

DESIGN AND ACCESS STATEMENT FOR NEW SIGNAGE AT
38 REGENT STREET, WREXHAM, CLYWD, LL11 1SA



Existing shopfront – front elevation



Existing shopfront – return elevation

1. AMOUNT OF DEVELOPMENT

The development involves the replacement of the existing signage and installation of an additional fascia sign and additional projecting sign. The internal window graphics on the return elevation will be updated.

The new fascia panels to be finished slate grey to match RAL 7015 with badge box signs constructed from 10g aluminium, stove enamelled blue to RAL 5019 with 65% horizontal

gradient to Pantone Processed Cyan. 'Greggs' lettering in fret cut opal perspex. Quattro dots fret cut perspex to Pantone 1235C, with non-illuminated 25 mm returns. Letters and Quattro dots illuminated only.

The two projecting signs [one on each elevation] to be constructed from 10g aluminium stove enamelled slate grey to RAL 7015. Centre panel stove enamelled blue to RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan. 'Greggs' lettering in fret cut opal Perspex. Quattro dots fret cut Perspex to Pantone 1235c. Letters and Quattro dots illuminated only.

2. **CHARACTER**

The unit currently trades as a Greggs retail outlet. The front area of the unit is to be used for Retail Sales to the general public with the remainder of the ground floor used for ancillary uses, ie preparation, staff room, toilets etc. The existing shopfronts will be retained and re-finished grey to RAL 7011.

3. **ACCESSIBILITY**

The existing entrance is level to meet Part 'M' of the building regulations and provides adequate provision for access for the disabled. The entrance mat has been approved for use by the DRC. As we have an Open-Door trading policy there is unrestricted access at all times. The doors provide an entrance opening of 1600 mm. Anti-slip tiles have been installed to the ramp to avoid slips and falls.

We have an inclusive service policy which is available on request.

4. **MOVEMENT TO AND FROM, AND WITHIN THE DEVELOPMENT**

The circulation areas around the site, bus routes and pedestrian routes, are well established facilities over which we have no influence. The development is located in an area which is well serviced with an existing road infrastructure with local parking. The area is a well established shopping area and such classes as A1 already meet the development plan criteria.

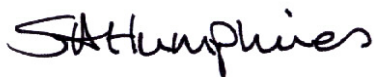
5. **COMMUNITY SAFETY**

The community safety will not be affected by this development. The proposed new shopfront will be glazed using safety glass to meet BS 6202. The shopfront will be designed as a flat shopfront with no recesses for "ruff" sleepers or "hiders" for example.

6. **ENVIRONMENTAL SUSTAINABILITY**

General waste will be stored in the bin store to the rear of the property. This waste is collected every two days by an external waste collection company. Stales are to be returned to the service centres and disposed of. Recyclable waste is to be collected daily by delivery drivers and returned to the service centres for recyclable disposal.

Signed applicant



S A Humphries

Date 20 June 2022