



M A N S E L L
A S S O C I A T E S

Inclusive Access and Design statement for IWC / JLC, 1 St Ann`s Square, Manchester.

INTRODUCTION

Signet intends to apply for Listed Building approval for the internal fit out at the address 1 to 5 St Ann`s Square, Manchester.

The unit is situated in a high street location.

Signet always considers the environmental implications of their developments.

1.0 **USE**

- 1.1 The Listed Building Application relates to the internal fit out of an existing retail shop.
- 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 Panerai and Jaeger - LeCoultre demise is over ground floor trading area with staff facilities.

2.0 **AMOUNT**

- 2.1 The unit measures approximately 205m² ground floor.

3.0 **LAYOUT**

- 3.1 The proposed 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 existing shopfront and doors are to be retained.
- 4.2 The new Shopfront entrance to number 5 will be all as Planning approval 135178/FO/2022 and listed Building Approval 135183/LO/2022.

5.0 **LANDSCAPING**

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

6.0 **APPEARANCE**

- 6.1 The existing shop will be fitted out to form the new layout.

ACCESS

- 7.1 The entrance into the stores will be off St Ann`s Square.
- 7.2 The floor level in the store is approximately 79mm higher than the external pavement level, therefore the existing and new entrance lobby floor will have an access ramp constructed in line with MCC design for access 2 (DFA2) standards and will not have a gradient exceeding 1:20 all to current Building Regulations, to give easy access for all members of the public.

SUMMARY

Signet proposes to fit out the internal to create the 2 stores.

The Panerai and Jaeger Le Coultre design serves to preserve the character of the area. The internal fit out has been designed to have minimum impact on surrounding properties and be in keeping with other units in the vicinity.