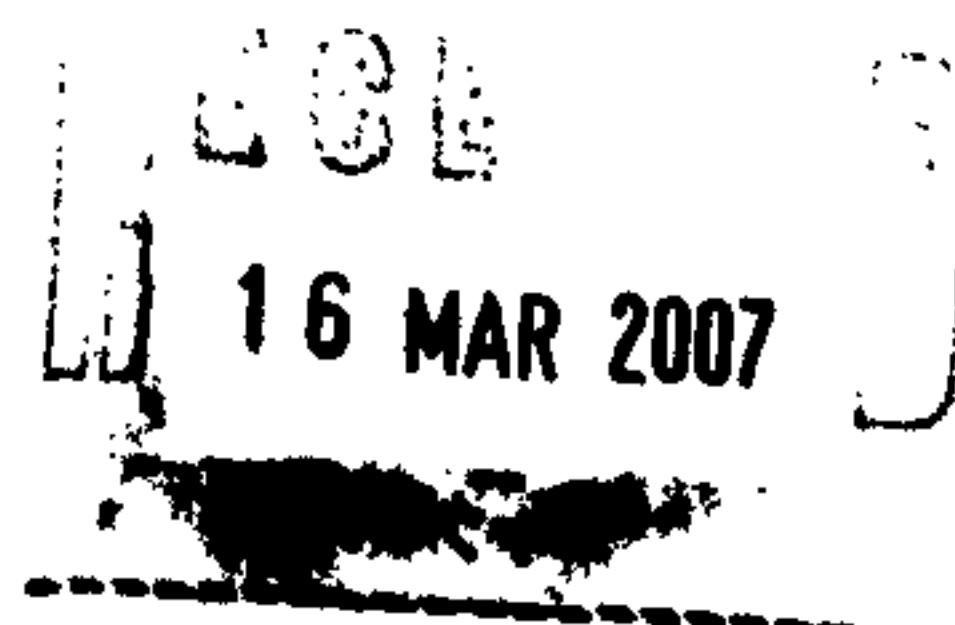




Design and Access Statement
In Support of Application for Coffee Shop
On Behalf of X Leisure,
The 02 Centre, 255 Finchley Road
March 2007



1 Introduction

- 1.1 This statement is intended to provide a clear overview of the design and access elements associated with the proposed Coffee Shop within the existing O2 centre. It will also demonstrate that the introduction of this unit will improve the aesthetical appearance of the atrium and customer experience of the O2 centre as a whole.

2 Application Proposals

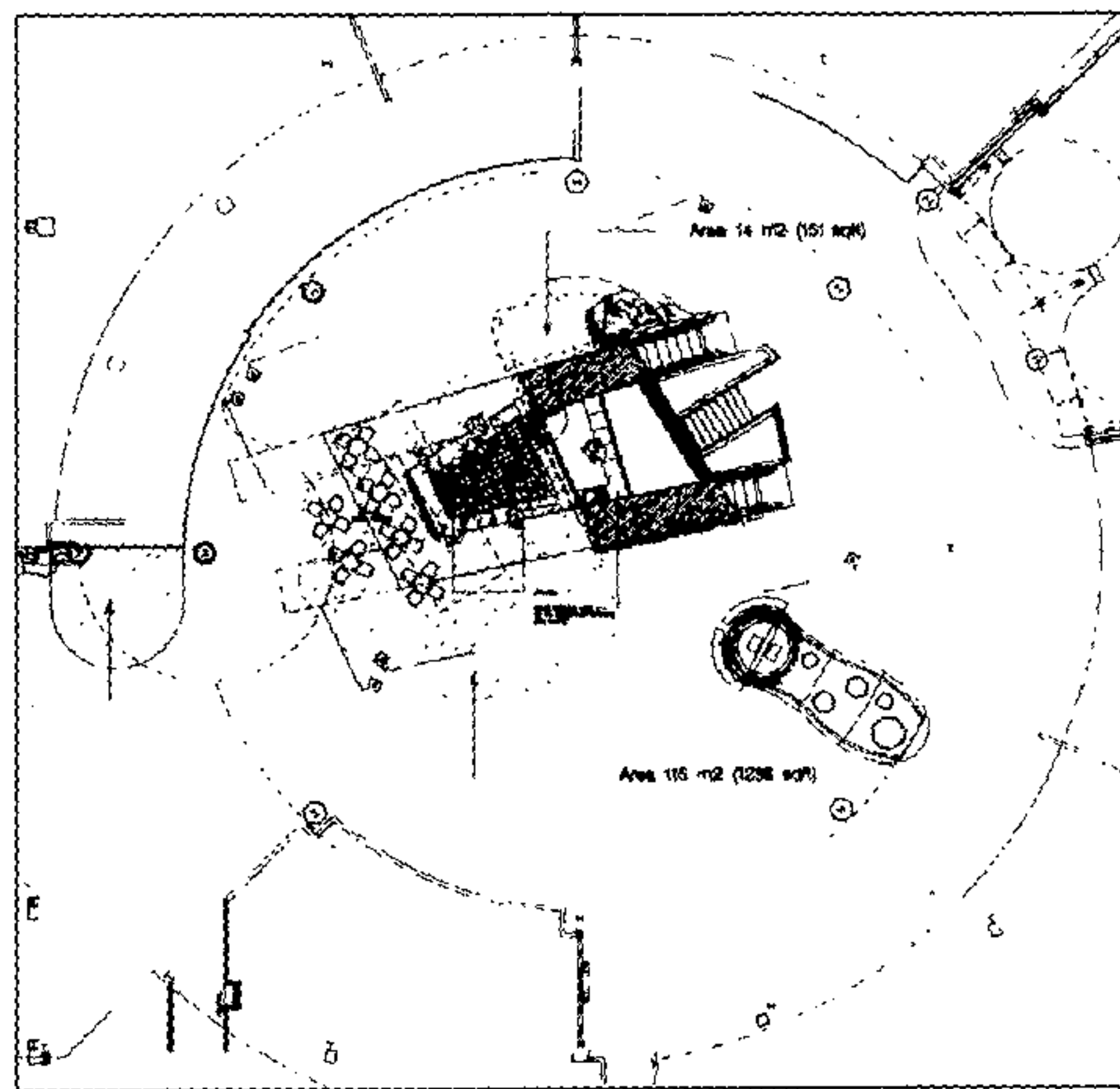


Fig.1

Section from
Drawing
No. 20/P/04
detailing the
layout proposals.

