

29<sup>th</sup> March 2012

Our Ref: 6091/MA



brewery barn  
31 lower street  
stansted  
essex CM24 8LN

t: +44 (0) 1279 815651  
f: +44 (0) 1279 815601

[ampersand-associates.com](http://ampersand-associates.com)

## DESIGN & ACCESS STATEMENT

(Prepared in accordance with DCLG01/06 & CABE Guidance Notes)

**CLIENT** Marco Aldany  
**LOCATION** 258 West End Lane, London, NW6 1LJ  
**DRAWING NOS.** 6091\_04

### 1.0 DESIGN STATEMENT

COMPONENT	STATEMENT
<b>1.01 Context</b>	No.258 West End Lane is within a 'High Street' location, comprising of Ground & Basement Floors only. The site is currently vacant but formerly traded as a News Agency. Store formerly trading on Ground Floor. Existing Store to Basement Floor. Ground Floor is approximately 74m <sup>2</sup> & Basement Floor is approximately 9m <sup>2</sup> .
<b>1.02 Use</b>	The proposal is to fit-out the Ground Floor for general Sales. New staff facilities will be provided to the rear of Ground. A new fascia & hanging sign will be installed. The existing shopfront and sun blind/awning will be replaced with new. The existing roller shutter to the shopfront will be removed. New level entrance will be formed.
<b>1.03 Amount</b>	Ground & Basement Floor areas only. No other floors within proposed demise.
<b>1.04 Layout &amp; Appearance</b>	Part of the proposal will be the removal of the original, existing fascia signage. This will be replaced with a new fascia & hanging sign with vinyl applied letters externally illuminated by overhead troughs. All decorated to 'Marco Aldany' standard colours.
<b>1.05 Scale</b>	The new installation is of scale & proportion to suit the building envelope & to be in harmony & keeping with surrounding shopfront's along 'West End Lane'.
<b>1.06 Landscaping</b>	Not applicable

- 1.07 Summary** In considering this design all aspects of local & national policy have been considered for City Centre retail regeneration. Further we have considered the surrounding finishes, designs & materials & have proposed all architectural form, material, colour & texture to be visually impressive & not the least to function clearly for the purpose intended.

## **2.0 ACCESS STATEMENT**

<b>COMPONENT</b>	<b>STATEMENT</b>
<b>2.01 Surrounding Area</b>	Access is via Highways pedestrianised pavement. Parking is available in numerous car parks within the town centre.
<b>2.02 Approach / Entrance</b>	A new single entrance door will be installed, providing a minimum clear opening width of 990mm during trading hours. New level entrance will be formed.
<b>2.03 Exit Doors</b>	<p>New single entrance door (to front of building) will be fitted with appropriate signage.</p> <p>Existing exit door to the rear of Ground will be replaced with new, along with appropriate signage.</p> <p>All routes of escape to this door have been highlighted with appropriate illumination to BS 5266: Part 1: 1999 and BS 5499: Part 4: 2000.</p>
<b>2.04 Circulation</b>	The Ground Floor is level throughout with a raised area at rear.
<b>2.05 Counter</b>	Assistance will be made available to all customers who are unable to safely collect goods from the counter. Loose furniture will be moved by staff, as necessary to maintain clear & safe access routes.
<b>2.06 Beauty Cabins</b>	Marco Aldany are typically small space users, space for treatments is necessarily at a premium and therefore the services offered have to be prioritised. Multiple cut / wash stations occupy the main sales area & beauty cabins are located to the rear of the unit or even on an adjacent floor. This is keep any access issues to the smallest number of customers. It is Marco Aldany's policy to look at access issues and resolve them wherever possible, this may include upgrading existing vertical circulation routes as necessary.

<b>2.07</b>	<b>Staff Accommodation</b>	New staff facilities will be provided to the rear of Ground. Should a disabled person be employed at the store, we understand 'Marco Aldany' has a stated policy for identifying individual needs & undertaking reasonable adjustments as identified in Part 11 of the Disability Discrimination Act 1999.
<b>2.08</b>	<b>Customer Toilets</b>	Under planning use classes, Marco Aldany are not obliged to provide customer toilet facilities. However, where space permits customer WCs will be considered and installed as this is felt to be a benefit to the customers.
<b>2.09</b>	<b>Vertical Circulation</b>	Access to Basement Floor will be retained as existing towards the rear of the unit, served via flights of stairs. Handrails & distinguishable nosings will be replaced with new.
<b>2.10</b>	<b>Decoration</b>	All walls have a contrasting colour to the floor to clearly define the extents & parameters of the store area & space. The contrast is obtained by the merchandise & products that are displayed full width & full height of the perimeter wall & counter units.
<b>2.11</b>	<b>Signage</b>	<p>The corporate, directional &amp; information signs adopted by Marco Aldany in the store are designed in accordance with the recommendations of the Sign Design Guide &amp; comply to BS 5266: Part 1: 1999 &amp; BS 5499: Part 4: 2000.</p> <p>There will be manifestations applied directly to the shopfront entrance door at 900mm &amp; 1500mm respectively (to comply with regulations). The internal Window Display Stand to the shopfront will also act as a visual barrier.</p>
<b>2.12</b>	<b>Means of escape</b>	The means of escape policy for 'Marco Aldany' in these premises include management assistance when needed to exit the unit (Ground & Basement Floors). Escape routes are to the front & rear of Ground Floor. All escape routes will be kept clear of any obstructions.
<b>2.12</b>	<b>Fire Alarm System</b>	The proposed Fire Alarm System will be installed in accordance with BS 5839: Part 1: 2002 (as amended) Type L2.