



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 make a Planning Application to install a new shopfront with a new entrance, 3 number external fascia signs and 4 number internal signs at the address 1 St Ann`s Square, Manchester.

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

Signet 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 Panerai and Jaeger - LeCoultre demise is over ground floor trading area and basement staff facilities.

2.0 AMOUNT

- 2.1 The unit measures approximately 205m² ground floor and 77m² to the basement.

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 new shopfront and doors are to be constructed to match the existing shopfronts and doors.
- 4.2 The new external fascia signage will be Non-illuminated individual letters fixed to the existing stone fascia in keeping with other stores in the vicinity and the internal signage will be internally illuminated.

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`s Square will be replaced to create a new entrance, finish and style of shopfront and doors will be to match the existing.
- 6.2 New External 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.
- 6.3 New Internal signage will be internally illuminated, constructed from individual letters will be installed to the inside of the glass shopfront 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`s Square.
- 7.2 The floor level in the store is approximately 79mm 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

Signet proposes to install a new shopfront on St Ann1s Square all to match the existing. New signage has also been proposed.

The Panerai and Jaeger Le Coultre 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.