

FORTUNE

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Design and Access Statement for CÔTE FRENCH RESTAURANT 32 Parkway, Camden NW1 7AH December 2011

CÔTE





1. PRIMARY REFERENCE STANDARDS:

THE DISABILITY DISCRIMINATION ACT 1995

THE DISABILITY DISCRIMINATION ACT 2005

EQUALITY ACT 2010

BS 8300: 2009 THE DESIGN OF BUILDINGS AND THEIR APPROACHES TO MEET THE NEEDS OF DISABLED PEOPLE – A CODE OF PRACTICE

PLANNING & ACCESS FOR DISABLED PEOPLE: A GOOD PRACTICE GUIDE

APPROVED DOCUMENT TO PART M OF THE BUILDING REGULATIONS (2004)

For further references see the references section of the report.

2. LIMITATIONS

This Access Statement covers the proposed fit out of the ground and first floor levels of an existing two storey 'NW1 bar to become a new Côte French Restaurant, at 32 Parkway, Camden, NW1 7AH. There is also a small basement that is to be used as a store and plant room. The second floor is to be used as a liquor and dry goods store, together with an office, there will be no customer access to the second floor accommodation.

There is no car parking associated with the property.

3. ISSUE

Date:

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Martin Brudnizki Design Studio



ACCESS STATEMENT

4. Introduction

Since 2006, Design and Access Statements are required to accompany all Planning Applications.

The Access part of the design and Access Statement looks at the access around the site and describes the basic provisions for access through the building circulation, for all users, including pedestrians, cyclists, vehicles and emergency services. The provisions for access for people with disabilities should be considered but should not be treated less favourably than others.

The approved document to part M of the Building Regulations 2004 give the design standard for inclusive buildings, this is supported by the British Standard 8300: 2009 for the design of buildings and their approaches to meet the needs of disabled people.

These documents allow provision for variations to the standards where this can be justified through the Access Statement.

The aim is that employees or visitors with disabilities are able to access the building and utilise the services and facilities available without discrimination or segregation.

5. Consultation

This access statement has been prepared by a competent person who is a Consultant member of the National Register of Access Consultants, and the design has been developed in consultation with employees with disabilities at various similar sites.

6. Use

The proposed French restaurant comprises of the ground and first floor levels of an existing three storey restaurant property. There are male and female customer toilet facilities located on the first floor level, together with the kitchen. The second floor level is not part of the proposed restaurant demise and will remain vacant; the basement is used as storage and plant room. There is no lift access to the first floor level. There is no public access to the basement or second floor levels. The second floor is to be used as a liquor and dry goods store, together with an office.

The existing unisex wheelchair accessible toilet for use by independent wheelchair users is provided for customers on the ground floor level. The layout is not ideal, but no changes are proposed to the existing facility.

7. Amount

There are no extensions proposed to the building footprint. The building floor area will be unchanged.

8. Layout

The building comprises of a ground floor level restaurant complete with an accessible toilet facility for customers and a bar. The first floor has a kitchen and male and female customer



toilets incorporating cubicles suitable for use by people with ambulant disabilities and sensory impairments.

The kitchen and associated stores are located within the first floor level. There are further stores in the basement, together with a plant room. The second floor level is used for liquor and dry goods store and an office. There is no customer access to these areas.

An effective evacuation policy is to be developed by the restaurant management to ensure the safe emergency evacuation of people with disabilities. Provisions are needed to assist the emergency alert and evacuation of people with sensory impairments.

9. Scale

The building is located in a busy street in the centre of Camden and is of similar scale to existing adjacent properties.

10. Landscaping

There is no landscaping associated with this property. There are number of mature trees in the street outside the restaurant that will not be affected by the proposals.

11. Appearance

The building design is typical of the building type and is similar to the style of other buildings in the vicinity. There is high level fascia signage to the ground floor level shopfront with a series of spotlights, and manifestation markings in the form of signage to the shop windows.

12. Heritage Statement

We note that this design proposal is within the conservation area of Camden. The proposal will not however have any impact on the conservation area as only minor alterations are to take place.

13. Vehicular and Transport Links

The restaurant is served by Camden Town Underground Station and Parkway (Stop CW) bus services 742 and C2.

The property is located on a public highway with double yellow lines outside the restaurant, there is no access to the rear for deliveries. Parking is limited in the street. There are no public car parking facilities within the immediate vicinity.

14. Inclusive Access

The building entrance off Parkway has a single step on the approach and a level entrance threshold. The existing double entrance door and lobby has a clear opening width of 1340mm in a single leaf, a Greeter is available to provide assistance to enable some customers to enter and leave the premises if required. There is an emergency exit door that is not accessible for wheelchair users without assistance. Portable ramps will be made available as appropriate to enable assisted access. The internal change in level on the ground floor will have contrasting handrails to both sides and a tapping rail at 100mm above the pitchline.

