06.05.26

3 The Stables
Cannons Mill Lane
Bishops Stortford
Hertfordshire
CM23 2BN

01279 505023
amp@ampersand-associates.com
ampersand-associates.com

ampersand

Our Ref: 9112 - D&A

DESIGN & ACCESS STATEMENT
(Prepared in accordance with DCLG01/06, Equality Act 2010 & CABE Guidance Notes)

CLIENT	Zambrero – Cross Street Manchester
LOCATION	Zambrero, 59 Cross Street, Manchester, M2 4JW
DRAWING NOS.	ZAM_AS_BUILT

1.0 DESIGN STATEMENT

COMPONENT	STATEMENT
1.01 Context	The site is located within a High Street location, comprising of Ground Floor & Basement only. Trading within the Ground Floor with Storage, Staff Facilities and W.C to Basement. Ground Floor is approximately 57.69m^2. The site is comprised of 1 entrance & 1 rear means of escape route within the demise.
1.02 Use	Retail – to trade from Ground Floor only.
1.03 Amount	Ground Floor & Basement Floor only. No other floors within demise.
1.04 Scale	The new installation is of scale & proportion to suit the building envelope & to be in harmony & keeping with the surrounding units & shopfronts of the local area.
1.05 Landscaping	Not Applicable.

2.0 ACCESS STATEMENT

COMPONENT		STATEMENT
2.01	**Approach / Entrance**	As existing. Transition details will be level throughout. Note: New flooring to be installed with all thresholds to remain level.
2.02	**Exit Doors**	As existing. All routes of escape to this door have been highlighted with appropriate illumination to BS 5266: Part 1: 1999 and BS 5499: Part 4: 2000.
2.03	**Circulation**	Internally the Ground Floor is level throughout.
2.04	**Counter**	There is a Serving Counter. Assistance will be made available to all customers who are unable to safely collect goods from the counter. Loose furniture (if any) will be moved by staff, as necessary to maintain clear & safe access routes.
2.05	**Staff Accommodation**	The Staff toilets are existing.
2.06	**Decoration**	All walls have a contrasting colour to the floor to clearly define the extents & parameters of the store area & space. The contrast is obtained by the merchandise & products that are displayed full width & full height of the perimeter wall & counter units.
2.07	**Signage**	The corporate, directional & information signs within the store are designed in accordance with the recommendations of the Sign Design Guide & comply to BS 5266: Part 1: 1999 & BS 5499: Part 4: 2000. There will be manifestations applied directly to the Main Shopfront glazing.
2.08	**Means of escape**	The means of escape policy for Zambrero in these premises include management assistance when needing to exit via the rear to the back of shop to the closest fire access point. The escape distance from the shop is a nominal distance & all escape routes will be kept clear of any obstructions and clearly signed. The new installation is of scale & proportion to suit the building envelope & to be in harmony & keeping with the surrounding units & shopfronts of the local area.
3.0	**Heritage Statement: Context**	Not applicable. Only "consultations" are the Planning & Adverts applications made via the Planning Portal. The new shopfront & signage will relate to the new retail business venture at the above property & will meet with the Client's typical NFOS for both their corporate look of a new shopfront & new signage. Regarding crime prevention, client has their own procedures for such events.
	Consultations / Business Case / Considerations	Carbon Reduction statement not applicable to this application, due to no renewable energy technologies, such as solar panels, being part of this application.