

Design Statement

Roche Bobois – 419-425 Finchley Road, London NW3 6HJ
February 2017

Introduction

Roche Bobois have occupied the premises for more than 10 years using the building as furniture showrooms. The proposed works involve the replacement of the shop front & signage to Finchley Road which is dated and in poor condition. There is an opportunity to improve the appearance of the side & rear elevations where all windows to the ground & lower ground floors are to be replaced as they are in a very poor state of repair.

Architecture

The new shop front will be provided with full height glazing. Framing where visible will all be in high quality satin anodised aluminium channel glazing shop front system. Windows to the rear shop front will be in painted timber frames to match existing.

Services

Energy use is limited through use of existing energy efficient comfort cooling.

Waste Management

The showroom produces very little waste as furniture is not sold direct from the showroom. Customers placing orders have furniture delivered direct from the Roche Bobois warehouse. Any furniture packaging is removed at the point of delivery by Roche Bobois. Measures for re-cycling of packaging are in place.

Access Statement

Access Statement for submission in accordance with Approved Document Part M (2004) requirement of the Building Regulations in respect of proposed replacement of shop front & rear elevation windows to existing showroom premises.

Background and Philosophy

The premises are an existing purpose built retail and residential building located on the corner of Finchley Road and Alvanley Gardens. The client, Roche Bobois, is the current occupier of the premises. They intend to carry out a limited refurbishment in order to continue to provide a showroom 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 and lower ground floors and does not extend to the external approach or upper level accommodation other than a new mezzanine floor level within the retail unit.

The client acknowledges their responsibilities under the Disability Discrimination Act 1995 both as service providers to the general public (part III) and employers (part II), 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 with areas dedicated to separate ranges of the clients furnishings at ground & lower ground floor levels, with small scale provision of office and ancillary facilities for the staff on both floors.

Consultations and Legislation

Guidance has been taken from consultation with Building Control and with reference to Approved Document Part M (2004) of the Building Regulations. Further detailed reference may be made to BS 8300:2001 and to ICI/Rainbow Project or RNIB, and Chartered Institute of Building Services Engineers (CIBSE) Code for Lighting for guidance upon visual contrast and lighting.

Approach

Principle 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 and control of the site is limited to the ground and lower ground floor areas within the existing building, and does not extend to the public highway, transport network or any car parking areas. Provision of crossing points and car parking are therefore excluded from our clients' scope of works.

The existing pavement slopes down Finchley Road and Alvanley Gardens along the front and side facades of the premises, with a step up to all doors, meaning that there is no level access to the shop.

Entrance

The entrance is clearly identified by signage located above the doorway.

The shop front is clear framed glazing and the door set is provided with pull handles to clearly locate the entrance door, and manifestation to be provided in accordance with Part M. Double leaf doors with vertical pull bars, on pivot hinge providing clear opening width in excess of 1000mm minimum recommended guidance (1300mm wide sliding door). 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 doors and shop front glazing will provide a clear view of the interior of the building. Glass panels and doors will be appropriately identified with two tone manifestation between 850-1000mm and 1400-1600mm height.

Call bell entry control by management to be provided, located in accordance with current best practice guidance, British Standard 8300. Call bell to be located at 1200mm above ground level (minimum 350mm from any corner or obstruction) and clearly signed all in accordance with recommended guidance. This system will allow for management to provide assisted entry for visitors if required.

Circulation

Due to the showroom being composed of 4 units joined together, there are a number of existing level changes on the ground floor some of which are ramped, others provided with steps, there are no changes proposed to existing floors. The lower ground floor is again set out at different levels, which are all connected with existing ramped thresholds.

Internal circulation of the premises provides for ease of movement throughout the open plan showroom and separate areas dedicated to ranges of the clients' furnishings. Pinch points are a minimum of 900mm clearance, generally 1200mm, with door sets to staff, office and WC facilities single 900mm door leaf providing clear opening width in excess of minimum 750mm recommendation. Existing door sets are installed and maintained to ensure opening pressure not in excess of 20N with all door furniture to be in accordance with current best practice guidance for profile, operation and positioning, lever handles located at 1050mm high.

Circulation between ground & lower ground floor levels is via an existing stair. There is no existing lift.

Existing clear screens located within circulation routes are provided with manifestation in accordance with current best practice guidance.

Internal refurbishment to provide lighting and visual contrast in accordance with recommended guidance. Lighting to be in accordance with CIBSE Code of Practice.

Emergency Egress

Existing exits to ground level accessed via front exit and fire escapes at the rear of the ground floor, and rear exits of the lower ground floor.

Management policy to ensure safe evacuation for all visitors with assisted egress via alternative exits for disabled staff or customers. Alternative level exit may be made via the main entrance and or exit to rear of lower ground floor.

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

Accommodation & Facilities:

Showroom facilities and ancillary facilities are located at lower ground and ground floor levels with level access and clear circulation. The premises are not open to the public with visitors attending by invitation or prior appointment and any specific access issues may therefore be addressed by management to provide assistance if required. Staff will be available at all times to assist customers in their orientation of the display areas with additional provision of appropriate signage, with reference to current best practice guidance to clearly identify exits and WC facility.

A unisex wheelchair accessible WC and regular WC are provided for staff use with clear circulation 1200mm width approach to 900mm door leaf. Internal finishes will ensure excellent visual contrast of sanitary ware against background surfaces and emergency alarm will be provided with all indicators and reset controls in accordance with current best practice guidance.

Staff facilities of kitchen and office accommodation are provided with clear level access with 900mm wide door leaf. Specific adaptation to facilities may be made subject to assessment of any specific staff requirement. Provision of portable induction loop to assist hearing impaired staff or customer communication may be considered by management and appropriately located.

The selection and specification of finishes have been made with reference to current best practice guidance for contrast of tone and luminance, non-reflective finishes and appropriate acoustic qualities. Lighting design and levels of luminance are guided by current industry standards and reference to BS8300:2001, Building Sight (RNIB) and the CIBSE Code for Interior Lighting.

Reference Documents

- The Approved Document to Part M (2004)
- BS 8300:2001
- The Sign Design Guide (The Sign Design Society)
- Building Sight (RNIB)
- DRC Codes of Practice
- Inclusive Projects (DPTAC)
- Planning and Access for Disabled People – A Good Practice Guide (ODPM)
- Inclusive Mobility (Department for Transport)

- CIBSE Code for Lighting.