DESIGN AND ACCESS STATEMENT
TOWN AND COUNTRY PLANNING ACT 1990

MCDONALDS RESTAURANT
Shoreham

Refurbishment of the restaurant

2010

MCND store 1256

Contents

1.00	Assessment of Site and Surrounding Area	1
2.00	Design Issues and Principles	1
3.00	Access Issues and Principles	4

1. Assessment of the Site & its Surrounding Area

1.1 The McDonald's Restaurant is situated on Eastern Avenue, adjacent to Brighton Road.

1.2 The McDonald's Restaurant is easily accessible to the public from footpath's surrounding the site. Accessible entrances also allow for ease of access to the site with ample parking provisions.

1.3 The entrance to the site is from Eastern Avenue.

1.4 Accessible parking is situated outside the main entrance along with ample car parking bays for the site surrounding the restaurant.

2. Design Issues & Principles

2.1 McDonald's Restaurants have long been considered one of the major influences in the quick service industry, constantly re-inventing themselves to the ever-changing public and social values/needs.

2.2 The McDonald's concept has captured the imagination of the public with its vast choice of food, and is now considering the aesthetics of the buildings where it is sold, in an attempt to "freshen-up" the exterior façades of the building.

2.3 A Concept is to be known as "Al Fresco".The Al Fresco concept attempts to re-invent the older look of this McDonald's Restaurants and bring it up-to-date with this new "Al Fresco" concept. The proposed design will be viewed in six sub-headings relating to the site and it's surrounds.

2.5 These are- **Amount, Scale, Layout, Appearance, Landscaping and Security**.

2.5.1 **Amount:** The Al Fresco concept centers on the external façade of the building, two small extensions are proposed (Total - 13.4m^2) to the front of the restaurant, adjacent to the entrance. The main alterations to the building are internal and do not require planning permission. Minor external changes are proposed to the building as set out on the application drawings.

2.5.2 **Scale:** As mentioned above, the building will only change minimally in shape and size, yet simply adopt a fresher more contemporary façade in keeping with the site and its surround.

2.5.3 **Layout:** There are no new uses to the building. All existing space in and around the site will be unaltered and unaffected with the exception of the patio layout, and therefore, no new access routes are required as there is ample access to the site.

2.5.3.1 The drive thru route will remain as existing, with new signage to compliment the building. A new customer order display, with associated canopy is proposed at the rear of the building, where all orders are taken by staff in the kitchen. This will speed up the time for making up the meals and thus reducing the amount of time cars are waiting in the drive thru lane.

2.5.3.2 A new manual metal arm barrier is to be introduced to the entrance of the car park.

2.5.3.3 The existing dish channel is to be replaced with a concrete slot drain.

2.5.3.4 The existing pole sign is to be retained and refurbished with the pole painted black.

2.5.4 **Appearance:** The building will have all signage replaced to reveal a new contemporary feel. The aesthetics of the buildings facades will be significantly improved with the roof being painted khaki green, creating a sleek, contemporary feel.

2.5.4.1 The Window surrounds are to be re-painted khaki green to blend into the concept feel. The painting of the windows and fascia will remove the contrast between the roof and the fascia area, thus creating a less dominant, more classic impression.

2.5.4.2 The new front extensions will be built with materials to match the existing building, re-using elements where possible.

2.5.4.3 The drive thru booths will be clad with grey panels as described on the drawings (including most of the window area). The cladding is designed to blend with the new signage suite.

2.5.4.4 The existing canopies to be sprayed RAL 7022 (dark grey) to match the drive thru booths.

2.6 **Landscaping:** Minimal landscaping will be created on the site as the external works are only to be carried out to the external façade of the building and not the site surrounds itself. The existing landscaping will be minimally affected therefore maintaining the appearance that the landscaping portrays on the site.

2.7 Security

2.7.1 The building was originally designed with natural security and surveillance in mind, so far as is reasonably practicable. The dining area benefits from extensive areas of glazing which allow views both into and out of the building, promoting natural surveillance by customers and staff alike. The drive thru lane is operated via staff located in two service windows, thus covered by natural surveillance. In order to extend the use of natural surveillance as far as possible, the non-drive thru elevation has also been designed with windows in the staffroom area. Whilst providing good quality space internally and natural light, the volume of glazing adds further natural surveillance around the site. A CCTV system is installed externally to cover this area of the site with monitors linked into the managers' office and kitchen areas.

2.7.2 The building footprint and site was designed to minimise any potential hiding spaces and lighting proposed has been designed to avoid any dark spots.

2.7.3 Lighting is provided throughout the car park, drive thru function and approach to the building for the duration of the stores trading hours after dusk and before sunrise.

2.7.4 External lighting will be provided to ensure good access and reduce crime risk and levels shall be designed to meet the requirements of the CIBSE Lighting Guide for the Outdoor Environment and follow guidance on inclusive mobility.

3. Access Issues & Principles

3.1 As no buildings are to be added to the site, the layout of the entire site will remain as existing. The route that allows access to the site, from surroundings will remain as existing.

3.2 Key Access Policies

3.2.1 In accordance with current DDA regulations, disabled access to McDonald's has been accommodated within company policy by the following facilities and processes.

- Store access is via single automatic glazed doors with stainless steel bar handles. Please see McDonald's Access statement for DDA compliance in relation to emergency egress, finishes and access widths.
- All internal floor finishes facilitate wheelchair access into and within the store. All floor finishes have low slip coefficient rating.
- Lighting levels are sufficient to provide good visibility for movement within the space and to illuminate directional and informative signage.
- Seating provision is sufficient to allow wheelchair access to at least 30% of internal seating and 100% of external seating.
- All aspects of the development, in terms of accessibility, will be maintained to ensure that the facilities continue to be available to the public.

- It is McDonald's company policy to provide accommodation where practical in all and any way possible to facilitate the needs of customers and staff whilst within the McDonald's retail environment.