

Design Statement

Temporary Café / Restaurant to the rear of

38 The Broadway
London
N8 9SL

January 2015 : Rev A

The Brief

The Brief from our client is to develop the vacant site to the rear of 38 The Broadway N8 9SL to create a temporary family style café / restaurant and associated facilities. The proposal is intended to serve the local residential communities in and around Crouch End.

This Design Statement is being submitted in support of the accompanying planning application and seeks to demonstrate that the approach adopted will deliver an appropriate, inclusive and attractive design. It will also ensure that the full range of access requirements associated with new developments is met.

The Site

- The site is a vacant lot accessed from Crouch End Broadway via Rose Place.
- The entrance to the site is access from the town centre zone.
- Development of the site will prevent the dumping of commercial rubbish that is currently taking place.



Design Proposals

The proposal put forward is in support of the provision of a café / restaurant which will enhance the community aspect of the wider area by providing a high quality establishment for a period of two years.

The design has been developed to create a contemporary appearance both internally and externally. The temporary nature of the proposal is expressed by the formation of the building as a series of recycled shipping containers. The containers are arranged as a single level with a area of external decking, an area serving as a car park for two vehicles and refuse and recycling storage. There is provision for staff and customer bicycle storage on site.

The use

The regeneration of this vacant site and its future development will provide a substantial factor in maintaining and improving the sustainability of the wider Crouch End community and businesses.

Business hours:

- Monday: Closed
- Tuesday to Friday: 12 noon to 11pm
- Saturday: 9am to 11pm
- Sunday: 9am to 6pm

This new café / restaurant will provide full-time employment for 6 people for the duration of the permission.

Scale

This temporary café / restaurant sits on the development site of approximately 502 sq metres with a customer seating capacity of approximately 38 covers internally and approximately 20 covers externally.

The proposal is for a single storey building. The gross floor area is 68 sq m.

Site Layout

The position of the new building on the site is principally determined by the location of the existing access point from Rose Place to the West. The external seating area and window and door openings is positioned and orientated to minimise disturbance to neighbouring properties (see noise impact assessment)

The location of the service area allows ease of access for delivery vehicles but allows deliveries to take place away from seating areas.

Landscaping

The development of the site will incorporate a soft landscaping scheme which is in sympathy with existing and adjacent areas and will consist of areas of compacted gravel to allow for rainwater percolation

Sustainability & Environmental Issues

Our clients are committed to reducing their energy consumption in all areas of the business and require that their new building is constructed using energy efficient means and materials and is provided with energy efficient equipment and measures of control.

The design of the building incorporates a compact plan using recycled shipping containers to give a simple cost effective approach and to minimise waste of materials. The intention is that this café / restaurant can be relocated when the license expires.

The external lighting of the building, the site and the approach along Rose Place uses low energy luminaire specification with pollution into the sky limited by the use of baffled, low level footpath lighting and cowed high level car park lighting both of which direct light downwards. (see transport assessment)

The internal lighting of the building uses LED luminaire specification throughout customer areas and low energy luminaires.

All construction materials will be specified with reference to the BRE Green Guide to maximise the sustainability of the building. Construction materials will be locally sourced from recycled material suppliers.

Utilities

The drainage system will connect to the existing on-site sewer connection.

Heating, ventilation and kitchen extract plant will be located on the East elevation. Noise attenuation and odour control systems will be installed to mitigate against any possible disturbance to neighbouring properties (see noise impact assessment)

External waste and recycling storage will be located within the service area located to the West of the building.

Access Statement

The Background

The proposal aims to develop the vacant site to the rear of 38 The Broadway, Crouch End to create a community orientated café / restaurant and associated facilities. The proposal is intended to serve the local residential communities and the wider business sectors in and around Crouch End and to provide facilities for all age groups including families with children,

Influencing legislation

- Approved Document M 1992, 1999 and 2004 Editions
- Disability Discrimination Act 1995
- Building Regulations 2000

- Health & Safety at Work Act
- Fire Legislation

Design Standards

The design of the building will accord with the requirements of Doc M of the Building Regulations set out in BS 8300 2001 (Design for buildings and their approaches to meet the needs of disabled people).

Other publications to good practice:

- Design for accessibility 2004
- 'Sign Guide' (JMU Access Partnership)

External Environment

- Cycle racks are to be provided to encourage alternative methods of transport.
- All surfaces are to be slip resistant and hard landscaping incorporating materials changes will be included to aid the visually impaired.
- Adequate external lighting is to be provided to illuminate car parking, footpaths and entrances.
- All gradients within the site including footpaths are to be no steeper than 1:20 in accordance with Part M Building regulations.
- The principle entrance and all fire escapes are to be kept clear and laid with slip resistant materials.
- All access and egress points are to have level thresholds and be illuminated.
- General parking and site movement is to be provided around the building in accordance with Doc M guidelines and comply with access for emergency vehicles requirements.
- Vehicular access to the site is from the existing cross over from Rose Place

Internal Environment

- Principle entrance doors are to have a level threshold detail and standard width clearances to meet Part M of building regulations.
- Circulation routes are to have a minimum clear width of 800mm
- Floor surfaces are to be slip resistant.
- All doors to customer accessed areas are to have min. 926mm leafs which exceed approved Doc M requirements.
- Suitable internal directional and information signage is to be provided.

Facilities / Sanitary Accommodation

- Accessible toilet facilities are to be provided in accordance with Doc M Diag 18 Building regulations.
- Light switches are to be provided with large push pads in preference to pull cords.
- An alarm system with both audible and visual indication outside the accessible toilet is to be fitted.
- Doors to WC cubicles are to be fitted with light-action privacy bolts.
- Ambulant disabled WC cubicles are to be fitted with outward opening doors minimum clear width 800mm and fitted with horizontal and vertical grab rails.
- Slip resistant floor coverings are to be generally provided.
- A minimum 1No basin within each accommodation is to be fitted with lever operated taps.