

**Planning Design & Access Statement:
New Shopfront
At 2 Regent Street, Wrexham
For Bearmont Capital Ltd**

Project Description

To replace a former Jewelry Store shopfront with a new glazed shopfront.

Use - Retail Unit

Amount/Size/Scale

The proposal will create a new Charity Retail Shop within the existing Ground Floor Footprint of approximately 170 sqm and a First Floor Footprint of 95 sqm. Total 165sqm

The new shopfront sits within the existing space vacated by the former shopfront between existing timber pilasters and under the existing signage board above. This space measures 3800mm high by 5700mm wide.

Landscaping

The existing door will be set at the existing ground level and no works will be required to alter the existing pavement.

Appearance

The proposed materials will reflect the existing property and also the surrounding street scene with new aluminium glazed elements and to enhance the character of the building new detailing to the timber pilasters will be introduced.

Existing stone pilasters and also the existing fascia's will be painted
Colour : Onyx Black RAL: 0002500.

External grade MDF cladding and beading for the stall riser and also the pilasters will be painted
Colour : Onyx Black RAL: 0002500.

Double Glazed PPC Aluminium Windows & Doors.
Colour : Onyx Black RAL: 0002500.

Inclusive Access

The existing floor will be maintained at grade for level access to the street.

The existing Fire Escape to the rear will be maintained with a step to the street level.

The larger first floor WC will be fitted out with handrails to provide Ambulant Disabled accommodation.

17.05.2021

Site Photographs









