

Maison Coloniale Showroom, Finchley Road, London NW3
August 2006

Design Statement:

The planning application relates to the enclosure of the area between the existing building façade to upper floors and the rear of the pavement line. This area is to be enclosed in accordance with the original planning consent for the building.

The application is for a new shop front in full height clear glass to provide maximum visibility of the unit from Finchley Road. Level access has been provided from Finchley Road. The door opening is in accordance with Part M requirements.

Access Statement:

Background & Philosophy

The premises are an existing purpose built retail and residential building within central London – located on Finchley Road. The Client, Maison Coloniale, is the developer of the premises to provide a show room setting for their goods and sales facilities for their customers- the public by invitation only. The Client's ownership and control of the site is limited to the ground & lower ground floors of the building and does not extend to the external approach or upper level accommodation (or ground floor access areas thereto).

The Client acknowledges their responsibilities under the Disability Discrimination Act 1995 both as service providers to the general public and employers, and are committed to ensuring that the facilities they provide afford their customers and employees the opportunity to enjoy safe and, wherever possible, independent participation.

The Client is keen to provide accessible accommodation to an appropriate standard and within the constraints of the site and premises. The proposal is to provide open plan showroom areas dedicated to separate ranges of the Client's furnishings, with small scale provision of office and ancillary facilities for staff.

Approach

Principal approach to the premises may be considered to be on foot from Finchley Road public carriageway with existing pavement. As previously noted the Client's ownership is limited to the ground & lower ground floor areas of the existing building, and does not extend to the public highway, transport network or any parking areas. Provision of crossing points and car parking are therefore excluded from our Client's scope of works.

The existing pavement slopes along the front façade of the premises, with an overall fall of approximately 700mm over 22m. This footpath is generally laid with paving slabs to a level or gentle slope. The fit out of the premises ensures that principal entrance is located at a section of level paving.

Entrance

The entrance is clearly identified by both the building form – with break in the building plinth, and with signage located adjacent to the entrance.

The clear glazed entrance screen and doorset with frame clearly locate the entrance door. Manifestation is to be provided in accordance with Part M. Single leaf door with

vertical pull bar, on pivot hinge providing clear opening width of 1000mm minimum. Management policy is for all customers to be provided with assisted entrance with door to be kept locked and call bell located in close proximity to the entrance and clearly signed.

The entrance door and screen will provide a clear view of the building interior. Glass panels and door will be appropriately identified with 2 tone manifestation between 850-1000mm and 1400-1600mm height.

Emergency Egress

Existing exit to street level is accessed via showroom with step on pavement line.

Management policy to ensure safe evacuation for all visitors with assisted egress via stepped exit or alternative exits for disabled staff & customers. Alternative level exit may be made via the main entrance.

Lighting to be in accordance with CIBSE Code of Practice and not less than 100 lux to stair flights.