

# design & access statement

**Client** TJX Europe  
**Project** TK Maxx: 118-124 Charing Cross Rd, London, WC2H 0JR  
**Date** 28.04.2010  
**Job no.** 1122-TK50  
**Reference** 1122-TK50 Design & Access Statement (Charing Cross).doc

## 1 Site analysis



*Fig. 1: Main Entrance via Charing Cross Road*

- 1.1 The site is located on 118-124 Charing Cross Road, London. The building itself is constructed as 2 blocks adjoining to one another – 4 storeys high (basement to third floor) and 7 storeys high (basement to sixth floor) above road level. The building exterior can be clearly viewed from Charing Cross Road.
- 1.2 TK Maxx, the client will be taking up the unit which was formerly a Borders Bookstore. The demise of unit only comprises of basement to second floor (3 storeys high) which forms part of frontage of building. As to rear of the building from Flitcroft street, the unit comprises of basement to third floor (4 storeys high). The main entrance can be accessed from Charing Cross Road and secondary entrance can be accessed from Denmark Street.
- 1.3 The unit can be accessed for deliveries via Flitcroft Street which runs behind the unit.

## **2 Design**

### **2.1 Use**

- 2.1.1 This project involves the stripping out of the existing Borders fit out, fixtures, finishes, and re-fitting the existing retail space for use by TK Maxx. The basement will be processing area and back of house for TK Maxx staff. The ground floor, first floor, and second floor will be sales and third floor for office spaces. The existing secondary entrance will be replaced with a new frameless glass door to match existing with powered openers. All existing signs will be removed and replaced by new TK Maxx signs. All windows will be electrostatically coated in RAL 7048.

### **2.2 Amount**

The proposed basement floor area is:  
Demise: 746sqm / 8,030sqft

The proposed ground floor areas are:  
Demise: 815sqm / 8,773sqft

The proposed first floor areas are:  
Demise: 778sqm / 8,374sqft

The proposed second floor areas are:  
Demise: 758sqm / 8,159sqft

The proposed third floor areas are:  
Demise: 315sqm / 3,391sqft

The total floor areas are:  
Demise: 3,412sqm / 36,726sqft

### **2.3 Layout**

- 2.3.1 The demise for all floors will remain unchanged.

### **2.4 Scale**

- 2.4.1 There will be no physical change to the scale of the existing building.

### **2.5 Landscaping**

- 2.5.1 There is no scope for exterior landscaping

### **2.6 Appearance**

- 2.6.1 There will be 2 new signs installed for main entrance and secondary entrance. They are internally illuminated pinned white acrylic letters with stainless steel return mounted on RAL 3001 fascia. Face and back lit to create red halo effect around letters. White LEDs to front face with max light level of 700cdm<sup>2</sup> and halo in red LEDs with max light level of 200cdm<sup>2</sup>. Also, new projecting 'Bus stop' signs will be installed, internally illuminated powder coated aluminium with pushed through acrylic letters (pushed through by 3mm). Light level of 450cdm<sup>2</sup>. A new internally illuminated projecting Hong Kong style sign will be installed, powder coated aluminium with pushed through acrylic letters (pushed through by 3mm). Light level of 450cdm<sup>2</sup>. The existing secondary entrance will be replaced with a new frameless glass door to match existing with powered openers. All windows will be electrostatically coated in RAL 7048.

- 2.6.2 The signage will be of simple, contemporary design (*refer to Fig. 2*).
- (1) Primary signage: Internally illuminated individual pinned white acrylic letters with stainless steel return (See Fig 3 for example photo). Letters to be fixed to new powder coated aluminium fascia panel, coloured to match RAL 3001. Letters to be white face lit using LEDs to 700cdm<sup>2</sup> & red LED Halo illumination to 200cdm<sup>2</sup>



*Fig. 2: Main Entrance with new signage as proposed*



*Fig. 3: Typical pinned letter sign*

- 2.6.3 The signage will be of simple, contemporary design (*refer to Fig.42*).  
 (2) Secondary signage: Internally illuminated projecting 'Bus Stop' sign, powder coated aluminium with pushed through acrylic letters (pushed through by 3mm). Light level of 450cdm<sup>2</sup>



*Fig. 3: Typical projecting sign*

- 2.6.4 Shopfront windows will be clearly defined by manifestations to comply with the requirements of Part M of the Building Regulations.
- 2.6.5 A new proprietary canopy has been installed above the goods lift entrance in the service yard, this is provide additional weatherproofing to the refurbished lift and access doors. The new canopy is to be installed at a sufficiently high level so as to be between two buildings which cover the service yard and as such be neither a physical impediment to traffic in the service yard, or visually obstructive. Please refer to the submitted drawings for further information.

