

**Planning
Potential**



Planning Regeneration and Development

Design and Access Statement

**In Support of Application for Construction of Mezzanine Floor for
Restaurant Use**

The O2 Centre, Finchley Road

On Behalf of X Leisure

March 2007



Palace House
3 Cathedral St
London SE1 9DE

1 INTRODUCTION

- 1.1 This statement is intended to provide a clear overview of the design and access elements associated with the proposed construction of a mezzanine floor within the existing O2 Centre. The aesthetical appearance and the access arrangements will be discussed and it will be demonstrated that these will be entirely acceptable. This statement should be read in support of the planning statement submitted as part of the proposals.

2 APPLICATION PROPOSALS

Design

- 2.1 The planning application proposes the introduction of a new mezzanine floor for use as a restaurant within the O2 Centre. This type of development is in keeping with the Centre as a whole, this is demonstrated by the approval of previous planning applications for mezzanine floors.
- 2.2 The new unit will provide 315m² of additional floorspace to the Centre, as detailed on drawing 1877/SK/11 accompanying this application. The size of the new floorspace is modest whilst still making best use of the available space.
- 2.3 All existing units on the first floor of the Centre are accessed from the central atrium area. It is proposed that the additional unit will be accessed in the same manner in order to maintain a sense of continuity in design and access of each of the units. Escalators, stairs and a lift is provide access for the less mobile.

- 2.4 To enhance the overall design of the first floor further it is proposed to provide an open entrance to the unit. This will be secured by a shutter system which will not be visible during opening hours to ensure a sense of space between the central atrium and the unit. The design elements and construction of the entrance and shutter will be the same as the existing units at first floor level.
- 2.5 As can be seen on the enclosed plans, the new floorspace will act to complete the circular element of the first floor with units surrounding the viewing gallery to the ground floor. This therefore, enhances the overall design of the centre and is in keeping with the original vision for the layout of the building.
- 2.6 The new floor sits partially over the existing atrium that runs the length of the building. Light will be provided to the unit from the existing glass roof covering the atrium area. In addition, glass walls and balustrades are proposed to maximise the amount of light that can enter the unit. This design and the materials proposed also act to ensure that there is sufficient light reaching the ground floor area in the atrium as well as to maintain the existing character and feel of the centre.
- 2.7 The materials proposed are in harmony with those throughout the centre and complement the existing units that surround the coffee shop as proposed. The development has been prepared with the wider design context of the O2 Centre in mind.

Access

- 2.8 Disabled access is provided from existing provisions made available in the original construction of the Centre. Access to first floor level is

provided by a lift, escalators and stationary stairs. The rest of Centre is laid out across level access for ease of movement and access.

- 2.9 Emergency access arrangements have been proposed in accordance with health and safety requirements and fire regulations.

3 Conclusion

- 3.1 The proposals are to be constructed in materials and detail to complement the existing building features and design as well as to maintain the overall character of the O2 Centre. Access arrangements have been proposed in accordance with current health and safety standards and fire regulations.