Jeffrey C Goodchild MCIAT

Chartered Architectural Technologist

Chartered Institute of Architectural Technologists

E-mail:
Jeff.plans@gmail.com
Telephone:
0161-652-5629
07530934413

62 Belmont Ave.,
Springhead,
Oldham,
OL4 4RS

Your Ref: -

Our Ref: 5315

Date:-20/09/2011

RE: 81 Beresford Rd., Longsight

DESIGN

CONTEXT:

A existing 4 storey building on a busy highway. With existing single storey side extension to opposite side to the proposal. The proposal will balance the building and also clean up a much used refuse area

DESIGN PHILOSOPHY:

Complimentary quoin work to corners of extension will mimic existing building design. Brickwork will approximatley match and therfore not detract from the overall apperance. Roof is a pitched hip type to compliment the existing main roof.

USE:

At present the exising building is used for a number of comercial business'. The proposal is an additional shop (class A1) to the frontage of the building.

SCALE:

The Existing site: 1776.32m2 the existing building:649.71m2
we are splitting the car parking area into 2 parts the proposal will have a size: 182.18m2. The proposed building: 26.37m2
the existing DPC: 450mm the proposal :150mm
the propal height:4826mm. The soffit height:3144

LAYOUT:

At present the exising building is used for a number of comercial business' the new proposal will split the car parking into 2 area's 1 for the existing shops and 1 for the new shop. The area's are marked on drawing showing a 1 way flow of traiffic the new extension to the building will house a new commercial facility.

LANDSCAPING:

No existing or proposed horticultural landscaping.

APPEARANCE:

The existing proposed building appearance is that of a typical 1950's Public House. The new proposal exterior features are designed to, where possible, mimic the existing

HARD LANDSCAPING:

No additional landscapping required to an already existing car park. Additional fancing required to devide the property will be similar as possible to existing fencing. Gates to follw same detailing.

ACCESS

ACCESS and EGRESS :

A ramp system to be installed to the front of the property to aid disabled access. A one way system to the parking area to facilitate easy manouvre-ability within the parking area.

PARKING

Existing parking just split into 2 seperate area's since the existing area is being used more for storage and refuse than as parking this is a great opportunity to clean up the area.4 parking spaces are detailed for this premsis

Yours Faithfully,

For J.C.Goodchild MCIAT

Chartered Institute of
Architectural Technologists