

Design and Access Statement for 'Bubbledogs &', 70 Charlotte Street, London W1T 4QG

Purpose of Document

This statement has been prepared in support of a building regulations application for the refurbishment and façade alterations of 70 Charlotte Street. The proposed shop front features a series of fixed framed windows and one hinged entrance door. A zinc panel will be attached at high level with neon signage above the entrance stating the name of the restaurant. The façade of the building will be painted in a dark grey paint finish.

The aim of this statement is to demonstrate that the facility meets mainstream inclusive design parameters, in order to comply with the recommendations of Approved Document to Part M of the Building Regulations and ultimately to assist the facility owners to meet their duties under the Disability Discrimination Acts 1995 and 2005.

An inclusive environment requires a combination of accessible design, management and maintenance. Truly inclusive access will, in part, depend upon management procedures and good levels of disability awareness by staff running the facility – these aspects are also recorded in this access statement for the benefit of future managers of the facility in use.

Access

There will be no alterations to the shop front in terms of access so accessibility will stay the same to the site of entry while also maintaining escape routes currently in use.

Much thought has been given to ensuring the environment is suitable for all visitors, including people with a range of impairments such as mobility, cognitive, learning, and sensory disabilities.

Provisions put into place for Disabled Persons

Entrance

At the entrance of the building there will be a door bell to the right of the entrance on the fence for disabled people to ring for access. At that point an attendant will come out with a portable ramp so the disabled person will be able to wheel themselves in through the entrance.

Disabled toilet access

The disabled toilet has been placed on the lower ground level as when we came to design the restaurant it was a very small site and there was no room to put the disabled toilet on the ground level that was commercially and financially viable. After taking advice from building regulation professionals we decided to put the disabled toilet on the lower ground level with access via a disability lift which goes down the stairs in the middle of the restaurant.

Back restaurant access and disabled seating

There are 2 steps down into the back restaurant. For access into the space for a disabled person there will be a removable ramp, which will be stored back of house and brought out when required. The restaurant is made up of a curved bar around a show kitchen. Included has been disabled seating at a lower level of 750mm on a table that is removable and will be brought out and set up when required. This restaurant is by booking only so if and when there is a disabled person dining in the establishment, provisions will be made for their requirements such as the table being set up and ramp being put out for them.

Disabled Refuge

In the case of a fire and a disabled person is on the lower ground level there is a disabled refuge which will give safety and fire protection until rescue.

Character

The existing shop front facade faces out to a pedestrian passageway. The facade will be kept in keeping with the exposed brick front and painted hinged door. The exit and entrance will be kept the same. There is an emergency exit on the lower level that has stairs giving direct street access.

The 2 front windows on the ground floor will be replaced with double glazed Georgian wire windows to give half hour fire protection to people escaping, these are in keeping with the style of the building.

There are no opening doors projecting onto the pedestrian walkways outside of the unit's boundary and the front entrance is well defined.

Community Safety

The proposed shop front will not alter the community safety of the site, but the area is a pedestrian route.

Environmental Sustainability

The proposed shop front will improve or equal the heat loss of the current shop front design. No changes have been made that would effect water drainage.

Movement

The unit has recently been stripped out. It is situated on Charlotte Street, a pedestrian road with multi-use units including restaurants, bars and offices.

The site is located in-between Goodge Street and Tottenham Court Road tube stations and is accessible by foot, bus and tube.

Much thought has been given to ensuring the environment is suitable for all visitors, including people with a range of impairments such as mobility, cognitive, learning, and sensory disabilities.

Achieving Standards

The provision of inclusive access and circulation for disabled people has been considered of equal importance to other aspects of the project.

The principal design criteria adopted for the project is to provide the ability for everyone to enter, circulate, use and exit the building as independently as reasonably possible. As the restaurant will be spread over two floors, it has been ensured that disabled toilet facilities which is on the lower ground floor will have accessibility via a disabled lift that will descend down the stairs.

The following primary and secondary legislation has been taken into account during the design process:

- The Disability Discrimination Acts 1995 and 2005
- Building Regulations Parts M and N
- BS8300: Code of Practice - Design of Buildings and their approaches to meet the needs of disabled people
- BS7000-6: 2005 Managing Inclusive Design
- BS5588 Part 8 Emergency Egress

- DD9999 Emergency Egress

Wherever practical to meet the client's business aspirations and the buildings existing structure, the above standards have been taken as the minimum criteria to be achieved.

Maintenance and plant areas that are only accessed by technicians and servicing engineers have not been deemed essential for good access, beyond general health and safety standards.

Management and Maintenance Arrangements

An inclusive environment is one that is equally accessible and enjoyable for everyone to use, including people with physical, sensory, cognitive or learning disabilities. There are over 10 million disabled people in the UK, in addition to which many others have minor or temporary impairments. This represents around 10% of people from 16-25 years, steadily increasing to some 30% of people over 50. In order to achieve an inclusive environment, a holistic approach to accessibility is required. This needs to embrace:

1. Design and Management of the Built Environment
2. Management Policies, Practices and Procedures
3. Communication
4. Staff Attitudes and Awareness

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The design for this facility seeks to address the built environment issues through appropriate design. It cannot, in isolation, protect our client fully from an action under the Disability Discrimination Act, since it is equally possible to discriminate in the way a building is run, how communications are provided, or through inappropriate behaviour by staff. These aspects have been communicated to our client, who recognises their importance.

Amy McDonald

B3 Designers