
Design and Access Statement

Project name: Tortilla Russell Square
Project no: L16 3769
Date: 10.05.16
Rev: D

Design and Access Statement: Tortilla Russell Square, 5 Bernard Street, London, WC1N 1LJ

Full Planning permission for alterations to the existing shop front and consent to display advertisements

1. Proposal

Our proposal is to replace the existing restaurant shop front with a new updated shop front and signage relevant to the Tortilla brand image, to be in keeping with the surrounding area.

The existing railings and staircase to basement are to be retained and decorated.

The change in level from pavement to the ground floor level are to be retained and new steps are proposed with anti slip dark grey tiled treads and risers. A contrasting nosing is proposed to current building regulations.

2. Existing Features

The restaurant is located in the ground floor of a Georgian property. The original brickwork façade is retained on the floors above. The existing shopfront comprises of a stained timber framed shopfront with glazed panels and a brick slip clad stall riser. The ground floor level is framed with off white rendered pilasters and a white cornice detail above the fascia panel to match. The existing fascia panel extends across two shop units and is made from a green powder coated metal tray with fret cut yellow signage. The signage is externally illuminated with 4no. wall lights. There is an existing retractable canopy recessed into the façade, with advertising to the valance. The entrance to the restaurant and to the flats above is located to the right hand side of the shopfront and recessed into the building and is raised two steps above street level. The existing entrance door is a single leaf French door with glazed panels and stained timber framework to match the shopfront, with a transom window above. There are 3 brick planters to the pavement outside the restaurant entrance.

3. Access

There are good transport links in the area surrounding this location. The restaurant is located next to Russell Square tube station, as well as a number of bus routes. There are a limited number of off-street parking spaces outside the restaurant. The restaurant is situated on a public highway with restaurants and shops located nearby. Pedestrian access to the site is good with adequate road crossings and wide level footpaths. The restaurant entrance is raised two steps up from street level. There is an existing exterior metal staircase which provides access to the basement level (see Staircase 03 - Refer to L16 3769 09-01 for details.)

We propose to relocate the existing entrance and move the line of the return side of the shopfront so that it is in line with the demise wall and perpendicular to the shopfront. Access to the basement will be from the existing inside the restaurant.

The new entrance door will be located to the right of the shopfront and will be accessed via two steps recessed into the entrance area and within the footprint of the demise. The raised entrance level must be retained as the concrete floor slab cannot be excavated internally to any great extent. The 2 steps up to the entrance are located within the unit and have been designed in accordance with the current

building regulations. A portable scissor ramp will be deployed as necessary to provide wheelchair access, and Tortilla staff will have good visibility from the servery counter to the entrance, and be able to assist when necessary. The shopfront will also include a DDA compliant doorbell. Due to the scale of the shopfront and the rise required, we are unable to install a permanent ramp in accordance with current building regulations due to its length, without extending considerably into the public footpath.

4. Layout

The existing main entrance is located off Bernard Street, and is to be repositioned to be in line with the shopfront. The restaurant and BOH areas are situated on the ground floor and basement level. Ground floor level comprises of a Servery area with some restaurant seating to the front and additional seating to a lowered restaurant level to the rear of the unit, accessed via a timber staircase (see Staircase 01). Staircase 02 is located to the right hand side of the restaurant and provides staff and public access to the basement area. The basement comprises of a central lobby area with public WC's and BOH staff areas to the rear, and the kitchen and store room to the front. There is no existing disabled WC facility due to the scale of the unit and the reduced floor space on the ground floor. No disabled WC is proposed due to the location of the servery counter within the unit and reduced floor space to ground floor level.

4. Scale

Our design for the facade retains the scale of the existing shop-front and fits in with the surrounding shop-fronts to either side.

5. Landscaping

No landscaping is proposed.

6. Appearance

Our proposal is to update and improve the existing shop front whilst maintaining its existing scale. The alterations are in keeping with the appearance of the streetscape generally.

The shopfront is formed in three sections, with a painted timber framework. The stall riser is formed from painted timber with a recessed panel detail. Four clear glass vertical panels to the centre and one clear glass horizontal panel above. The entrance door has been repositioned to be in line with the shopfront, and matches the formation and design of the shopfront, with timber panelling at low level and clear glass above in a painted timber frame. The existing pilasters are to be painted in a Tortilla brand colour. The existing cornice is to be retained and repainted to match the shopfront. The fascia panel is to be made from a powder coated metal frame with black filled bridge oak panels. The location of the existing retractable canopy is to be retained and replaced with a Tortilla brand coloured matt canvas canopy and blind box.

