

GO GO BAB LTD DESIGN AND ACCESS STATEMENT

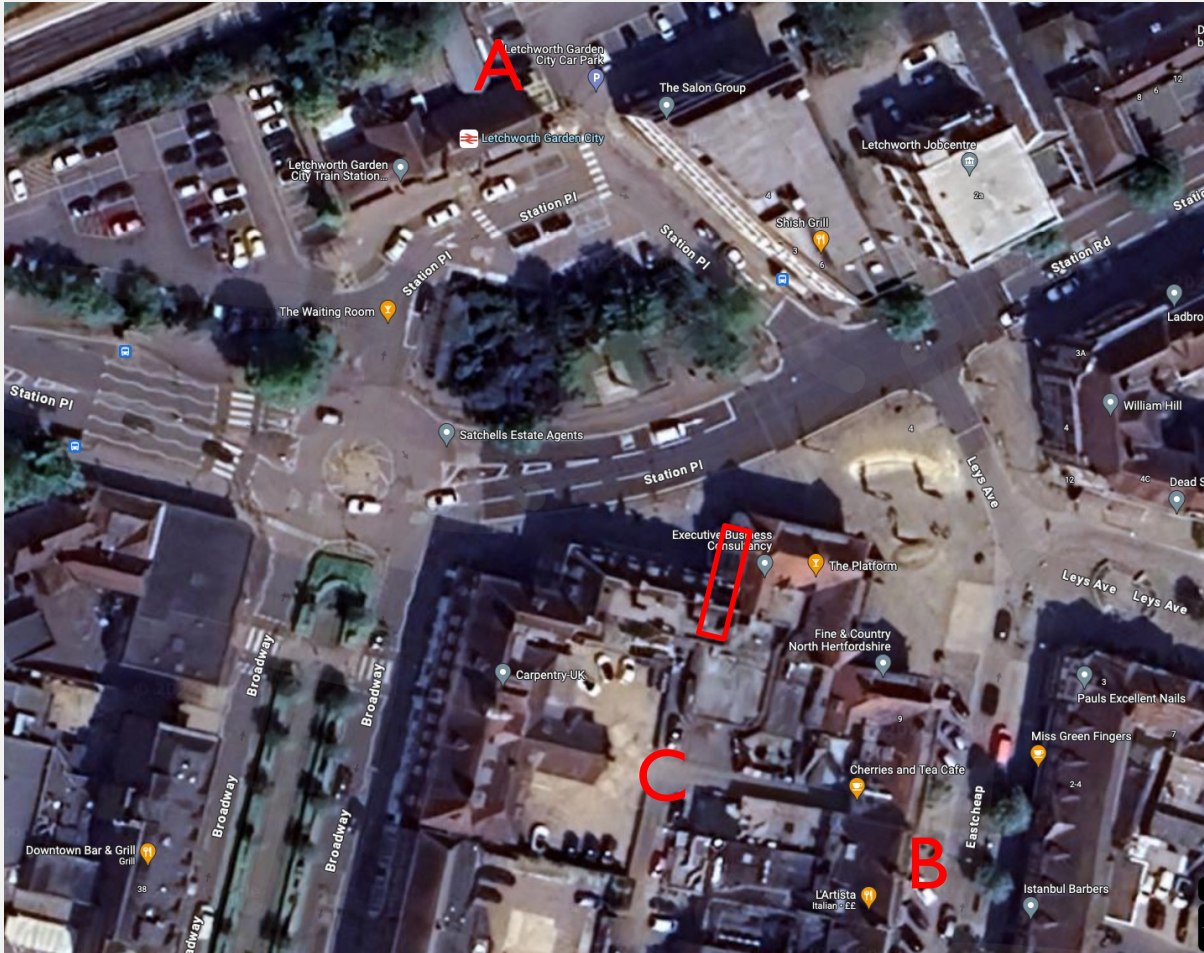
REF: PP-13287813

UNIT D THE COLONNADE, STATION ROAD,
LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 3AQ

I.I. BACKGROUND

- The property is located at Unit D The Colonnade, Station Road, Letchworth Garden City, Hertfordshire, SG6 3AQ.
- It is situated next to The Platform pub (The Colonnade, Station Rd, Letchworth Garden City SG6 3AN)
- Existing use is Class E self-contained retail unit and has been used as a cold food sandwich shop.
- The property comprises of a self-contained retail unit with stores and a kitchen area at ground floor level and the first-floor accommodation provides an office/storage room with WC facility.
- The property is currently vacant.
- The proposal is for the change of use from Class E use to Sui Generis (R) hot food takeaway serving Korean (Asian) cuisine, and;
 - Installation of a ventilation system on the first floor roof of the kitchen on the rear elevation.
 - New shopfront banners on the principle and side elevations.

