

# Design & Access Statement

Dartebrooke Coffee, 1 Leather Lane, London, EC1N 2TD

## Design & Access Statement

A full fit out from the existing empty unit into a new Dartebrooke Coffee shop. This is a small unit, comprising of the front shop area with a small storage room to the rear with staff toilet. There is an existing fully glazed shopfront with temporary front entrance door to the centre of the shopfront. The proposal is to move the entrance door one panel to the right to allow entrance to the side of the shop, allowing room for the counter to run along the length internally. New floor finishes, lighting and decorations will be fitted throughout the shop area, with existing finished in the rear to remain. The offer is for take away coffee, so customers will not be in the premises for more than a few minutes each. New signage is proposed to the shopfront, including a fascia sign above the door and a projecting sign to the left of the shopfront.

### 1.0 Accessibility

Access to the site is via level access through the new front door at the front of the site. There is adequate room allowed for in front of the counter to allow for disabled access and movement of wheelchairs and push chairs alike. The counter height is at a level that can be easily reached to all. Floor and wall finishes are contrasting for visual aid.

### 2.0 Environmental Sustainability

Interior finishes have been specified based on the durability of the product to ensure longevity of the use. Where possible materials are locally sourced and reclaimed.

### 3.0 Movement to, from and within the development

Access to the main entrance to the site comes directly from the public pavement on Leather Lane, one unit away from the corner adjoining the A40, allowing pedestrian access only. The site is the busy area of Holburn, within close walking distance to Chancery Lane Underground Station and bus networks. Deliveries can be made out of hours from the loading bay on the A40 and through the front entrance of the site.

### 4.0 Character

The site is an existing building and was formerly additional office space in the building 1-7 Leather Lane. The office space was not needed and converted into a single retail unit. Internally, the space currently looks like an office with plain walls and suspended grid ceiling and is an empty unit. External finishes continue the façade of the building adjacent to it. The proposal will include considered finishes with new ceiling with a suspended raft covered in planting to make an attractive welcoming space. Although moving the entrance door, the finishes and overall look will be consistent with the existing shopfront façade.

### 5.0 Community Safety

The main counter will be handling money and so from a safety aspect for both staff and customers, the tills will be set below counter height. On site security cameras are in place for the safety of both staff and customers.

Signed (Client):.....Polly McCue      Company.....Vitis Design Ltd

Date:.....01.02.18