

Waitrose Northwood

PROPOSED PLANT REPLACEMENT

DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT



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1.00 INTRODUCTION

1.01 This Design & Access Statement has been prepared in support of a Full Planning Application for internal refurbishment of the existing sales floor and minor amendments to ground floor back of house area. New DDA toilet in the basement back of house area. External refurbishment works to the building's exterior and carpark, and new plants on the roof and replacement plants in the service yard.

Waitrose Northwood is located in Green Lane, Northwood, Middlesex. The sales level entrance is on the North of the side of a building along Green lane and the building entrance via the Carpark is on the South. Waitrose service yard is located to the West of the store, accessed directly from Murray Road.

1.02 The new service yard plant is to replace existing plant which is now at end of life. The replacement will be phased to allow the old plant to be partially decommissioned and removed in sections before the new plant is installed to replace it. The new roof plant is located on a flat roof adjacent to the first-floor accommodation. The roof currently contains existing condensing units. The new DAC and Heat pumps to be installed on new steel frame. This will result in the DAC unit sitting higher, however, due to their location deep within the roof footprint they will not be significantly more visible to the public from ground level.

1.03 The other works to the facades involve existing louvers to be adapted to allow high level service route.

1.04 The works to the car park mainly involve resurfacing and spaces reorientated, including relining and repainting directional signage and pedestrian walkways.

1.05 The store is currently Waitrose Leasehold, and the Landlord has been notified of the works.

2.0 DESIGN PRINCIPLES & ASPECTS OF SECURITY

2.01 As the replacement plant is mostly located on an existing roof top plant and service yard space this area is generally secure and non-accessible to the public.

3.0 SCALE

3.01 The new plant located on the roof consists of 2 no. 8 Fan DAC unit located on a new plant area. These are 2410mm wide at the base and are 4865mm long x 1342mm high. The DAC plant will be mounted on to modified steelwork with access for maintenance at the same level. However, as the new DAC is being moved back in position away from the roof edge this will improve the visibility lines on the sections.

The service yard cubo units consists of 2 no LT units which are 570mm wide at the base, 1545mm long and 805mm high and 2 no HT units which are 570mm wide at the base, 1150mm long and 805mm high. It is to be positioned on the same plinth as the existing unit to be removed.

3.02 The DAC system will be installed on a steelwork frame 450mm above the existing roof level

4.0 LAYOUT

4.01 The DAC plant is located on the existing roof plant area, with the only layout change being the alteration of the pedestrian walkway located to suit the new plant layout. The condensing units in the Service Yard are being replaced in the same location.

5.0 APPEARANCE

- 5.01 The new plant elements will be clad in light grey metal to match that used on the existing plant elements. The plant is visible in pure elevation above the existing roof elements but when taking into account the viewing angle and distance of people from the ground the plant is no more visible than the existing.
- 5.02 The small elements of work improve the view of the building whilst keeping with the buildings character.

6.0 LANDSCAPING & ECOLOGICAL AND BNG SCREENING ASSESSMENTS

- 6.01 There are no landscaped areas within the store demise. There are couple of trees in the public footpath to the front of the store, but the proposals will not impact these. Car Park to be resurfaced and spaces reorientated, including relining and repainting directional signage and pedestrian walkways. There are a couple of areas of around tree pits to make good asphalt around.

6.02 Ecological Screening Assessment

The application site is limited to replacement of roof top plant on an existing food store. and the proposals comprise minor modifications only. The site is not subject to any statutory designations including special areas of conservation (SAC); special protection areas (SPA); ramsar sites; sites of special scientific interest (SSSI); national nature reserve (NNR); local nature reserves (LNR); non-statutory local wildlife or geological sites. The proposals won't have any adverse impact upon any habitats, species or features which contribute to nature conservation and recovery in Hillingdon.

7.0 ACCESS

- 7.01 The roof plant is currently accessed via internal staircases and direct door access from the first-floor accommodation. This will remain the case following the works.

8.0 FLOOD RISK

- 8.01 The Waitrose store, is situated in Postcode HA6 2XW and is in flood zone 1, with a site are below a hectare and therefore a Flood Risk Assessment is not required.

9.0 HERITAGE

- 9.01 The Northwood Town Centre, Green Lane Conservation Area within the London Borough of Hillingdon, encompasses the commercial heart of Northwood, particularly along Green Lane, and extends to surrounding residential streets.

Originally a rural lane connecting Rickmansworth Road to outlying farmsteads, Green Lane underwent significant transformation following the opening of Northwood Station on the Metropolitan Line in 1887. This development spurred the creation of new roads and the establishment of a town centre, with Frank Murray Maxwell Hallowell Carew playing a pivotal role in its planning.

