

DESIGN, ACCESS AND HERITAGE STATEMENT FOR NEW SIGNAGE AT
82-84 MARKET STREET, MANCHESTER, M1 1PD



Image 001 – existing front elevation

HERITAGE STATEMENT

The subject property is located in the Upper King Street Conservation Area but is not statutorily or locally listed.

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, projecting sign.

Shopfront:

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

Signage:

We propose to install a new aluminium fascia panel to be finished slate grey to match RAL 7015.

Fascia sign: Badge box sign 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.

Projecting sign: Double sided box 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

LAYOUT

The building is an existing retail unit on Market Street, Manchester, benefitting from Class E use. It is currently vacant but will trade as Greggs on the ground floor. 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.

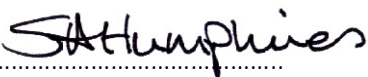
We have an inclusive service policy which is available on request.

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 does lie within the Upper King Street Conservation Area.

Signed applicant

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Date 2 February 2023