The main Tortilla sign will be fixed to the fascia panel and will be externally illuminated, with opal Perspex front and powder coated trays. There is a projecting sign to the left pilaster also externally

illuminated with a powder coated face with Branding. The canopy is to have Tortilla brand text to the valance. The internally illuminated menu board will be located within the unit and behind the fixed glass panel.

7. Heritage Assets/Significance

The building is situated in the Bloomsbury conservation area, which is considered to be an internationally significant example of town planning, with a distinctive and culturally rich character. The frontage of the building has been well-preserved and retains its Georgian townhouse style at first floor level and above. The ground floor has been converted into restaurant and retail units, with shopfronts installed over the original façade.



ACCESS STATEMENT

The Directors and Management Team Tortilla fully endorse the aims and provisions of the Disability Discrimination Act 1995 and are committed to enhancing the availability of their services to all of their staff and customers and recognise the importance of ensuring that no one is subjected to less favourable treatment because they are disabled.

In recognition of their responsibilities, the Tortilla management team have reviewed their intended operation within this unit and have stated their intentions as per this Policy Document.

- There is a lowered restaurant area to the rear of the unit which is retained. There is restaurant seating to both levels of the ground floor. Seating on the level area by the servery is to be designed to be suitable for wheel chair use.
- Lighting will provide good colour rendering without glare.

- Staff are trained to explain the full range of food and beverages available to any customer, not only those with a disability. The staff will obtain any items that any customer cannot reach or carry for themselves.
- Staff will be encouraged to acquire additional skills in serving disabled people; for example, communicating with hearing impaired people and those with speech impairments.
- A customer complaints procedure will be available to all customers and assistance in its use will be provided where necessary.
- Staff will ensure that the dignity of any disabled person is respected when providing them with services.
- Staff training will include the Tortilla policy towards disabled people, their legal rights, disability awareness and disability etiquette training.
- The importance of listening carefully and responding to disabled people will be explained to our staff in order to help us find the best way of meeting disabled people's requirements and expectations
- Staff are trained to anticipate the need for assistance at the entrance area and deploy the scissor ramp efficiently and offer assistance when necessary.

THE BUILDING

The refurbishment of the ground floor includes a refurbishment of the front of house and back of house and includes new WC provisions to basement level.

The existing shop front is to be updated and redecorated, with Tortilla branding applied.

There is a ground floor server area with seating leading down to a lowered ground floor section with additional seating capacity. Access to the basement is via the staircase to the right hand side of the unit. There are WC provisions off the lower staircase lobby with kitchen facilities to the remainder of the basement floor. The refuse store is located under the pavement level and is accessed via a door to the front of the unit.

APPROACHING THE BUILDING

- | | |
|---|---|
| • Is the approach from the boundary of the site to the principle entrance level? | NO. STEPPED ENTRANCE FROM BOUNDARY TO ENTRANCE LEVEL OF 310MM |
| • If the gradient is between 1 in 60 and 1 in 20, do ramped approaches not exceed 500mm between landings? | NO |
| • If the gradient exceeds 1 in 20 do ramped approaches and steps comply with Approved | NO |

Document M – 2004?

- If the total difference in level between the boundary of the site and entrance to the building exceeds 2m is a lifting device provided? N/A
- Are warnings provided at road crossings and changes in levels (ie blister and corduroy paving)? N/A
- Are any obstructions en-route to the entrance adequately guarded and provided with cane detection? YES
- Are external handrails, with no weather protection, designed to not be cold to the touch, ie plastic coated or similar? YES

ENTRANCE TO THE BUILDING

- Are entrance doors manually open able? YES
- If YES
 - is weather protection provided YES
 - If a self closer is fitted is the force required to open the door less than 20N YES
- Are entrance doors electronically opened? NO
- Does manner of automatic opening comply with Approved Document M for:
 - opening before person reaches door N/A
 - opening where security is required eg:
 - push pads N/A
 - swipe card N/A
 - voice entrance
- For all doors is the location of the door in the elevation evident? YES
- Are any handles on doors evident – contrasting? YES
- If glazing is provided does appropriate manifestation comply with Approved Document

M?

PRINCIPLE ENTRANCE AREA

- Does reception counter / customer service desk comply with Approved Document M? NO CUSTOMER SERVICE DESK PROPOSED.
- Does any necessary hearing enhancement comply with Approved Document M? TORTILLA OPERATES A SYSTEM IN WHICH STAFF ARE TRAINED TO ASSIST ANY CUSTOMER WHO REQUIRES ASSISTANCE.
- Do information signs comply with Approved Document M / BS8300? TORTILLA OPERATES A SYSTEM IN WHICH STAFF ARE TRAINED TO ASSIST ANY CUSTOMER WHO REQUIRE ASSISTANCE.
- Do special colour contrast comply with Approved Document M? YES. SUCH AS HANDLES, SIGNAGE, MENUS ETC...

