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Our Ref: 8606/DS

DESIGN & ACCESS STATEMENT

(Prepared in accordance with DCLG01/06 & CABE Guidance Notes)

CLIENT	Molton Brown
LOCATION	2 Market Street, Manchester, M1 1PT

1.0 DESIGN STATEMENT

COMPONENT	STATEMENT
1.01 Context	Property is located within Manchester City Centre and is part of the Royal Exchange building. Basement and Ground Floors only directly off the pavement. The site is currently vacant and is a retail store on the ground floor with staff facilities on the basement.
1.02 Use	The proposals involve a new fit-out to the ground floor sales area, shopfront decorations, new shop sign.
1.03 Amount	Basement and Ground floor.
1.04 Layout & Appearance	The proposal involves the fit out and signage works to meet Molton Brown's current brand concept.
1.05 Scale	The proposed new installation is of scale & proportion to suit the building envelope & to be in harmony & keeping with surrounding shopfront's. Meets Royal Exchange design guidelines.
1.06 Landscaping	Not applicable
1.07 Proposed Works	• Retain/reuse existing wall linings • Retain/reuse existing ceilings; • Remove flooring, replace with new; • Remove existing furniture, replace with new; • Re-decorating shopfront; • New/replacement hanging fascia signage (fitted internally)

- upgrade fire rating to existing basement wall and fire door.

1.08 Summary

In considering this design all aspects of local & national policy have been considered for City Centre retail regeneration. Further we have considered the surrounding finishes, designs & materials & have proposed all architectural form, material, colour & texture to be visually impressive & not the least to function clearly for the purpose intended.

2.0 ACCESS STATEMENT

COMPONENT	STATEMENT
2.01 Surrounding Area	Access is via public footpath. The entrance will be retained. Parking is available in numerous car parks within the area. Public transport is in abundance.
2.02 Approach / Entrance	No alterations to the existing shopfront or entrance.
2.03 Access Philosophy	Molton Brown is aware of its obligations under The Equality Act (2010) (EA) (replaces the repealed Disability Discrimination Act (1995) (DDA)) and has at every stage of development of this project taken into account the requirements of the EA. It has at all times adopted an inclusive approach to those with disabilities. Molton Brown will ensure that in the event of any employee, customer, or other member of the public, who has any sort of disability (whether it be of mobility, vision or hearing) wishing to do business with Molton Brown, every effort will be made to accommodate them. If required, a member of staff will be allocated to act as a personal shopper. Furthermore, Molton Brown have a policy of assessing the individual needs of Staff members and accommodating them as necessary.
2.04 Exit Doors	The double shopfront entrance doors are the principle fire escape for the unit. The basement floor has an additional fire escape route. All routes of escape to these doors will be highlighted with appropriate illumination to BS 5266: Part 1: 1999 and BS 5499: Part 4: 2000. Molton Brown always ensures that clear signage is provided in its stores to ensure quick and easy exit should it become necessary. In the event that a customer is unable to hear fire alarm signals in the store because of a hearing disability then a member of staff will be on hand to ensure that the customer is escorted from the building to the designated assembly area.
2.05 Circulation	The Ground Floor Sales Area is level throughout. Molton Brown provides regular training for its staff to ensure that they are well equipped to service the needs of any customer who requires assistance. They have specific training to support the needs of all customers who do not wish, or find it hard, to select and access merchandise in the store and at all cash desk

locations. The cash desks are specifically designed to ensure easy access by those with disabilities. All cash desks are equipped with chip & pin devices on flexible cord and can be handed to customers for discreet processing of the transaction. Other methods of payment are also available and would be accommodated by a member of staff.

Horizontal circulation has been borne in mind when designing the layout of the shop in order to facilitate easy access by those with disabilities. Mid-floor furniture items are spaced no closer than 1000mm apart. In the event of a customer being unable to negotiate their way around the store because of a visual disability, then a member of staff will be allocated to accompany them.

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| 2.06 Counter | The proposed Sales Counter unit being installed is 1050mm high Assistance will be made available to all customers who are unable to safely collect goods from the counter. Loose furniture will be moved by staff, as necessary to maintain clear & safe access routes. |
| 2.07 Staff Accommodation | Existing Staff Facilities will be retained and replaced where necessary on the basement floor. |
| 2.08 Customer Toilets | No customer toilets are available within the unit. Toilets are provided for customer use via the local council amenities. |
| 2.09 Vertical Circulation | Access between Basement and Ground only via platform lift within the store or communal staircase through Royal Exchange service corridor. |
| 2.10 Decoration | The proposed finishes within the store are deliberately neutral in order not to detract from the merchandise sold in the store. The positioning of the merchandise units on walls and mid-floor units provide a contrast to the background materials and defines clear routes and visual markers throughout the store. |
| 2.11 Signage | <p>The corporate, directional & information signs adopted by Molton Brown in the store are designed in accordance with the recommendations of the Sign Design Guide & comply to BS 5266: Part 1: 1999 & BS 5499: Part 4: 2000.</p> <p>Internal suspended window fixtures are to be installed behind the shopfront glazing either side of the double entrance doors. These will act as visual barriers. Fascia signage to be installed behind shopfront glazing.</p> |
| 2.12 Means of escape | The means of escape policy for Molton Brown in these premises include management assistance when needed to exit via the main entrance or basement exit. The escape distance from the store is only a nominal distance & all escape routes will be kept clear of any obstructions. |