

# DESIGN AND ACCESS STATEMENT

Specsavers at: 71b – 71c Huddersfield Road, Holmfirth HD9 3AZ

## 1.0 INTRODUCTION

This statement is in support of the above site for:

Full Planning: Proposed shopfront refurbishment works & installation of X1 condenser unit to side.

Use: The unit is situated within the Holmfirth High Street, neighboured by various other retailers. It is currently a vacant retail unit, and following refurbishment works it will trade as Specsavers, retaining its retail use.

## 2.0 DESIGN

### 2.1 Shopfront Refurbishments

The shopfront works mainly comprise of repainting the existing window frames and doors in a new basalt grey finish. There will also be new fascia signage and hanging signage installed (see advertisement consent application for details.)

### 2.2 AC

There will be x1 new AC condenser units installed to the side elevation of the property, within an existing storage area enclosed by timber palisade fencing. The condenser unit will be floor mounted at ground floor level on supports. Typical AC condenser unit, 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 condenser unit will be positioned behind the timber fencing and will not be visible to from the street to either the front, side or rear elevations.

### 2.4 Layout

The relationship between the buildings within and outside the application site will not change as a result of this application. The proposals have been designed to be within the existing envelope, to give continuity. The store layout has been designed around all of the existing services, to avoid any need for alteration.

### 2.5 Scale

No extension or footprint increase will occur as a result of these proposals. The scale of the proposals have been kept to a minimum, to match the existing buildings layout.

## 3.0 ACCESS

Minor pedestrian access alterations, as there are currently 2 access points into the building from the pavement, which are not both required. The 2 sets of double doors will be unmanageable from a security point of view, so it is proposed that the right-hand door-set be locked and sealed up, with the left-hand set only used moving forward. This will leave one clear access point for customers.

Vehicular access will remain as existing, no alterations as a result of this application.

## 4.0 VENTILATION & EXTRACTION ASSESSMENT

### 4.1 Odour Assessment

Condenser units used by our client only circulate fresh air. They do not extract any chemical waste / byproducts or create any odours, as they only serve as an air conditioning system used for heating and cooling the interior of the store layout.

### 4.2 Noise Impact Assessment

There are no clear residential properties in close proximity due to this being a retail location within the retail/commercial district. The side elevation of the property, where the plant will be located, is an existing external store area adjacent to a main road, it is a very busy/noisy area throughout the day with vehicles coming and going frequently.

The condenser unit has a low noise output (57 dba max) and will be situated behind a timber palisade fence which will contain noise output further.

The proposed plant will also only be operational during trading hours (08:00am – 18:30pm) and will not be in operation overnight due to automatic shut-off systems being installed to the system. This is a significant mitigating factor for any noise as they will never be operational outside of trading hours.

The units also operate intermittently, only functioning when heating or cooling, therefore they are not operational for much of the day and as previously mentioned will not be operational out of trading hours due to the automatic shut off system that will be installed.

Condenser Unit Details:

C/U 1                  Daikin REYQ 8U                  H 1685 x W 930 x D 765mm                  Sound Pressure 57dba max

### 4.3 Summary

As highlighted the proposed condenser unit will not impact any neighbouring properties with either odour (as it will create no odours) or noise pollution (due to the mitigating factor of their careful positioning and that it will only be operational during working hours.) It is therefore our belief that the proposed condenser unit is fully justified and no additional surveys are required in this instance.

## 5.0 JUSTIFICATION

The new shopfront decorations are required to help protect the base of the timber shopfront and the window/door frames from further water ingress and deterioration. The existing timber stall riser and frames are not aging well due to dampness and water ingress, and the new decs would help protect from further damage. The proposed signage is essential as it will give the store brand recognition within the high street, and act as a wayfinding point for the general public who are visiting the store.

The condenser unit is required as legislation for medical care dictates that Individual AC units are required for each test room and the customer circulation spaces to ensure fresh air flow with the interior temperature being kept constant for the delicate equipment and testing procedures used throughout the store.

Test rooms cannot have windows or external vents installed as they need to be pitch black for the optical testing procedures, therefore multiple AC systems are required for ventilation and circulation of fresh clean air within the test rooms.

Without the proposed AC layout and condenser unit, the new test rooms would not meet the standards set out in their NHS contract agreement, and therefore could not be used. Please see the project specific drawings attached as a part of this application for further details.

## 6.0 PHOTOS



Photo shows the side elevation and the timber fenced store area where the condenser unit will be.



Shopfront as existing.