

DESIGN & ACCESS STATEMENT: COTE RESTAURANT, UNIT 240A, INTU UXBRIDGE

PROJECT: 240A, INTU UXBRIDGE, UB8 1GB
PROJECT NO: 23219
DATE: 16.05.2019

Access statement for DDA and Building Regulations purposes

Section 1 Access to buildings other than dwellings

- 1.1 The unit is approached to the front 'High Road' façade via the pedestrian pavement. The main entrance doors are accessed from the street and access to the internal restaurant area is considered level. There is a minor fall from the entrance doors back to the street rainwater gulley and drains. The fall is not of significance in terms of wheelchair user access. This is the existing entrance condition and the new proposal does not alter this apart from the introduction of new timber frame and glazed doors to replace the existing aluminium frame ones. The entrance into the restaurant is now proposed to be lobbied, with the outer doors held open during opening hours. The secondary door will swing outwards to meet Building Regulation escape requirements and will be sized to allow for comfortable wheelchair access.

Section 2 Shop Front

- 2.1 Open entrance area to be provided to comply with part M of the building regulations
- 2.2 We will specify a Nuway Tuftiguard or similar entrance mat to the lobby area which is suitable for wheelchair users.
- 2.3 New manifestations to be applied to the new shop front glazing to comply with requirements of Doc M
- 2.4 An additional means of escape door has been incorporated into the new shopfront – as to the recommendation of the Building Control Approved Inspector.

Section 3 Horizontal and vertical circulation in buildings other than dwellings

- 3.1 Restaurant guests are approached by hostess / host on entry and there is no reception desk. There is a small 'Greeter Station' opposite the main entrance doors.
- 3.2 All passageways and fire exits to be min 1200mm wide unless existing structure dictates otherwise
- 3.3 The existing restaurant is laid out on a number of levels. The entrance (street) level comprises the main dispense bar and restaurant dining area, as well as the DDA WC. There is a second (higher)dining area accessed by a short flight of stairs which also houses the hoist access. From the second level, stairs lead up to the customer WC's, kitchen and back of house level.

Section 4 Facilities in buildings other than dwellings

- 4.1 Cote operate a waiter only service. Therefor all customers are seated & treated equally.

Section 5 Sanitary accommodation in buildings other than dwellings

- 5.1 The disabled toilet will incorporate a baby changing facility. Although this is contrary to recommendations Cote feel this provides for wheelchair bound parents and because of the likely limited use the facility gets this will not conflict with it being used by able bodied parents as well. Cote also feel's that this arrangement will encourage the integration of able and disabled customers. It also has the advantage of a higher level of ventilation being available to remove odors. The facility will also be fitted with the required Part M standard equipment, handrails, grab rails etc;
The disabled WC is located on the lower level of the restaurant and hence is on a level with the existing external pavement and entrance.
- 5.2 All taps to sanitary accommodation are suitable for people with limited dexterity and the water temperature is limited

CantorMasters 16.05.2019