- 2.1 The planning application is for a new coffee shop located on the ground floor atrium of the O2 centre. The unit will consist of a back house area for preparation and storage use located adjacent to the escalator stairwell.
- 2.2 There is currently only one small Starbucks Café at the opposite end of the Centre, there is therefore clearly the opportunity to improve the range available for customers visiting the centre. There

is currently no other similar takeaway service providing snacks and drinks within the centre.

- 2.3 The application aims to improve the vitality and viability of the central public area which at present offers little to customers on their arrival to the Centre or to encourage them to stay within the central area rather than pass through to their destination.
- 2.4 Two counters will project from either side of the rear wall of the back of house area, linking into a partition wall to make up the trapezium shaped floor plan of the unit. The two counters will comprise the servery of the coffee shop and each contains a lifting hatch for service and access.
- 2.5 6 tables and their associated chairs will be positioned adjacent to the servery wall to provide seating for customers.

3 Design

- 3.1 The development has been prepared with the wider design context of the O2 Centre in mind. The materials proposed are in harmony with those throughout the centre and compliment the existing units that surround the coffee shop as proposed.
- 3.2 The combined area of floorspace proposed, including the servery and seating area, is 115 m². The size of the development is modest in scale and is designed to make full and efficient use of floorspace within the existing O2 centre and provide a valuable amenity for visiting customers.

3.3 The front façade of the unit contains a large oval window to enhance customer experience of the unit, and provide a link between the servery and the seating area which is located adjacent to this end façade.

3.4 The layout of the seating area, abutting the servery wall, is specific in purpose on two counts; to allow uninterrupted access to the servery counters on both sides of the coffee shop; and secondly to create a seating area enjoyable for users in the context of this A3 service.

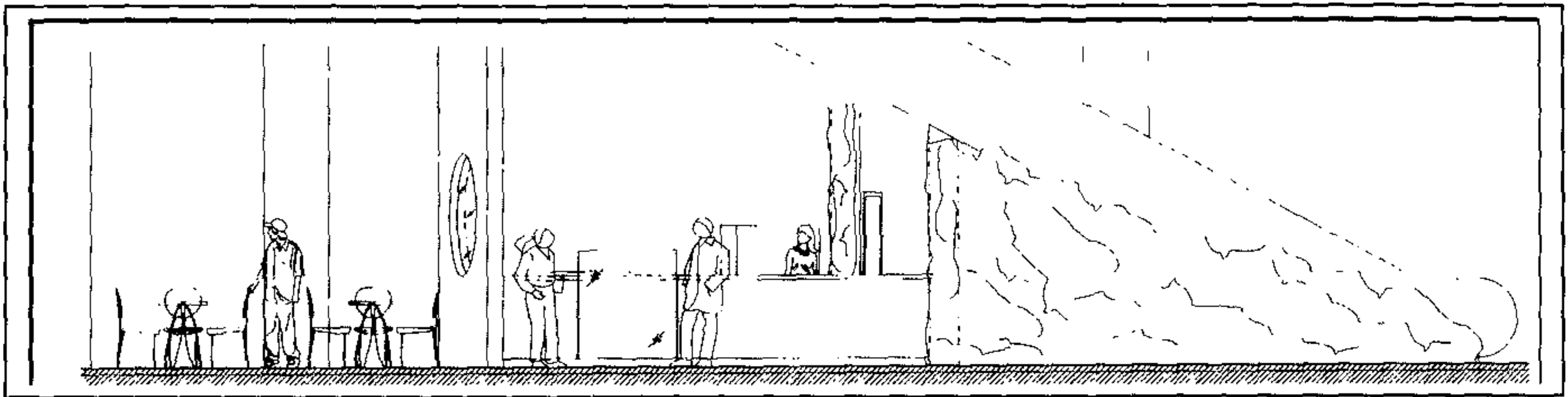


Fig 2. Extract from Drawing 2040/P/02 showing section of coffee shop

4 Access

4.1 The proposed development is situated on the ground floor of the O2 centre and is served by the primary Finchley Road entrance. Full and inclusive access exists via this existing entrance which is already DDA compliant, as requested in original permission for the Centre.

4.2 The siting of the development and the layout of the seating area has also been designed in line with DDA requirements, enabling inclusive access to the coffee shop as well as navigation around the atrium.

4.3 Access arrangements have also been designed in accordance with health and safety requirements and fire regulations.

5 Conclusion

5.1 The proposals forming the planning application will improve the visual character of the ground floor level of the atrium within the O2 centre and improve the amenity for customers. The design of the coffee shop exterior is modern and in line with the character of existing shop fronts and other façade's of surrounding retail units.

5.2 The unit is of appropriate size and scale in relation to the atrium and is designed to be fully accessible and DDA compliant to ensure inclusive benefit for all customers.

5.3 The development proposed makes full and efficient use of the floorspace within the O2 Centre and will improve on its viability and vitality of the Centre as a whole.