This has created a diverse mix of architectural styles, including Arts and Crafts, neo-classical, Tudor/Flemish, Baroque, Georgian revival, and 1930s Art Deco. The commercial sections of Green Lane are characterized by parades of shops lacking greenery, which contrasts with the residential roads are noted for their leafy, suburban character.

In relation to the planned works at Waitrose, we will be replacing the existing plant equipment. It is important to emphasize that this will not impact the external appearance

of the building or the wider Northwood area. The new plant will be positioned within the service yard and on the lower flat roof ensuring that it remains fully concealed from public view. This will not affect the notable sky gap with the Conservation Area around the existing food store. As such, the visual character and historical integrity of the area will be preserved, with no changes to the building's facade or the distinctive aesthetic of the surrounding environment.

10.0 SUSTAINABILITY STATEMENT

10.01 The proposed refurbishment, plant alterations and cabinet refit, will ultimately exceed the energy efficiency of Part L compliant stores by utilizing measures that will be considered and incorporated into the designs where possible

10.02 The following measures will be incorporated

- Systems sizing and optimization of service routes to minimize energy distribution requirements
- Efficient plant installation for building optimization
- Energy efficient chilled and frozen cabinet install
- Energy metering; used to raise awareness and enable tracking of “out of range “values
- Lighting; levels reduced where possible, and dimmable and zoned lighting for sales areas
- Lighting; PIR activated to certain areas
- Natural lighting; maximised to sales areas to reduce artificial lighting load
- Fan Invertors; these enable fan speed to more accurately match required capacity, reducing consumption by up to 50%
- The overall effect on CO2 emissions will be dramatically reduced

10.03 Reduced Pollution

Internal pollution;

- All water and HVAC systems within the development will be designed to minimise the risk of waterborne and airborne Legionella.

Local Air pollution;

- Existing boilers will be reused and will be used to provide back-up to the new water to water heat pump which uses the waste heat from the refrigeration system as its heat source

10.04 Further Sustainable Measures

In addition to the efficiency generally of the internal servicing of the store, the development is based upon tried and trusted design principles, which incorporate standard components internally, known to be economically and environmentally sound.

11.0 CONCLUSION

The phased plant installations allow the store to continue to operate efficiently while the work is carried out and should not cause a nuisance either visually or acoustically to any members of the public or surrounding occupants.

The building alterations will have the principal benefit of improving the brand image and visibility and maintaining this store as a prosperous shopping facility for the area. The improvements and upgrades will also bring improvements in energy efficiency to support the commercial viability

The new plant will replace older equipment and provide more environmentally friendly, economic plant for the store. This will also benefit customers by allowing the branch to replace its old chilled cabinets.

The other small elements of work offer minor improvements to the outlook of the building and will benefit customers and passersby while in keeping with the buildings character.

APPENDIX: List of drawings and documents

Farrell & Clark

186_10275-FCA-CR-B01-DR-A_03-01_ExistingPlan-ArP-P.01

186_10275-FCA-CR-000-DR-A_03-02_ExistingPlan-ArP-P.01

186_10275-FCA-CR-010-DR-A_03-03_ExistingPlan-ArP-P.01

186_10275-FCA-CR-B01-DR-A_03-04_ProposedPlan-ArP-P.01

186_10275-FCA-CR-010-DR-A_03-06_ProposedPlan-ArP-P.01

186_10275-FCA-CR-000-DR-A_96-02_ProposedMerch-ArP-P.01

186_10275-FCA-CR-ZZ-DR-A_46-01_ExistingExternalElevations-ArP-P.01

186_10275-FCA-CR-ZZ-DR-A_46-02_ProposedExternalElevations-ArP-P.01

186_10275-FCA-CR-ZZ-DR-A_04-01_Sections-ArP-P.01

186_10275-FCA-CR-ZZ-DR-A_100-01_ExistingSitePlan-ArP-P.01

186_10275-FCA-CR-ZZ-DR-A_100-02_ProposedSitePlan-ArP-P.01

186_10275-FCA-CR-ZZ-DR-A_100-03_ExistingCarPark-ArP-P.01

186_10275-FCA-CR-ZZ-DR-A_100-04_ProposedCarPark-ArP-P.01

186_10275-FCA-CR-ZZ-DR-A_100-05_LocationPlan-ArP-P.01

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EC20848-2. Waitrose Northwood. Plant Noise Impact Assessment