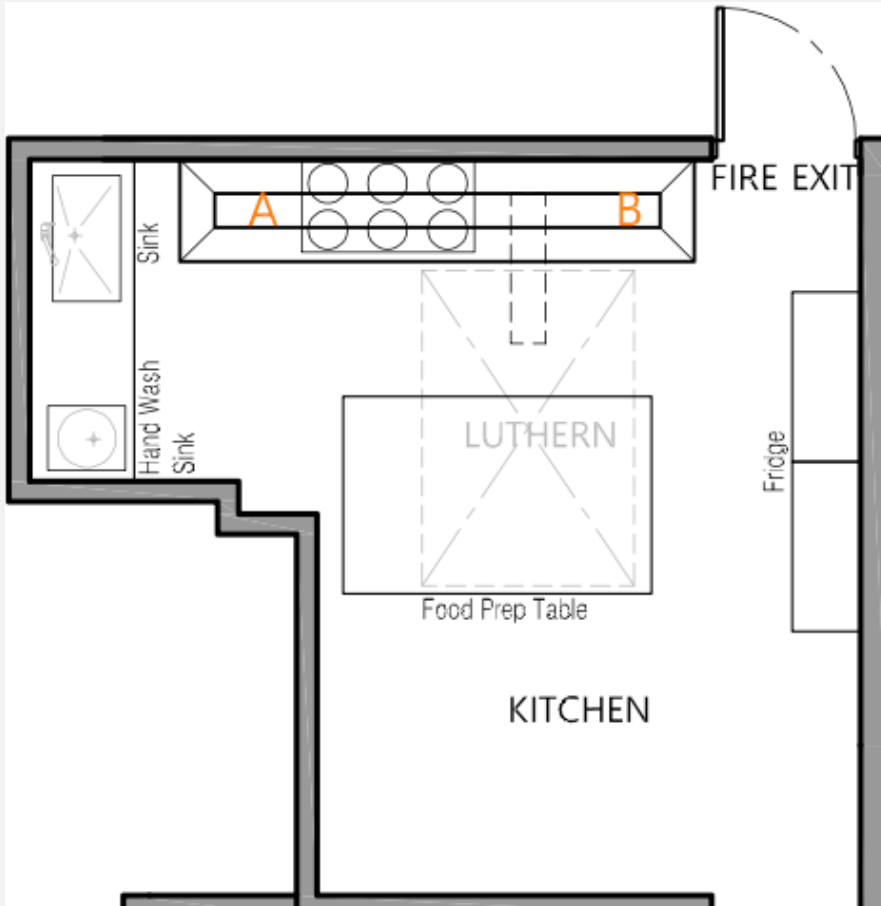
2.1. ACCESS STATEMENT – MAP



2.2. ACCESS STATEMENT

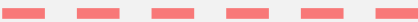
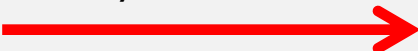
- The property is located in the commercial area with good pedestrian access.
- Public transport has been marked as **A** and public car parts has been marked as **B**. Both are within 5 minutes walking distance to the property.
 - A – Letchworth Garden City railway and bus stations
 - B – Public parking and motorbike bays
- The proposed business will utilise food delivery app services. Consideration has been made for motorbike and car drivers to park at location **B** when collecting food.
- Loading bays are located in front of the public parking at **B** and there is vehicular access to the back of the property at location **C**.

