

**Design & Access Statement
For
Jigsaw
33 King Street
Manchester
M2 6AA**



Background:

Situated in the centre of Manchester, 33 King Street is a Grade II Listed Building. List entry number 1291607. The four storey building is divided into 2 halves. Jigsaw is taking on a new lease on the basement and ground floors.

The proposal is to fit out a new store, Jigsaw, with new fixtures and fittings at ground level and redecoration works, with ancillary staff and stockroom facilities to the basement. Internal alterations include new lighting, decoration and new signage. The existing timber floor will be retained. The existing shopfront will remain as existing with new signage.

The proposed signage consists of one handprinted logo to the fascia panel and a new hanging sign fitted to a new bracket.

Proposed Use of Development:

The current use of the ground floor is retail with ancillary in the basement. It was previously used as a fashion retail outlet. No additional change of use is required with this application.

Proposed Works:

Internal:

- Redecorate existing walls and ceilings to ground floor
- Fit new lighting to ground floor
- Fit stock racking to basement
- Restore existing oak flooring where necessary

External:

- Redecorate existing timber shopfront
- Signwrite new logo to fascia in one position above entrance door to front elevation
- Fit new hanging sign with new signage bracket

Layout:

No change to the existing layout of retail at ground and ancillary accommodation for staff in the basement.

Scale:

There will be no alteration to the existing volume of the building.

Landscaping:

No change.

Appearance:

The existing timber painted shopfront will remain. It is proposed to redecorate this. See shopfront elevations JM8-GA500.

Access:

Vehicular and Transport Links:

The existing shop is within the centre of Manchester, good public transport connections and car parking subject to local authority regulations.

Jigsaw's Policy to Disabled access:

It is Jigsaw's policy to provide the opportunity to purchase Jigsaw merchandise to any person who is in any way disabled / physically impaired.

Disabled Access:

There is existing level access on entry to the building.

There is level entry to the ground floor with a larger fitting room on the same level as the entrance. All the sales floor can be accessed at entrance level.

The basement is accessible for staff only, via an existing staircase.

Approach / Entrance:

No change to existing entrance at the front. The entrance doors will be held open during trading hours.

Circulation:

The retail floor is accessible on one level. The staff only stairs lead to the basement. The floor finishes are existing oak flooring to the entire shop. There is a lift which accesses all 4 levels.

The cashdesk will be installed at 1000mm high. Staff are on hand, and trained to assist customers with any items they cannot carry to the fitting rooms or cashdesk. Floor fixtures can be moved if required for additional circulation.

Staff Toilets and facilities:

There is an existing staff toilet in the basement accessed from the staff only staircase.
There is also an existing staff kitchen in the basement.

Customer Changing Facilities:

Two fitting rooms and one larger fitting room with level access from the ground floor. The entrances are all at least 900mm clear.

Emergency Exit Doors / Alternative Entrance and Emergency

Escape Route:

No change to existing: there are two front doors providing the main access route to King Street.
There is an alternative emergency exit down a ramp to the rear with final exit through a rear door leading to St. Ann's Alley.