

DESIGN AND ACCESS STATEMENT
Le Creuset, 31 Heath Street, Hampstead, London, NW3 6TR

February 2017 – Revision B

Refurbishment of existing empty retail unit to form new shop for Le Creuset, on ground floor only, including new AC, electrics, lighting and fire detection.

Installation of new timber shop front, fascia sign and projecting sign.

Background

The unit is currently empty and was until recently a women's boutique store, Hampstead Bazaar, established in the 1960s.

The unit is located in a conservation area (but it is not listed).

Philosophy and Approach

The overall intention is to form a fully functioning Le Creuset Retail store.

We are proposing to install a new timber shop front and return it to a more traditional style of door and framework, to be more in keeping with the original shop fronts in the area. The door will remain on the left hand side of the store but will become a single door. However this will have a clear opening of 850mm.

The store is situated on the slop of the hill, which has an existing step into the unit, which is 45mm on the left hand side and 39mm high on the right hand side of the proposed door. Subject to there being no pipe work or cables in the stepped area at the entrance, we are proposing to reduce the height of the slab as much as possible to allow independent disabled access.

The design of the interior, and that of the new shop front including external signage has been considered and thought through to provide a modern retail shop in keeping with the Le Creuset store concept, the existing architecture, streetscape and conservation area. The shop front has been designed inline with the planning / conservation team requirements.

Retail area

Existing Shopfront

The existing shop front is made up of aluminium frame with single glazing.

The existing double door entrance is located to left hand side of the shop front, in aluminium frames with glazing and with a stepped access. The entrance is in poor repair and doors hardly open.

The store currently has a timber floor finish (14mm) on top of a thick tiled floor (20mm) which both sit on top of the existing concrete slab. We will be removing both floor finishes back to slab level.

The store is situated on the slight slope of the street, which gives a small step into the store (39-45mm high across the opening to the structural slab). The floor slab of the store is concrete. We trust this is just step to ensure the level entrance across the slope and not to conceal any pipe work of cables, as we propose to remove this.

Proposed Shopfront

We are proposing to install a new shop front including new entrance door, with internal ramped access to allow independent disabled access, if possible.

New shop front is to be timber with timber frame frontage, new stall riser and with new glazing. The shop front will be painted dark grey RAL 7016, as shown on the drawings.

The single entrance door, with timber frame and new glazing will be located to the left hand side of the shop front (in the same location as existing). A new stall riser will be installed.

The new door will be 998mm wide and have a clear opening of minimum of 850mm to ensure clear access for all.

The existing step into store will be reduced as much as possible to be on grade with the pavement on the right hand side and a small 6mm step on the left hand side, we will then have a standard ramped diminishing strip at the threshold, a level entrance mat area and then a small 400mm long ramp up 33mm (1:12) to the finished floor level. This is subject to there being no pipe work or cables within the concrete slab in this area. Please see drawings submitted.

The will give independent access to all.

The Proposed fascia sign will be externally illuminated by 3no. existing swan neck spotlights (already in place)

Retail Floor

We will retain the existing ceiling and over boarding it to make it good.

We will install a new AC system. A single fan coil unit with flexible legs will be installed on the external roof plant area. (this has been applied for separately)

We will also be installing a new recessed over door heater.

We will install all new fixtures and fitting (both perimeter and mid floor).

We will strip out the existing timber and tiled floor and replace it with a new wooden floor. We will install a new vinyl floor to the BOH.

We have ensured a clear 1200mm wide escape route from rear BOH to the front escape door, between the perimeter and mid floor furniture.

As existing, the only fire exit door is the entrance door at the front of the store – however, the escape route is less than 18m from the furthest point in normal fire-risk area.

A hearing induction loop will be installed at the cash desk with signage on display and a pull out DDA level shelf will be installed on the side of the cash desk.

Remote PDQ's will be used to allow customers to be served remotely, if required.

All new lighting will be LED on both the ceiling and the perimeter units.

All products will be accessible to all.

Back of house

The existing toilet on the ground floor will be retained as existing and a new manager's office and stock room area formed at the back of the retail area.

Physical features and barriers

The existing step into the unit will be reduced as much as possible and an install ramp installed to allow independent access for all.

The toilet is not DDA compliant but is part of the existing layout that is being retained.

Our proposals will improve the existing facilities in the store giving a better shopping experience for all.

Le Creuset will train all staff in the service of both able bodied and disabled customers and will include ranges of all products within easy reach.