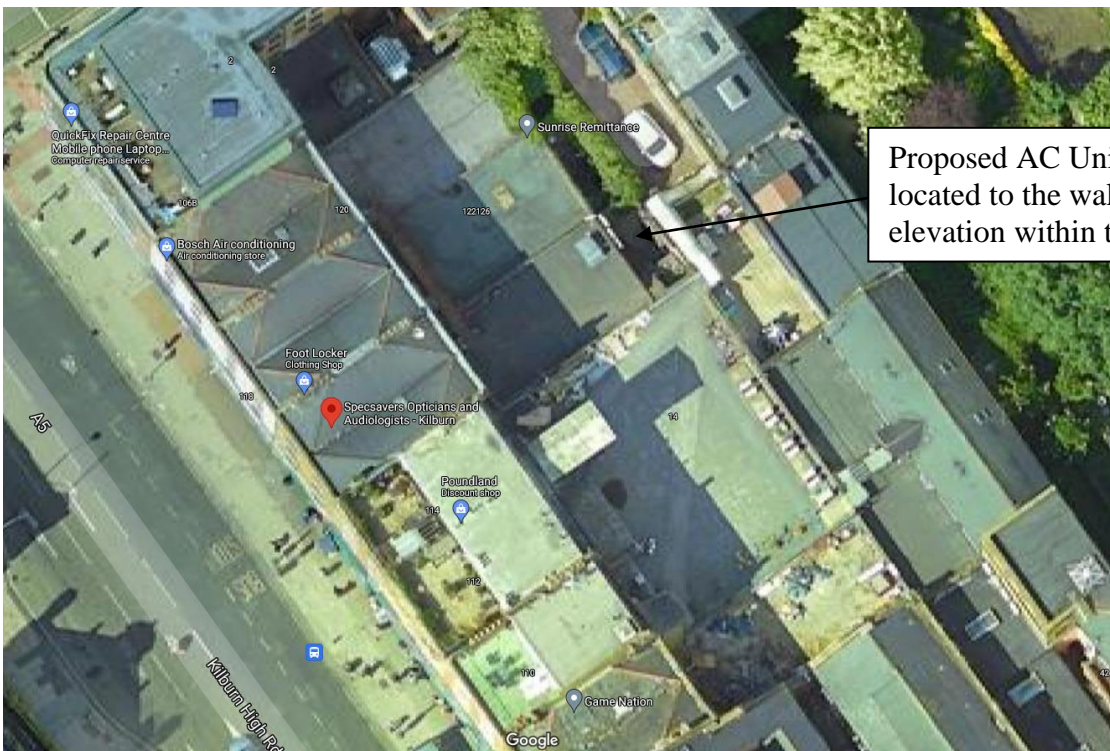
The proposed AC units are essential to ensure temperature and fresh air flow is maintained within the medical test rooms. Individual units are required for each test room and the customer circulation spaces to ensure the interior temperature is kept constant for the delicate equipment used throughout. Our client always seeks the advice of independent Air Conditioning specialists, to provide the most efficient AC installation, aiming to use the minimum units possible to comply.

The proposed outdoor AC units are to be positioned to the rear service yard. The areas the units will be located is quite well enclosed and are not in any direct public view. The Units will be wall mounted on cantilever brackets, replacing 2 similar units. The proposed units will only operate during the units working hours 08:00 – 18:30 and will not operate overnight. The condenser units only circulate fresh air, they do not ventilate any chemical by-products.

2.3 Access & Movement

All pedestrian and vehicular access will be unaffected by the proposals, retained as existing.

2.4 Photos



Aerial Shot of the flat roof and rear service area



Existing internally illuminated projecting sign to be replaced

Existing internally illuminated fascia sign which is to be replaced

Photo showing the front of the property