

DESIGN AND ACCESS STATEMENT FOR SHOP FITOUT WORKS TO
3-5 CASTLE STREET, HINCKLEY, LE10 1DA



Image 001: Existing shopfront

AMOUNT OF DEVELOPMENT

The development involves the installation of a new fascia and projecting signage, new shopfronts, roller shutters, awning, rear staff door, A/C condensers, extract grilles, and use of the pavement in front of the shop for customer outside seating.

Signage:

A new aluminium fascia panel to be finished slate grey to RAL 7015.

On the front elevation it is proposed to install two internally illuminated badge fascia 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.

It is proposed to install an internally illuminated double sided projecting 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. Quattro dots fret cut Perspex to Pantone 1235c. Letters and Quattro dots illuminated only.

Shopfronts

We propose to replace the existing shopfront with new shopfronts and manual swing doors to be flush glazed 100 x 45 mm aluminium sections, finished iron grey to match RAL 7011 [60% gloss]. All glazing works to be in accordance with safety glass BS6206. The new stallrisers to be finished with ROK Ceramic Tiles Porcel slate series, colour ref black, textured stallriser tiles.

Awning

We propose to replace the existing awnings with new Weinor externally mounted sun awnings, type K. Aluminium outer finished RAL 7011. Sun blind canvas ref; Artistic Blind, Tempotest 97 (grey).

Roller Shutters

We propose replacing the existing roller shutters with new fully recessed aluminium electric security roller shutters with aluminium 3 mm micro- perforated lathes finished powder coated iron grey to RAL 7011 [60% gloss]. Shutter guides to be fully concealed within aluminium uprights finished grey to RAL 7011 [60% gloss].

Outside seating

We propose to use part of the pavement in front of the shop to place 4 tables and 12 chairs. The chairs to be black Polypropylene, with anodized aluminium legs, and the tables 700 mm sq, with black Polypropylene tops and anodized legs, to match chairs. Barriers made up of vinyl canvas banners supported top and bottom with metal rods, and heavy duty stainless steel posts.

Furniture is only placed on the pavement during shop trading hours and is stored within the shop when not in use. The shop staff will ensure the area is kept clean and free of litter during the day and swept once the furniture is removed at night.

REAR ELEVATION

On the rear elevation we propose to install a new Mitsubishi split air conditioning system for the purpose of heating and cooling within the shop. Due to the size of the shop two internal cassettes are required, one within the customer area and with the other within the staff preparation areas.

New extract system is proposed for the retail unit within the ground floor areas. Galvanised sheet steel ducting will be run to the ovens, refrigerated equipment, staff and toilet areas. The extract system to ground floor is proposed to exit through rear elevation adjacent to the rear doors.

Extraction is proposed at a rate of 250 l/s to remove heat from the refrigerated cabinet as this helps their performance. Stainless steel oven canopy complete with removable filters will be installed above the ovens connect to the extract system; this is to remove heat, steam at 250 l/s. New carbon filter cassette will be installed to the oven canopy to eliminate any unwanted odours from the ovens; the filters are required to be changed every 6-12 months. Extraction will be provided for the staff areas at 30 l/s/person. Extract will be provided to all toilet facilities to remove any unwanted odours extracting at a required rate of at least 6 l/s. Filter will also be fitted to eliminate any unwanted odours. We propose to site our air conditioning condensers on the elevation above the rear doors to the retail unit as per adjacent retailers. There are many air conditioning condensers in close proximity suspected to serve the retail and office units.

The air conditioning and extract is proposed to run 24 hours unless specified by the local authority. This is to help reduce the heat build-up within the shop overnight which will help the performance of our refrigerated cabinets. If a time restriction is set time clocks will be installed onto the system set to the times specified.

Rear Door

We propose upgrading the rear staff door to a steel security door.

LAYOUT

The building is an existing retail unit on Castle Street, Hinckley, and it is currently vacant, having previously traded as Cave Fruit and Veg. The front area of the ground floor is to be used for retail sales to the general public with the remainder of the building used for ancillary uses, ie preparation, staff room, toilets etc.

APPEARANCE

The appearance will not alter significantly, but will enhance the building and be in keeping with the conservation area.

ACCESS

The new entrance will be level with the pavement, to provide 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, pedestrian routes are all well established facilities over which we have no influence.

SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

The building is not listed as being of special historic or architectural interest, but does lie within a Conservation Area.

Signed Applicant

A solid black rectangular box used to redact the signature of the applicant.

Date 2 February 2024