

DESIGN AND ACCESS STATEMENT

Store: Alo, Covent Gardens

Address: 25 Neal street London
London, Camden
WC2H 9PR

Date: 14-05-24

Ref: Alo Covent Garden – Design and Access Statement

Prepared by: Esther Fernandez

1.00	Introduction
	<p>This Design and Access Statement accompanies the application for the construction of a new retail unit at 25 Neal Street, London.</p> <p>The proposed development aims to provide a contemporary and attractive retail space that contributes positively to the vibrant character of the area.</p> <p>The proposed retail unit will occupy 3 levels of the building, with the sales area extending across the ground, first, and basement floors. Stock rooms will be situated on the basement and first floor levels, while staff facilities, including a DDA toilet, staff room, and office, will be provided on various levels to meet the needs of employees. This layout aims to optimize the use of space, enhance the customer experience, and provide a comfortable and efficient working environment for staff.</p>
2.00	Site context
	<p>25 Neal Street is situated in the heart of London, within the lively neighborhood of Covent Garden. Surrounded by a mix of retail, dining, and cultural establishments, the site benefits from excellent foot traffic and connectivity to public transportation, making it an ideal location for a retail unit.</p>
3.00	Design principles
	<p>The design of the proposed retail unit is guided by the following principles:</p> <ul style="list-style-type: none">- Contextual Integration: The design of the retail unit will respond to the unique character and architectural context of Neal Street and its surroundings. The aim is to create a building that harmonizes with the existing streetscape while introducing contemporary design elements that enhance the area's visual appeal.- Functional Efficiency: The layout of the retail unit will be carefully planned to optimize space usage and accommodate the needs of prospective tenants. Flexibility in design will allow for a variety of retail uses, ensuring the unit's adaptability to changing market demands.- Architectural Quality: The design of the retail unit will prioritize architectural quality, incorporating high-quality materials, detailing, and finishes. The aim is to create a visually striking building that contributes positively to the built environment and attracts customers.- Accessibility: The retail unit will be as accessible as possible to all members of the public. Design features wide doorways, and accessible restrooms will be incorporated to ensure inclusivity and compliance with relevant accessibility standards.

3.00	Access statement
3.01	Entrance
	The existing entrance door will be replaced with a double set of swing doors giving a clear open width of 1735mm.
3.02	Exit door
	The existing fire escape door located at the side of Neal street will be retained. The exit door is a single door that gives a clear opening of 1050mm.
3.03	Circulation
	<p>The circulation around the store between display gondolas is not less than 1200mm and Alo management policy is to maintain these routes clear of obstructions at all times.</p> <p>The store will have a total of 6 No fitting rooms, the one located at ground floor level will be DDA compliant.</p> <p>Access between floors will be provided via a new staircase located within the retail unit. The staircase will be designed with generous dimensions and handrails on both sides to ensure safety and ease of use. While stairs may present a challenge for some users, alternative arrangements will be made to assist customers who may have difficulty with stairs.</p>
3.04	Access to goods
	Goods for sales are displayed on a display units/gondolas up to 1800mm above finished floor level (affl). Signage clearly identifies that staff are available to offer assistance if required. There is one cash desk DDA accessible.
3.05	Staff areas
	<p>There is a DDA compliant toilet located at ground floor level, the rest of the staff facilities and stock room are located at first floor, basement and mezzanine level and are accessed via protected staircase staircase with a single timber framed doors having a clear opening of 850mm. The doors into separate staff rooms have a minimum opening of 750mm.</p> <p>All doors are fitted with lever handle appropriately contrasted in terms of colour and luminance and vision panels as required.</p> <p>Although staff welfare facilities are installed at basement level with the access to this through staircase, the provision within the staff area will meet the needs of all employees, Alo has a stated policy for identifying individual needs and undertaking reasonable adjustments as identified in the Equalities Act 2010.</p>
3.06	WC Facilities
	The WC accommodation is for staff only and includes a new unisex accessible toilet at ground floor level.
3.07	Means of escape
	The means of escape policy for Alo in these premises include management assistance when needed to exit via the front doors and rear exit.