3.1 PROPOSED KITCHEN EXTRACTION



- Construction of the proposed kitchen canopy and extraction route will be carried out by Ventam Systems Ltd <https://www.ventamsystems.com/>.
- Ventilation systems will comply with BS6173 and follow DW172.
- A wall mounted stainless steel extraction hood will be fitted at the rear wall of the ground floor kitchen.
- The hood will measure 2,000mm long x 1,200mm deep and will be fitted with stainless steel baffle filters, a drain gully and a drain tray.
- Ducting from the extraction hood will be installed towards the skylight to be passed through the ceiling to the roof top of the kitchen.
- There is direct access to the first floor rooftop once the plastic cover is removed.
- **A new ceiling hole is not required for the duct.**

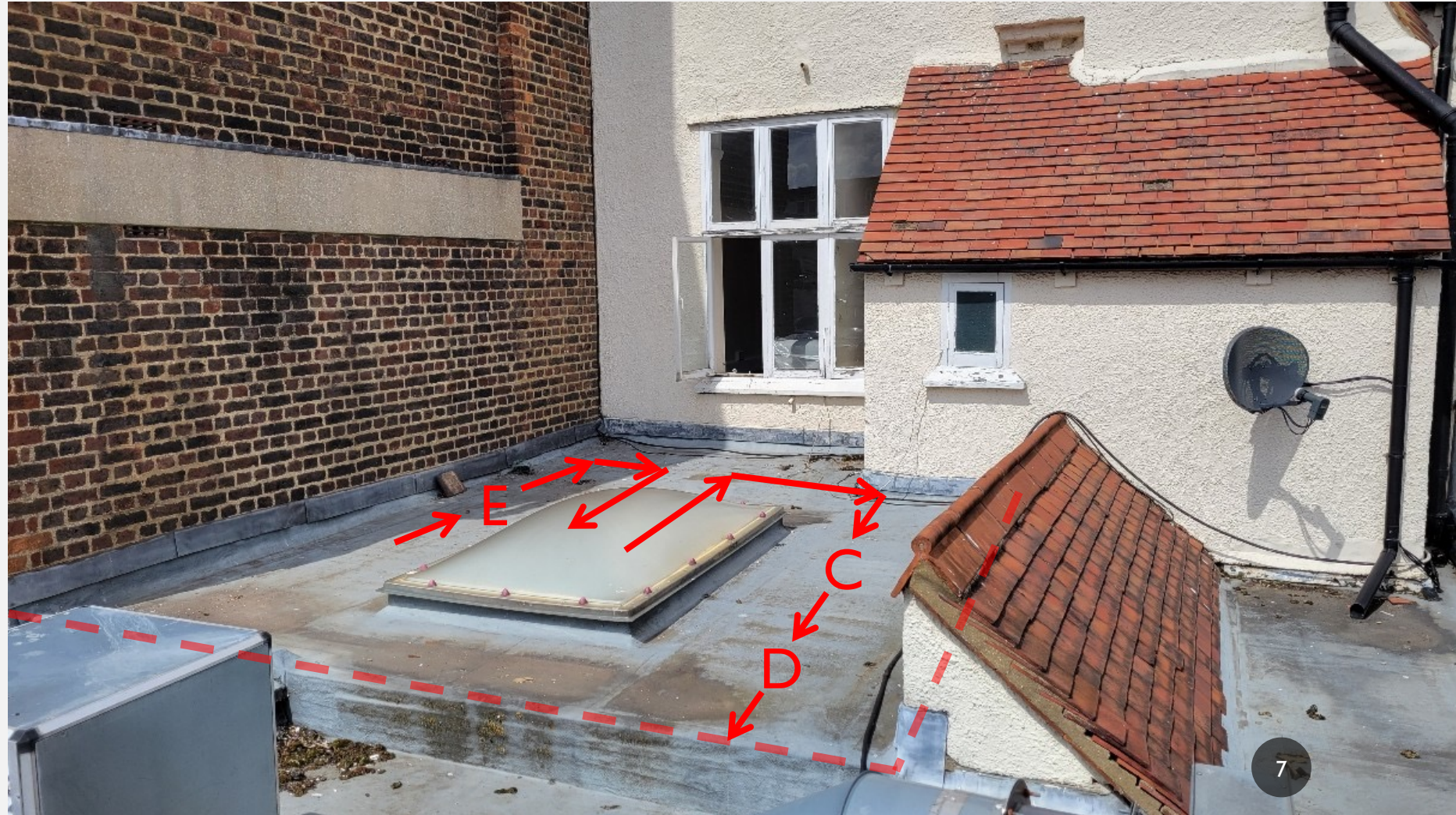
4.1 PROPOSED EXTRACTION ROUTE – VIEW I

-  Boundary line
-  Ducting and air flow direction
- C**
Activated carbon filter enclosure
- D**
Extraction fan enclosure
- E**
Fresh air fan enclosure

