

C&J CLARK INTERNATIONAL LIMITED

DESIGN & ACCESS STATEMENT

56 KING STREET, MANCHESTER

INTRODUCTION

This design and access statement has been prepared in support an application for permission to alter and refurbish the ground & basement floors of 56 King Street, as well as redecorating & rebranding the front elevation to accommodate a new Clarks Originals store. The property is Grade II listed, first added in June 1994.

The listing of this property heavily refers to it's first-floor interior, to which we will not be altering, nor even leasing. Our proposed changes are relatively minor in nature; Internally, we are seeking approval to remove elements installed by the previous store fitout, whilst installing some of our own. Externally, we propose to retain the buildings elevation as it currently presents itself, with the addition of some new signage and a redecoration in black.

LISTING

MANCHESTER KING STREET (south side) Nos 54 and 56
(formerly listed as No.56)

GV II Also known as: No.41 SOUTH KING STREET. Town house, now shops and office. c.1700, much altered. Stucco on brick, roof not visible. Rectangular double-depth plan at right-angles to street. Three storey, three window facade, with C20 shops at ground floor, four-pane sashed windows at first and second floors, all with moulded architraves (all flanked by C20 pseudo shutters and those in the centre with C20 balconies); bracketed cornice.

Principal features of interest are in the interior, front room at first floor with fielded panelling, fluted Ionic pilasters and plastered beams; rear room with late C17 or very early C18 moulded plaster emblems on the frieze (portcullis, running deer, flying boar etc), and moulded plaster decoration to the soffits of the beams (foliation with masks); closed string staircase with turned balusters and square newels. Linked by corridors to first floor of No.41 South King Street (q.v.), which contains the entrance. Listing NGR: SJ8379598284

DESIGN

Externally we propose to retain the existing stores shopfront, including both windows & the door. This will be redecorated entirely in black. To the fascia we propose to fix individual white acrylic lettering (on stand-offs) and to replace the batten light as per the proposed elevational drawing. There is also an existing hanging sign bracket, which we intend to hang a new aluminium sign from.

To the ground floor there is a small amount of demolition work required. We intend to simplify the space by removing the built-in window plinth, a number of plasterboard boxings, the changing room walls and a perimeter plasterboard ceiling bulkhead. All exposed surfaces will be made good and redecorated accordingly.

We then intend to form a plasterboard box around the existing roller shutter to better conceal it, whilst also forming a new stockroom back wall which will house recessed digital screens. In the basement there are no demolition works proposed, but we do intend to construct a small stud wall to conceal a void to the rear of the unit.

The existing plasterboard ceiling in the sales area will be made good, which we will then fix new lighting too. There is also a redundant A/C unit currently within this ceiling, this will be removed and replaced with a functional, energy efficient unit.

The store currently has multiple variants of carpet laid throughout. We propose to remove these, replacing with a new durable carpet to the back of house areas and a concrete-effect vinyl tile to the newly formed sales area. References to both are on the flooring plan. We will then be installing a number of new fixtures to the sales area, whilst installing stock racking and workspaces to the back of house area.

ACCESS

General

Clarks welcomes diverse user needs from childhood to adulthood through to old age, across all abilities and disabilities and embracing every background, gender, sexual orientation, ethnicity and culture. We are committed to continually improving our portfolio of retail premises.

Source of Guidance

Whilst the physical limitations of existing premises may impose some constraints on what the Company is able to do, the Company fully intends to make premises accessible in line with local planning policy and the obligations imposed on the Company as service providers under the Equality Act 2010. The Company has taken advice from its approved Building Control inspectors, and has used as its main source of reference, the Approved Document to Part M of the Building Regulations (2015).

The Approach

Generally, the space outside the demise of the property is the responsibility of the Local Authority and/or the Landlords and cannot be altered by the Company.

Entrance

The shop front and entrance door that has been provided by the Landlord is not intended to be altered by Clarks. Where necessary, all doors, including door furniture, will be designed to meet the requirements of the Approved Document Part M. In this instance the Landlord's current provision meets these requirements.

Circulation

As this is a relatively narrow shop, circulation around the store typically exceeds 1150mm between displays and groups of seats. In light of this, all midfloor elements except the cash desk will be non-fixed and moveable. All circulation space by doorways and cash desks will meet the requirements of Approved Document Part M (2015).

Access to Goods

Goods for sale are displayed on gondolas and wall displays up to 1900mm above finished floor level. Staff are trained to provide assistance to customers if required.

Point of Sale

The cash desk serves as a clearly defined point of sale enabling easy wayfinding within the store. Staff will provide mobile payment units to customers who may be unable to make payment at the cash desk.

Seating

All seating is 450mm high of robust construction.

Décor

The colour scheme will be chosen to highlight walls, floors, display units, doors and door furniture. The product contrasts against the background.

Evacuation

In an emergency, customers will evacuate through the entrance door into the high street.

WC Facilities

The Company will not provide public toilet facilities. The WC facilities will be for staff only and are comprised of a single DDA compliant toilet.

Circulation within back-of-house areas

Members of staff will be required to access different floor levels as part of their duties, involving the collection and carrying of stock. The provisions within the staff area currently meet the needs of all the employees who have been appointed to work in the unit. The Company will undertake any reasonable adjustments to suit individual needs as required.