

**Planning
Potential**



Planning Regeneration and Development

**DESIGN AND ACCESS
STATEMENT**

**In support of Application for
Management Suite**

The O2 Centre, Finchley Road

On Behalf of X Leisure

September 2007

1 INTRODUCTION

- 1.1 This statement is intended to provide a clear overview of the design and access elements associated with the proposed relocation of the small management suite within the O2 Centre. The aesthetical appearance and the access arrangements will be discussed and it will be demonstrated that there will be entirely acceptable.

2 APPLICATION PROPOSALS

- 2.1 This application is seeking permission to relocate the existing management suite (as shown on Drawing 2068/PL/802) above the recently permitted restaurant (Application reference – 2007/1386/P). This type of development is in keeping with the Centre as a whole, this is demonstrated by the number of previous planning permissions granted for additions and alterations in recent years.

Design

- 2.2 The size of the new management suite is modest in line with the existing management facilities and will provide an area of 127m² as detailed on drawing 2068/PL/804 accompanying this application. The relocation of this management area aims to make the most efficient use of space within the existing building.
- 2.3 As can be from the drawings accompanying this application, in particular drawing 2068/PL/806 the new management suite will not be visible and therefore will not alter the existing elevations of the Centre.
- 2.4 The new management area is to sit above the new mezzanine restaurant. The offices and associated safe facilities will follow the lines of construction of the restaurant in order to ensure natural light still enters the public concourse beneath.

- 2.5 The materials proposed are in harmony with those throughout the Centre and complement the existing units. The development has been prepared with the wider design context of the O2 Centre in mind and will fit seamlessly into the available space.

Access

- 2.6 Whilst the management area is intended for the use of employees associated with the O2 Centre and X Leisure, the area will be made accessible for all. In particular, efforts have been made to ensure access for those with disabilities.
- 2.7 Disabled access is provided from existing provisions made available in the original construction of the Centre. Access to the management suite will be in the same manner as the existing office area.
- 2.8 Access to the Centre itself is on one level for ease of movement and access for all those requiring entry to the building.
- 2.9 Emergency access arrangements have been proposed in accordance with health and safety requirements and fire regulations.

3 CONCLUSION

- 3.1 These proposals are modest in scale and wholly in line with the existing building design and its features. The relocation of the management suite will allow the most efficient use of space within the building. Finally, the access arrangements ensure access is possible for all as well as being fully in accordance with health and safety standards and fire regulations.