

DESIGN & ACCESS STATEMENT

Specsavers, Unit 4B Cables Retail Park, Prescot, Merseyside L34 5NQ

1.0 INTRODUCTION

1.1 Overview

This statement is in support of the above site for:

Full Planning: Proposed installation of internal mezzanine to increase sales area & proposed installation of 5 AC condenser units, to rear elevation

Use: The unit is situated within the Cables Retail Park in Prescot. It is currently a vacant retail unit within the shopping centre. Following the refurbishment works, the unit will trade as Specsavers Opticians, remaining retail use.

2.0 DESIGN & ACCESS

2.1 AC Design

Typical AC condenser units, design and position of the units has been carried out by a specialist. 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 AC units are essential to ensure temperature and fresh air flow is maintained within the medical test rooms. As this is a new store the 5 new units are required for the large site to serve all the new test rooms and the circulation spaces throughout. The design will also reuse 2 existing AC condenser units from the previous tenants layout.

The 5 new units will be installed to the rear elevation, within the centres shared service yard area. The new units will be wall mounted on cantilever brackets next to the 2 existing AC condenser units, which previously mentioned, will also be retained for the scheme.

Individual AC 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. Test rooms cannot have windows or external vents installed as they need to be pitch black for the optical testing procedures, therefore additional AC systems are required for ventilation and circulation of fresh clean air within the test rooms. Without the proposed AC layout and condenser units, the test rooms would not meet the standards set out in their NHS contract agreement, and therefore could not be used.

The condenser units only circulate fresh air, they do not ventilate any chemical by-products. The new units will be quiet, as they are modern energy efficient designs and they are only small daikin installations, with a max noise pressure of 70dba when measured at 1m distance, which is significantly lowered at 10m distance.

There are no clear residential properties in close proximity, and the area the units will be located in is a shared service area, out of the way and not in any direct public view.

The proposed AC will only be operational during working hours (08:00am – 18:30pm) and will not be operational overnight. Please see AC drawings for the technical info, dimensions and sound data for each individual unit

2.2 Mezzanine Design

The proposals are also for the installation of a steel framed mezzanine floor structure to the interior. The steel frame design, with steel framed staircase access will be installed to create additional retail/consultation space to the footprint of the store, over the top of the current ground floor layout (no increase in footprint of the building, and no alterations to the exterior of the building as a result.)

The current ground floor GIA is 240m² with the proposed mezzanine adding 127m² of retail floor area. Therefore the proposed GIA of the unit will be 367m²

The steel framed mezzanine structure will be boarded over and stud partitions formed to create the rooms required. Floor will be finished with carpet tiles and all ceiling constructions will be in the form of suspended ceiling systems.

Please see the existing and proposed plans and sections which detail the proposed mezzanine structure for further details.

2.3 Access

Pedestrian access to the building will not be altered as a result of these proposals.

Vehicular access and parking will be retained as existing, using the shopping centres current access and ample parking facilities.

2.4 Photos



Photo above shown the front elevation of the property, with previous tenants signage



Image above shows the rear of the building. The AC will be well out of sight with the service area.

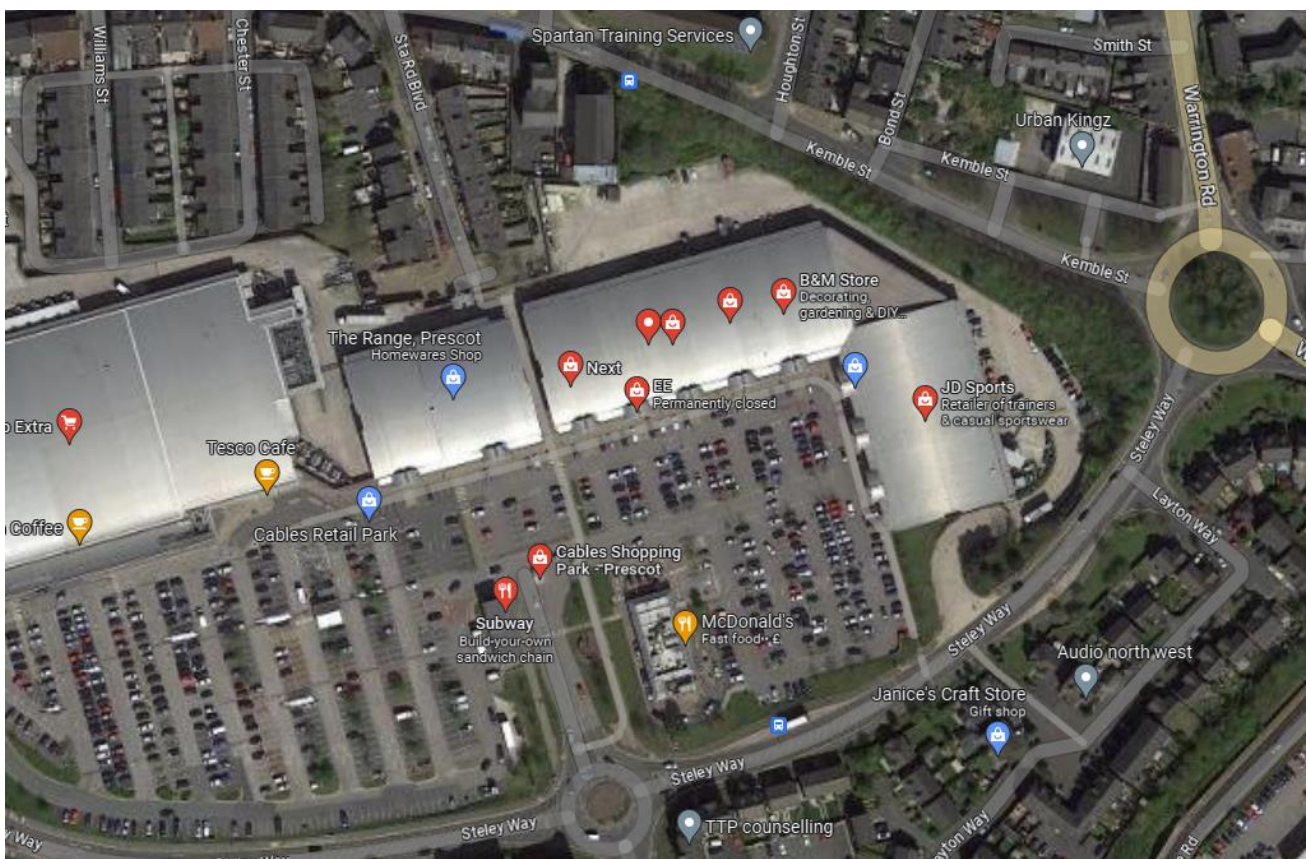


Image above shows the aerial view of the shopping centre, with the unit labeled as the EE Store