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DESIGN & ACCESS STATEMENT

For 31 Bloomsbury Way WC1

Director,
Mr Mariano Proietti
Up Arch RIBA

Company Reg. No
3994973

1. Existing Building Use

The existing building use was a public house built in the 1900's circa. This premises consisted of the public bar at ground level with public facilities at the basement level and storage. There was no provision for disabled access or facilities within the existing usage.

2. Proposed Use

The proposed use for the premises will be a Café/Restaurant. This will consist of eatery areas at the ground floor with cooking and public facilities in the basement level.

3. Design

The original design concept for the shop front was somewhat different from what has been proposed. It was assumed that the existing public house shop front was original to the building but upon further investigation and removal of the shop front the original frontage of the building has been revealed. The original frontage of the building is made from smooth stonework with tight close mortar joints, which in effect compliments the architectural detailing of the entire building. It was decided at this point to abandon all our previous proposals for a new shop front and instead to make use of the original frontage of the building thus returning it to its former glory. Obviously new fenestration will be re-installed, and the existing stonework will be carefully cleaned.

4. Part M Access and use of the premises

- Provision has been made for access into the premises from street level by placing the main entrance on the Bury Place where the existing threshold is at its lowest (80mm high) via a set of double doors. Staff will be at hand to assist entry as required.
- A fully disabled WC in accordance with M1 diagram 18 has been installed accessed via a ventilated lobby with an automatic sliding door.
- The new premises have been designed to allow disabled access to all facilities offered at the new restaurant.
- Disabled access to the basement has not been possible to achieve due to the existing nature and construction of the existing premises, but is also viewed that there is no

need for this as all facilities have been provided at ground floor level.

- Disabled escape will be through the ground floor double doors with staff assistance. Maximum travel distance is 12m.
- All doors at the ground floor level will be fitted with glazed elements except for the WC door in accordance with M1 diagram 9.

5. Summary

The proposed new restaurant had made a major contribution to the existing architecture of the building and although very limited in space has made every provision possible to accommodate disabled use within the offered facilities and is a major improvement to the previous situation.