DESIGN AND ACCESS STATEMENT FOR SHOPFITTING WORKS TO UNIT 4 WARDENTREE LANE, PINCHBECK, SPALDING, PE11 3UF

AMOUNT OF DEVELOPMENT

The development involves the installation of a fascia sign on the front elevation and two air conditioning condenser units and two extract grilles on the rear elevation.

Shopfront:
The shopfront is to remain as existing

Signage:
New 25 mm deep folded aluminium back panel finished slate grey to RAL 7015.
New slimline internally illuminated badge sign box. Sign to be constructed from 10g aluminium stove enamelled blue to RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan with white lettering and orange Quattro dots to Pantone 1235C.
Lettering and Quattro dots illuminated only.

HVAC:
The installation of new Mitsubishi split air conditioning system for the purpose of heating and cooling within the shop is proposed. Due to the size of the shop two internal cassettes are required, one within the customer area and with the other within the staff preparation areas.

A new extract system is proposed for the retail unit within the ground floor areas. Galvanised sheet steel ducting will be run to the ovens, refrigerated equipment, staff and toilet areas. The extract system to ground floor is proposed to exit through rear elevation.

Extraction is proposed at a rate of 250 l/s to remove heat from the refrigerated cabinets as this helps their performance. Stainless steel oven canopy complete with removable filters will be installed above the ovens connected to the extract system; this is to remove heat and steam at 250 l/s. A new carbon filter cassette will be installed to the oven canopy to eliminate any unwanted odours from the ovens; the filters are required to be changed every 6-12 months. Extraction will be provided for the staff areas at 30 l/s/person. Extract will be provided to all toilet facilities to remove any unwanted odours extracting at a required rate of at least 6 l/s. A filter will also be fitted to eliminate any unwanted odours.

We propose to site our air conditioning condensers on the rear elevation at high level. The air conditioning and extract is proposed to run 24 hours unless specified by the local authority. This is to help reduce the heat build-up within the shop overnight which will help the performance of our refrigerated cabinets. If a time restriction is set, time clocks will be installed onto the system set to the times specified.

LAYOUT

The building is a new build retail unit on Wardentree Lane, and it is currently vacant. The front area of the ground floor is to be used for retail sales to the general public with the remainder of the unit used for ancillary uses, ie preparation, staff room, toilets etc.

APPEARANCE

The appearance will not alter significantly and will be in keeping with the new development.

ACCESS
The entrance is level with the pavement, with manual swing doors which are locked open during trading hours that provides adequate provision for access for the disabled. As we have an Open-Door trading policy, there will be unrestricted access at all times.

We have an inclusive service policy which is available on request.

The circulation areas around the site, bus routes, pedestrian routes are all well established facilities over which we have no influence.

SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS
The building is not listed as being of special historic or architectural interest, and does not lie within a Conservation Area.

Signed Applicant

[redacted]

Date 13th November 2019