**Canopy Refurbishment**

**Design Statement**

PLANNING AND
BUILDING CONTROL
01 NOV 2011

**Instruction**

Morgan Maire were instructed by St Modwen to propose a redesign of the existing concrete canopies that line the shopping precinct at The Birtles Wythenshawe.

The existing canopies include a combination of designs including a flat profile concrete slab which overhangs the Birtles, and a mono pitched roof structure on the road leading to Haletop. (Please refer to drawing number 05 which shows the existing canopy finishes)

The canopies are of different thickness and colour and some of the edge details have been upgraded in the past.

**Proposal.**

The proposed design aims to introduce a more consistent and modern finish to the canopies.

To overcome the current 'mish mash' of finishes, the new proposal aims to standardise the facia finishes throughout the area by retaining the existing square edged fascia canopy that has been used on Haletop and continuing this through some parts of the Birtles, and to introduce a new bullnose profiled section to the main part of the Birtles which will match the new developments on site.

All the fascias will be coloured GREY to match new developments and introduce a standard colour to match the recent refurbishment works.

The run of canopies to the Birtles does suffer from a stepped construction. We have tried to overcome some of the stepped areas by utilising a deep square edged fascia that will conceal some of the steps. The remaining steps will be treated with different profiles, for instance, where the central run to the Birtles is a bullnose type fascia, the outer ends of the run will remain square edged. We hope this will conceal steps were possible and were the step is unavoidable the profile is different to enhance the change.

Broadly however, the limitation to two new profiles (bullnose and square section fascia) all in one standard colour scheme, will bring more consistency to the shopping centre.