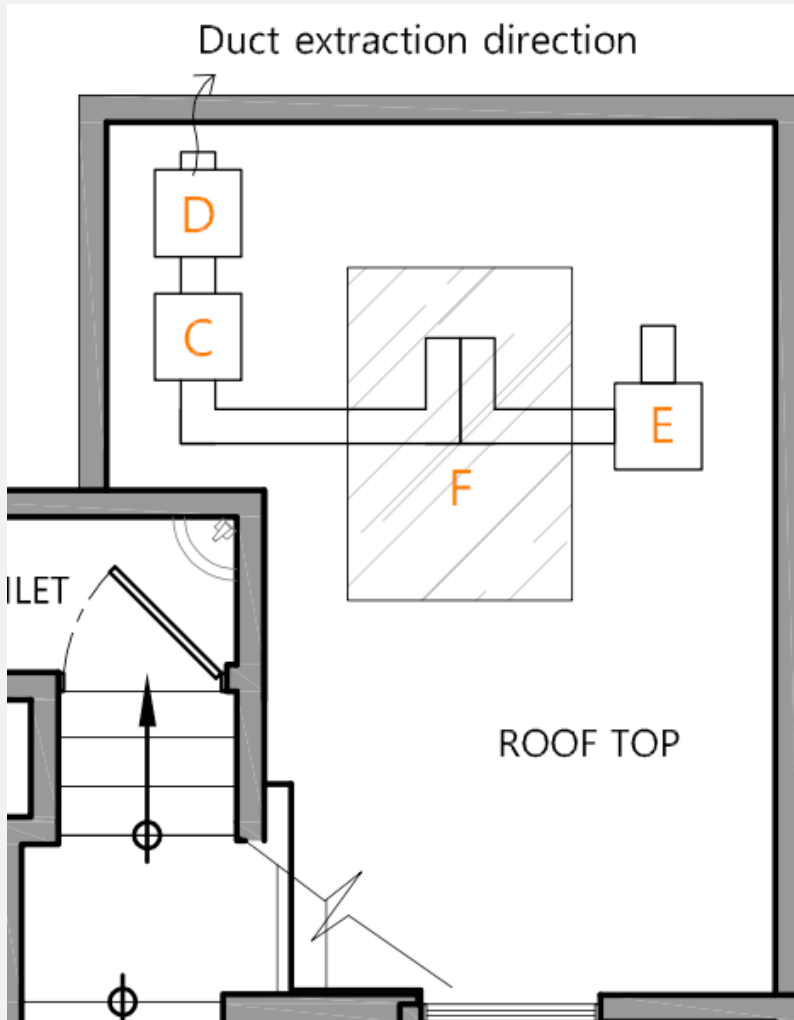


4.2 PROPOSED EXTRACTION ROUTE – VIEW 2

- Boundary line
- Ducting and air flow direction
- C Activated carbon filter enclosure
- D Extraction fan enclosure
- E Fresh air fan enclosure