The accessible toilet on the ground floor level is existing and is not intended to be altered to improve access. The wheelchair accessible toilet is provided for the use of people with disabilities including people with sensory impairments. Signage should be provided at a height of 1200mm above floor level and should include both words and symbols with tactile features including Braille; the signage should contrast with the door surface finish and should not be reflective.

The audible fire alarm system is to be supplemented with visual beacons that have an operating strobe frequency not greater than 3Hz, a beacon should be located in the accessible toilet area.

The first floor level customer toilets comprise of two female cubicles, including ambulant accessible cubicles, and one single ambulant cubicle in the male toilets, each is suitable for use by people with ambulant disabilities and sensory impairments, incorporating grabrails and good tonal contrast between fittings and background surfaces. The audible fire alarm system is to be supplemented with visual beacons that have an operating strobe frequency not greater than 3Hz, a beacon should be located in each toilet area.

Provisions for staff with disabilities will be reviewed as necessary and reasonable adjustments made to accommodate the needs of specific individuals.

The basement is accessed via a staircase from the ground floor level. There is no lift available.

15. Generally

The availability of all facilities and equipment for disabled visitors should be clearly advertised at the building entrance or reception. All policies and procedures and website design are to be reviewed for equality in accessibility and diversity. All communications systems including telephones and emergency communications systems should be suitable for people with hearing loss, and may need to be used in conjunction with vibrating pagers. Consider using SMS or free Text Relay services for telephone communication with people with hearing and speech impairments. Textphone services are available within the accessories of Microsoft Office using the hyperterminal software.

There should be a range of seating available that includes some seating with arm supports, it should be possible for wheelchair users to access a range of table positions without obstruction and to access the toilets and other facilities. It should be possible to remove chairs to enable wheelchair users to access tables where table legs do not obstruct approach. The access routes between furniture and fittings should be at least 1200mm clear unobstructed routes.

Menus should be available in large print and staff should be prepared to read menus to people who have print disabilities. Staff will require disability awareness training. A policy should be introduced to enable people to use the restaurant with assistance dogs.



16. Conclusion

The design and construction of the scheme is proposed to achieve inclusive access to the site and buildings for people of all abilities for employees and visitors, within the limitations of safety and security specific to the nature of the service.

However, the accessibility of the building alone cannot achieve compliance with the Equality Act 2010 and the Disability Discrimination Act 1995 and 2005; and there are obligations on the occupier to achieve access for all users to the services, goods and facilities offered by the occupier and to make employment opportunities and vacancies available to people of all abilities. The accessible service will include the provision of training in disability awareness and etiquette to all employees, development of policies, practices and procedures to prevent discrimination and provision of equipment to enable access to all services for people with disabilities.

17. References

Department of the Environment, Transport and the Regions

Guidance on the Use of Tactile Paving Surfaces

http://www.dft.gov.uk/stellent/groups/dft_mobility/documents/page/dft_mobility_503283-16.hcsp

The Centre For Accessible Environments: 020 7234 0434 (London)

'Designing for Accessibility' - £15.00 (included within 'Access Audits' - £20.00)

'The Good Loo Guide'

'Personal Emergency Evacuation Plans' – The Northern Officer Group

RNIB Bookshop: 0113 214 4585 (Leeds)

'Building Sight'

'The Good Sign Guide'

HMSO: 0121 236 9696

The approved document to Part M of the Building Regulations (2004 edition)

British Standard BS EN 8300 – 'Design of Buildings and their Approaches to Meet the Needs of Disabled People'

The revised Code of Practice for The Disability Discrimination Act 1995: Access to Goods, Services and Facilities (available from the DRC website)

Disability Rights Commission Publications: Tel: 08457 622 633

Actions Speak Louder Than Words Video – 'TALK' (free)



Other Websites

BT/RNID Typetalk - www.rnid-typetalk.org.uk

Disability Rights Commission – www.drc.org.uk

Centre for Accessible Environments – www.cae.org.uk

The Government Website on Disability – www.disability.gov.uk

Strobe Lighting - www.enlightenment.co.uk/frames/basic/w-strobe.htm

Website Accessibility - <http://aprompt.snow.utoronto.ca/>

18. Legislation

The Equality Act 2010

The Disability Discrimination Act 1995 & 2005

The Disability Discrimination (Meaning of Disability) Regulations 1996

The Disability Discrimination (Employment) Regulations 1996

The Disability Discrimination (Sub-leases and Sub-tenancies) Regulations 1996

The Disability Discrimination (Description of Insurance Services) Regulations 1999

The Disability Discrimination (Services and Premises) Regulations 1999

Disability Rights Commission Act 1999

The Disability Discrimination (Providers of Services) (Adjustment of Premises) Regulations 2001

Code of Practice for the elimination of discrimination in the field of employment against disabled persons or persons who have had a disability

Code of Practice for Rights of Access to Goods, Facilities, Services and Premises 2002

Health and Safety (Workplace) Regulations 1992

Code of Practice for Lighting At Work

The Energy Efficiency (Ballasts for Fluorescent Lighting) Regulations 2001