

DESIGN and ACCESS STATEMENT FOR NEW SIGNAGE AT
128 MARKET STREET, MANCHESTER, M1 1WA



Image 001 – existing front elevation

HERITAGE STATEMENT

The subject property is not statutorily or locally listed, nor does it lie within a conservation area.

AMOUNT OF DEVELOPMENT

The proposal retains the existing floor space of the building and no additional development is proposed.

We propose retaining and repainting of the existing shopfront and installation of new internally-illuminated fascia sign, and externally illuminated projecting sign.

Shopfront:

The shopfront, doors and stallriser to be retained, repaired and finished iron grey to match RAL 7011.

Signage:

New 25mm deep aluminium back panel, finished to match ref; RAL 7015, 60 % gloss fixed with poles to new internal soffit - signage contractor to confirm exact fixings required. New badge sign to be blue applied flat aluminium with fret cut Perspex letters (opal) and Perspex quattro dots (Pantone 123c) letters and quattro dots to be internally illuminated. Fascia fitted to inside of glass.

Projecting sign: Double sided sign 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, externally illuminated.

LAYOUT

The building is an existing unit on Market Street, Manchester. It is currently vacant, having previously been occupied by Skipton Building Society – Class E [Financial & Professional Services]. We propose to trade as Greggs on the ground floor, also under Class E [Shop, Café or Restaurant]. The front area of the ground floor is to be used for retail sales to the general public with the remainder of the shop used for ancillary uses, ie preparation, staff room, toilets etc.

APPEARANCE

The appearance will not alter significantly, but will be improved by our proposed development.

ACCESS

The existing entrance will be retained; it is level with the pavement with manual sliding doors which are locked open during trading hours and provides adequate provision for access for the disabled. As we have an Open-Door trading policy, there will be unrestricted access at all times.

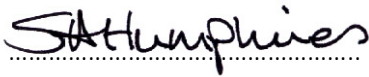
We have an inclusive service policy which is available on request.

The circulation areas around the site, bus routes and pedestrian routes are all well-established facilities over which we have no influence.

SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

The building not listed and nor does it lie within a Conservation Area.

Signed applicant

A handwritten signature in black ink, appearing to read 'S. Humphries', written over a dotted line.

Date 7 July 2023