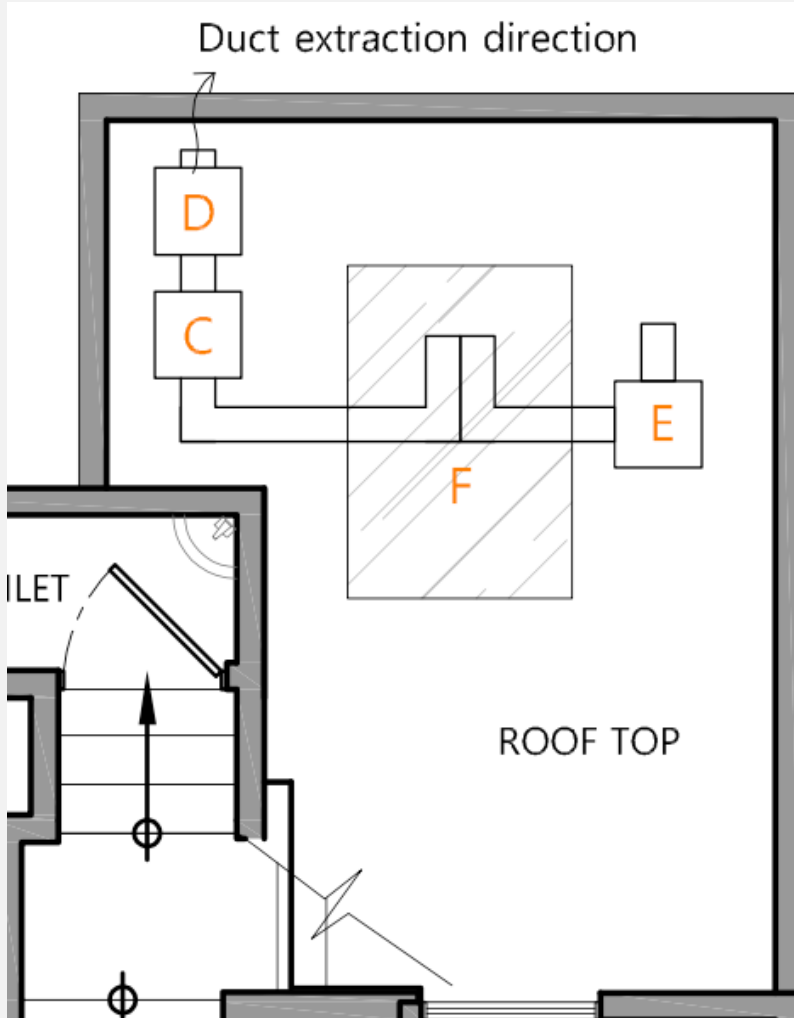


4.3. PROPOSED EXTRACTION ROUTE - EVALUATION



- The roof top View 1 and 2 is located at the rear elevation of the premises, directly above the kitchen area.
- Existing skylight to the flat roof of the kitchen will be removed and replaced with a flat, galvanised steel weatherproof cover **F**. The cover will be fitted with two off galvanised steel duct spigots to suit two off 300mm x 300mm galvanised steel ducts.
- Galvanised steel ducting from the top of the extraction hood to the opening on the roof cover. The duct will pass through the roof cover on to the roof area.
- Externally, the duct will turn horizontally and will extend towards the rear of the kitchen roof and will be terminated with a bird mesh grille.
- A low noise acoustically clad extraction fan will be installed into the extraction ducting on the flat roof **D**. The fan unit will measure approx. 600mm * 600mm * 600mm.
- To minimise mechanical noise transmission, the fan unit will be connected to the ducting with flexible duct connections and will also be mounted on anti-vibration mountings.
- A similar fresh air fan will be installed at **E**.

4.4. PROPOSED EXTRACTION ROUTE - EVALUATION



- An activated carbon odour removal system will be installed at **C**. The system will be fitted into the horizontal extraction ducting on the roof. The odour removal system will include;
 - A disposable Fine Particle Pre-Filter
 - A disposable Activated Carbon filter unit.
- This system will be fitted into a galvanised steel enclosure measuring approx. 600mm wide * 900mm long * 600mm high.
- Access panels will be fitted to the enclosure for future filter maintenance.
- Carbon filters to be replaced bi-annually and pre-filters to be replaced every 4 weeks.
- The proposed plans will have a minor material change to the skylight window located on the rear elevation. The galvanised steel weatherproof cover is a much more efficient option than drilling new ceiling holes for the ducting.
- Design change only affects the rear elevation, where steel ventilation is already visible for the heavy use pub next door.
- It is in line with local Planning Policies and causes no harm to the occupants of the flats in the surrounding neighbourhood.
- **Elevation of the fan and carbon filter enclosure will not exceed 800mm in height.**

5.1. PROPOSED BANNER – PRINCIPLE



5.2. PROPOSED BANNER – SIDE



5.3. PROPOSED BANNER – EVALUATION



- The proposed change to the banner and design will improve the existing context of the site and respects the exterior colour scheme to The Platform pub in which the banner is shared with.
- The design of the banner to the side of the property will introduce a lighter coloured banner to create an attractive exterior and matching the white walls of the property.
- The interior style will match the exterior proposed banners, and will introduce a natural wood toned interior to keep the design minimal yet attractive.
- Traditional Korean inspired blinds will be fitted to the interior side of the windows indicated (red underline) to practically introduce a new cultural theme matching the business.
- We believe the proposed design will provide a modern yet culturally attractive look to the entrance of the commercial district.