

Design and Access Statement

Project name: FAFA'S, 1 Monmouth Street

Project no: 02301

Date: May 2019

Rev: --

1. Introduction to the site and the Proposal

- The site is an existing A3/A5 restaurant unit located on the Ground Floor 1 Monmouth Street, Covent Garden.
- The site is located on the corner of Monmouth Street and Neal Street, forming the corner site.
- The proposal includes removal of the existing entrance doors and neighbouring window panels and the introduction of a new entrance door and part bi-fold system.

2. Access to the building: Customer use

- Approach to the building is via Monmouth Street, Neal Street or Shaftesbury Avenue.
- As the immediate streets have pavements and are car accessible, the nearest setting down point is close to the main entrance, to the top of Neal Street or Monmouth Street.
- The main entrance access has 1 existing step. Up to the site, the area is level pavement.
- There is no secondary access route.
- Entrance doors are clearly visible to the corner elevation and the glazing is divided into panels by metal transoms.
- Door widths and openings are designed to meet minimum requirements of approved document M and BS8300 (for clear opening, types and heights of handles and door closers) where appropriate and practical and the scheme has been designed with an approved inspector.

3. Access to the building: Staff use

- Staff will utilise the main entrance, the only entrance to the site.

4. Access inside the building:

- Once inside the building all floor levels and changes in finish are level throughout the demise and unobstructed.
- The public area is accessible. The site is predominantly a counter, so there is no seating for customers.
- Access from front of house to back of house is via a staircase. Due to the small scale of the site, all BOH facilities are situated in the basement, including staff change and WC.
- Due to the small scale of the site, and the nature of the offer, there are no public WC provisions provided.
- Means of escape: The provision of safe means of escape from the counter area and back of house areas is to be provided via compliance with building regulations approved document part B. The scheme has been designed with an approved inspector.
- Door widths and openings are designed to meet minimum requirements of approved document M and BS8300 (for clear opening, types and heights of handles and door closers) where appropriate and the scheme has been designed with an approved inspector.
- Access to the basement back house area will be for staff only through a lockable door.
- The FOH space does not have any loose furniture, therefore the area is not restricted to minimum access widths.

5. Layout of the proposed unit

- The layout of the space includes a main FOH room with a food serving counter and window ledge to stand at. All BOH areas are in the basement.
- The unit has one entrance point only.
- Refuse bins will be located in Basement vaulted rooms and collected daily.

6. Scale and appearance of the proposed development

- The proposal includes the removal and installation of a new exterior glazed entrance doors with a bi-fold section of shopfront.
- The proposed glazed entrance is formed from a metal framed access door and 2no. bi-fold panels to one side with applied detailing giving a crittal style aesthetic.
- The colour RAL 7021 has been selected to complement the windows to the external facade.
- The proposal is to replace the existing entrance doors within the existing opening.

7. Heritage Assets

- The site is within an existing building. The building is not listed.
- The exterior façade is clad in glazed green tiles with brick pilasters and stone capping's.

8. Additional Design considerations

- Lighting will provide good colour rendering without glare
- The walls, ceilings and floors are varied contrasting colours. The lighting has been designed to allow for easy visibility and yet an enjoyable atmosphere.
- 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.
- The restaurant will operate only during the hours set out by the council.
- Staff will be trained to assist wheel chair uses into the restaurant when required.
- Due to the nature of the building, then entrance is stepped and cannot be made DDA compliant, however, the proposed entrance door width is suitable for wheelchair access and a scissor ramp will be available and deployed by staff when necessary.