



EST. 1884

DESIGN AND ACCESS STATEMENT

ADDRESS: MARKS AND SPENCER, 121-123 BANCROFT, HITCHIN, SG5 1LS

PROPOSAL: INSTALLATION OF EXTERNALLY MOUNTED PLANT TO REAR

1 Understanding and Response to Context

The M&S store is located at 121 Bancroft, Hitchin, SG5 1LS. The site is located on the eastern side of Bancroft, with pedestrianised Portmill Road to the north and Portmill West public car park to the rear.

The Site itself is a Grade II Listed building. It displays a large 1970s two storey extension to the rear. The listing description is as follows:

“Late 18th C. Red brick, 3 storeys, old, tiled roof behind parapet. 3 sash windows, outer ones on first floor 3-light, on second floor 2-light semi-circular. Modern shop windows replace Venetian windows flanking a central 8 panel door and fan light”

The Site is also located within the Hitchin Conservation Area, Hitchin Town Centre boundary and forms part of an allocated primary shopping frontage.

As part of its commitment to maintaining and improving the sustainability of its stores, M&S is continually reviewing the need for new and/or upgraded mechanical equipment to support its existing stores.

Against the above background, this application is seeking the installation of one new condenser unit to improve the internal store environment. The proposed condenser will be located to the rear of the store at first floor roof level. The proposed plant is considered to represent the most energy efficient and environmentally friendly available on the market.

2 Use

The store operates as a retail store (Class E) selling a range of comparison and convenience goods. There is no change proposed to the use of the premises as part of this application.

3 Amount

M&S proposes to install one no. condenser to the rear of the store at first floor roof level. The proposed condenser will be located away from the established plant area, further to the rear of the store adjacent to the public car park.

4 Layout

It is proposed to locate the condenser on the roof of the two-storey modern extension to the rear. Due to the existing roof arrangement, the proposed plant will be located behind existing roof structures and will therefore be obscured from views in the public realm.

The installation of plant in the proposed location will not result in any adverse impact on either the visual amenity or noise amenity of the surrounding area. The noise report submitted with this application confirms that the proposed plant will not lead to any adverse noise impact.

5 Scale

The unit will measure 1348 mm (L) x 612 mm (W) x 1727 mm (H). The unit will be placed on 2 no. rubber feet which will measure 41 mm (L) x 21mm (W).

Full details of the proposed new plant are provided on technical specifications and on the supporting drawings submitted as part of this application.

6 Landscaping

No landscaping is required as part of this development proposal.

7 Appearance

The proposed location of the new and replacement plant, on the roof of the existing store, will ensure that there is no adverse visual impact. The plant will not be visible from the surrounding conservation area.

The location of the units was specifically selected to not impact the historic façade or propose any alterations to the historic fabric of the building, but rather the modern extension to the rear. The use of rubber feet will also further mitigate any impact from vibration.

Further, the units will be sufficiently remote from the nearest residential properties as to have no adverse effect in terms of noise. This is supported by the findings of the noise report submitted with this application.

8 Access

There is no change to proposed access. Access to the store will remain unchanged.