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Inclusive Access and Design statement for Ernest Jones, 13-19 St Ann Street, Manchester.

INTRODUCTION

Ernest Jones intends to make a Planning Application to install a new shopfront with 3 entrances, canopies and shopfront signage at the address 13-19 St Ann Street, Manchester.

The unit is situated in a high street location. The existing shopfront is to be replaced with new shopfront, canopies and new signage to be installed. The new shopfront, canopies and signage will be visible in the public domain.

Ernest Jones always considers the environmental implications of their developments.

1.0 **USE**

1.1 The Planning Application relates to the installation of a new shopfront, canopies and signage.

1.2 The store has very good access to public transport and ample parking facilities in the vicinity.

1.3 The building is used as a retail store with associated storage at basement level.

1.4 The Ernest Jones demise is over ground floor trading area and basement staff facilities.

2.0 **AMOUNT**

2.1 The unit measures approximately 259m^2 ground floor and 68m^2 to the basement.

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3.0 **LAYOUT**

3.1 The unit is a vacant High Street retail shop. The proposed Ernest Jones store is for the retail of both fine watches and jewellery and the layout and finishes are designed to reflect a feeling of quality.

3.2 There will be no structural alterations to the fabric of the existing building.

4.0 **SCALE**

4.1 The new shopfronts and doors are to be constructed to match the existing shopfronts and doors.
4.2 The new electrically operated canopies are to be installed in keeping with other stores in the vicinity.
4.3 The new signage will be non-illuminated individual letters fixed to the existing stone fascia in keeping with other stores in the vicinity.

5.0 **LANDSCAPING**

5.1 The existing pavements will not be altered as part of the works.

6.0 **APPEARANCE**

6.1 The existing shopfront on St Ann Street will be replaced to create new entrances, finish and style of shopfront and doors will be to match the existing.
6.2 The new canopies above will be electrically controlled and installed all as the retail units to each side.
6.3 New non-illuminated signage, constructed from individual letters will be installed to the existing stone fascia in line with adjacent units and other retail units in the locality.

ACCESS

7.1 The main entrance into the store will be off St Ann Street.
7.2 The floor level in the store is approximately 42mm higher than the external pavement level, therefore the entrance lobby floors will be ramped up in to the store at a shallow angle all to comply with Document M of building regulations, to give easy access for all members of the public.

SUMMARY

Ernest Jones proposes to install new shopfronts, with electrically operated canopies on St Ann Street. New signage has also been proposed.

The Ernest Jones design serves to preserve the character of the area. The new shopfronts, canopies and signage have also been designed to have minimum impact on surrounding properties and be in keeping with other units in the vicinity.

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