TRAVEL WITHIN THE BUILDING

- Do routes throughout the building comply with Approved Document M in respect of corridor and door widths? YES WHERE APPLICABLE
- Are manually openable doors which are fitted with a self-closing device require a force of less than 20N to open them? YES WHERE APPLICABLE TO DISABLED PERSONS
- Are doors electronically openable or held open? NO
- Do doors contrast with the surrounding walls? YES WHERE APPLICABLE TO DISABLED PERSONS
- Is a passenger lift provided between floor? NO
- Does the lift comply with Approved Document M in respect of design? N/A
- Is a lifting platform provided which complies with Approved Document M? NO

- Is a stair chairlift provided which complies with Approved Document M? NO

FACILITIES WITHIN THE BUILDING

- Where it is necessary to provide WC facilities for visitors / customers is there at least one unisex accessible WC on each floor where there are public toilets and an ambulant disabled cubicle in each single sex facility? NO. WC'S ARE LOCATED IN THE BASEMENT.
- Where only staff WC facilities are required is there a unisex accessible WC on each floor where there are staff facilities, and an ambulant disabled cubicle in each single sex facility? NO. DUE TO H & S ISSUES OF STAFF WORKING WITH HOT FOOD AND THE LOCATION OF THE KITCHEN IN THE BASEMENT ETC IT IS NOT POSSIBLE TO EMPLOY WHEEL CHAIR BOUND PERSONS.
- Are accessible staff rest / refreshment facilities provided? NO. DUE TO H & S ISSUES OF STAFF WORKING WITH HOT FOOD AND THE LOCATION OF THE KITCHEN IN THE BASEMENT ETC IT IS NOT POSSIBLE TO EMPLOY WHEEL CHAIR BOUND PERSONS.
- Are switches and sockets sited in accordance with Approved Document M and suitably contrasting? NO. DUE TO H & S ISSUES OF STAFF WORKING WITH HOT FOOD AND THE LOCATION OF THE KITCHEN IN THE BASEMENT ETC IT IS NOT POSSIBLE TO EMPLOY WHEEL CHAIR BOUND PERSONS.

Tortilla Staff

Tortilla is a restaurant where hot food is both cooked and served. Due to its nature as a restaurant it is not possible to employ wheel chair bound persons as they cannot perform the service required without having a major impact on the operation and able bodied persons. For example the cook line, back bar and servery counter line have been designed for an able bodied person and equipment is situated to be used at standing height, not someone who is blind or wheel chair bound. To this end the basement back of house areas and kitchen have not been designed to suit wheelchair bound persons.

Tortilla Public users

Layout

The existing main entrance is located off Bernard Street, and is to be repositioned to be in line with the shopfront. This is accessed via two steps from pavement to restaurant level. Due to the length of ramp required and scale of the shopfront, we are unable to install a permanent ramp to the entrance. A portable scissor ramp will be deployed when necessary to allow wheelchair access.

The ground floor comprises of a servery counter at the front and left hand side of the unit, with seating available in this area. To the rear of the ground floor is an additional restaurant seating area at a lowered level as existing, accessed via a timber staircase (Staircase 01). The lowered area consists of fixed and loose seating, with banquettes located against the right side and back wall, and a large booth to the left. Staircase 02 is located to the right hand side of the restaurant and provides staff and public access to the basement area. The basement comprises of a central lobby area with public WC's and BOH staff areas to the rear, and the kitchen and store room to the front. The public WC's are located underneath the staircase and accessed via a lobby. There is no existing disabled WC facility due to the scale of the unit and the reduced floor space on the ground floor. No disabled WC is proposed due to the location of the servery counter within the unit and reduced floor space on the ground floor.

Furniture

The furniture is a mixture of loose tables, loose chairs, booths and banquette seating, loose tables and chairs are situated towards the front of the restaurant near the entrance, these can be removed to provide easy and unrestricted access to wheel chair bound persons. Being so flexible also means that persons with push chairs or of a large size can easily be accommodated as the tables and chairs are unrestrictive.

Menus

The staff are fully trained to understand and assist anybody who have any queries.

Design

The walls, ceilings and floors are varied contrasting colours. The floor and furniture are contrasting colours, which allow for easy access for the partially sighted. The lighting has been designed to allow for easy visibility and yet an enjoyable atmosphere.

Acoustics

For those customers who have a hearing problem, the staff are trained to assist and ensure customer satisfaction. There is no loud music played within the demise.