## **2.7 Electrical Items & switch/ socket locations**

- 2.7.1 All new sockets and switches will be in installed in compliance with current DDA and 17<sup>th</sup> edition IEE wiring regulations.

## **2.8 Plant location**

- 2.8.1 Existing plant to roof store to be removed and replaced with Proposed HVAC equipment (*refer to Mechanical Engineers' design*). Please refer to LOM Drawing 1122-TK50-C52\_PP, 1122 –TK50-C62\_PP for location of plants (by M&E – DB Green) & 1122-TK50-STD1\_PP for plant schedule. Please also refer to M&E Noise Impact Assessment report by Hoare Lea Acoustics.

# **3 Access**

## **3.1 Access and transport links**

- Primary access is expected to be via walking as site is located in city centre.
- The unit can be accessed for deliveries via Flitcroft Street which runs behind the unit

- The nearest tube stations are Tottenham Court Road Tube Station and Leicester Square Tube Station. Both are approx. 5mins walk and 0.2 mile from the store.

**3.2 Entrances:** The existing swing doors to main entrance will be retained and reused. As for secondary entrance, the existing doors will be replaced with a new frameless glass door to match existing with powered openers. The entrance doors will be made visible by the use of manifestation at 850mm and 1600mm above floor level, which will contrast visually with the background seen through the glass. All items where practical, to meet the requirements of the Approved Document to Part M (2004).

**3.3 Horizontal circulation:** Existing level access will remain unchanged and is only available from Charing Cross Road and Denmark Street. Routes of travel on each floor are level and are free from any obstacles which may impede a person with disabilities (e.g. thresholds or steps).

**3.4 Vertical circulation:** There is vertical circulation in the building at present. All customers are restricted at basement and third floor levels. Existing main staircase, passenger lifts and escalators from basement to second floor will be retained and refurbished. As for back of house, all escape stairs are retained, reused and refurbished. Existing goods lift to rear of building (from basement to third floor) are retained, reused and refurbished. Any disabled staff will have full access to the facilities. TK Maxx will implement their Personal Evacuation Plan (PEEP) and adjust according to this site's circumstances.

**3.5 Doors:** Construction, widths and vision panels to all new doors to comply in accordance with Approved Document to Part B & Part M.

**3.6 Toilet facilities:** Existing disabled WC on first floor will to be retained, reused and refurbished. Existing WC's for new office space on third floor will be retained and reused as well. All staff WC's located on the basement floor are new. This will include a toilet cubicle in both the male & female WC's suitable for use by an ambulant disabled person, and a separate WC for disabled persons. Customer access will be request only and will be escorted by a staff member. All toilet accommodation will comply in accordance with Approved Document Part M.

**3.7 Decoration:** The colour scheme has been chosen to highlight walls, floors, doors and ironmongery to aid people with sensory Impairments. Guidance by ICI Paints and cited in the BS8300:2001.

**3.8 Wayfinding:** sizes, colours and contrast of signs & symbols follow guidance from the Sign Design Guide (RNIB/JMU).

## 4 Community Safety

### 4.1 Security

- There are no proposals to change the security provisions.

## 5 Environmental Sustainability

### 5.1 Efficient Use of Resources

- All of the M+E works to the unit will comply with Part L of the Building Regulations
- Automatic hand-dryers instead of hand towels are used in the WC's
- All back of house areas have motion detectors for controlling use of light fittings in unoccupied rooms.

### 5.2 Enhancing Biodiversity

- The proposed works are to an existing retail unit and is considered to have a neutral effect on biodiversity.

## **6 Sources of guidance & information**

- Current guidance on the requirements of the Disability Discrimination Act.
- Approved Document Part B (2006) & Part M (2004) of the Building Regulations.
- Sign Design Guide (RNIB/JMU).
- TK Maxx standard construction manual (Edition 3a).
- TK Maxx design/corporate guidelines manuals.