BOX & BREW LTD
BARCLAYS BANK BUILDING
BRIDGE ROAD
WREXHAM INDUSTRIAL ESTATE
WREXHAM
LL13 9PS

Dear Sharon,

Please find attached our existing and proposed plans for the coffee shop development. We have also included site plans, floor plans, and elevations to illustrate the proposed works.

Site Plans

- The only change from the existing to the proposed site plan is the introduction of a bin store and a small, seated area.
- The seated area will be positioned to the front of the coffee shop, facing north-west.
- The bin store will be located to the side of the building.
- All existing access arrangements remain unchanged: vehicle access, pedestrian access, ramps, and steps will be retained.
- Site boundaries and perimeters will remain as existing.

Elevations

- Proposed front and side elevations show no alterations other than the incorporation of our signage.
- No other external changes to the structure are proposed.

Floor Plans (Scale 1:50)

- Internal layout remains largely unchanged.
- A bar area for coffee service and a seating area for customers will be introduced.
- **No internal or external walls will be removed – all existing walls will remain in place.**
- Toilet facilities remain in the same location with the same access arrangement (two-door separation retained). Facilities will be renewed but not enlarged or relocated.
- The kitchen will remain in its current configuration, with the sink and fittings retained in their existing position.
- The main entrance and rear emergency exit will remain unchanged, as will all existing windows.

- Wheelchair access and steps for public use will be unchanged.

Summary
In summary, our proposal involves only minor modifications to the site and building, namely:

- Addition of bin storage and seating area to the site plan.
- Installation of signage to the building façade.
- Minor internal alterations to create a customer seating area and coffee service bar.
- **No internal or external walls will be removed.**

No changes are proposed to access, circulation, toilet/kitchen locations, or the external structure of the building other than signage.

We trust this provides sufficient detail to explain the proposed works. Please let us know if you require any further information.

Yours sincerely,

Box & Brew Ltd