DESIGN AND ACCESS STATEMENT
TOWN AND COUNTRY PLANNING ACT 1990

MCDONALDS RESTAURANT
Hinkley Fields

2009

MCND store 977

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1. Assessment of the Site & its Surrounding Area

1.1 The McDonald's Restaurant is situated adjacent to the A47, Normandy Way and Cornfield.

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 Wheatfield Way.

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 five sub-headings relating to the site and it's surrounds.

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

2.5.1 **Amount:** The Al Fresco concept centers on the external façade of the building, therefore, **no** other buildings will be erected on-site, **nor** changes made to the existing site layout. With this in mind the impact of the works to be carried out using the "Al Fresco concept" to the immediate site and surrounding area would see **no** alterations to size or shape, yet will add a more contemporary feel to the building.

2.5.2 **Scale:** As mentioned above, the building will not change in shape or size, yet simply adopt a fresher more contemporary façade in keeping with the site and its surround.

2.5.2 **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.

2.5.2.1 There will be one tree removed to form 2 additional parking spaces at the east of the site.

2.5.3 **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 removal of the light beams, creating a sleek, contemporary feel.

2.5.3.1 All existing drive thru signage and height restrictor will be removed and replaced with new timber effect drive thru box signs/height restrictor that compliment the Al Fresco theme.

2.5.3.2 The Window surrounds are to be re-painted khaki green to blend into the concept feel and classic oak timber slats are to be fixed along the perimeter windows flush to the outer facing wall. 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.

2.5.3.3 One drive thru booth is to be blocked with bricks to match existing. The other booths will be clad as described on the drawings (including most of the window area). The cladding is designed to blend with the oak slats and new

signage suite. The booth windows have been overclad to soften the view and to remove the current random arrangement of glass and panels. The overcladding of the windows will remove lighting glare, particularly at night.

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. See drawings for details.

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.
- Corridor and passing widths are sufficient to allow access by staff and visitors to all areas.
- 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.
- New tactile paving is to be added to the scheme for improved accessibility.
- On request, a member of staff will be available to assist in product selection, purchase and carriage of purchase to place of chosen onsite consumption.

- 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.