

# DESIGN AND ACCESS STATEMENT

( to accompany planning application)

SITE ADDRESS:	15 CHALK FARM ROAD NW1
DATE:	22 APRIL 2009
PLANNING APPLICATION NO.	
CONTACT DETAILS Applicant:	MR & MRS M. IOANNOU

## **DESCRIPTION OF DEVELOPMENT AND KEY ACCESS ISSUES OF THE DESIGN**

It is proposed to extend the café to provide improved seating arrangements and sanitary provision.

Upper floors will not be adversely affected by the extension.

Externally the existing building will be affected by the following changes:

1. **Chalk Farm Rd Elevation:**

The existing frontage will not be effected by the extension works

2. **Rear Elevation:**

The ground and lower ground floors of all properties along this terrace are in commercial use and have been modified or extended over the years. Only the upper floors have remained more or less as originally constructed.

The proposed extension will be constructed in brickwork and painted joinery to reflect the original construction of the property.

## **ACCESSIBILITY AND CIRCULATION**

### **Ground and Lower Ground Cafe:**

The ground floor will be extended to provide additional seating on one level as opposed to the current arrangements where most tables are at lower ground level. This will allow more choice for less abled persons to use the café facilities. It should also improve employment opportunities for disabled persons.

The cafe will be refurbished to comply with Approved document Part M and Disabilities discrimination Act. Recommendations in other guide documents such as RNIB standards including and Dulux tonal contrast guides will also be followed.

- Entrances into and out of the cafe including internal doors will be a min of 900mm with suitable ironmongery and to include glazed vision panels.
- Light switches, power points to Part M standards
- Corridor widths and circulation areas to be a minimum of 1350mm and to suit 2 wheelchair users passing each other
- Disabled toilets with suitable fittings and emergency call facilities

- Level entry into the centre at street level. Particular attention will be given to threshold details, type and height of door handles and door widths to suit wheelchair users.
- Signage, (including emergency signage) colour contrast and lighting levels will be provided to recommendations.
- Emergency egress provision will be provided to the rear of the property and recommendations by the Fire service will be sought and followed.
- Toilet facilities will be increased to comply with current standards. A Disabled toilet at ground floor will be considered at detailed design stage
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**Accommodation on upper floors:**

The proposed extension to the café should not have any adverse affect or loss of natural light and view from upper floors.

Reference to the following documents has been made and will continue to be made in the development of specific details for construction.

Approved Document Part M (2004)

BS 8300

DfT Inclusive Mobility

Sign Design Guide

RNIB/Dulux Colour + Tonal contrast guidance

LBI relevant policies and guidance