



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

Inclusive Access and Design statement for Ernest Jones, 9-19 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 9-19 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 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 395m² ground floor and 63m² to the basement.

3.0 LAYOUT

- 3.1 The unit is a Trading Ernest Jones Store. 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 new shopfronts and doors are to be constructed to match the existing shopfronts and doors.
- 4.2 The new signage will be halo 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 New halo 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 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

Ernest Jones proposes to install new shopfronts on St Ann Street all to match the existing. New signage has also been proposed.

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