OMI Architects

AMENDED PLANNING DRAWINGS

1420 – 70 GREAT BRIDGEWATER STREET

3rd July 2023

Planning reference: 129081/FO/2021

Sir / Madam,

It is proposed to amend the existing approved application to include for an amended wall arrangement along the west elevation of the scheme where there is an existing wall that separates between pedestrian and vehicular routes down the existing 'service road'.

It is proposed that the approved planning drawings are amended as follows:-

- Existing elevations – existing red brick wall and galvanised handrail indicated; please note that approved elevation drawings were taken from a section cut through the staircase directly adjacent to the building perimeter
- Proposed elevations – new blue / grey brick wall and PPC steel railings; please note that approved elevation drawings were taken from a section cut through the staircase directly adjacent to the building perimeter
- Proposed plans – amended, in line with proposed elevations, to show amended wall arrangement

The reasons for these amendment are as follows:-

- The original application did not consider the extent of remedial works to the wall in question; the existing wall is in poor condition and now requires significant repair works
- The existing brickwork is red matching the now demolished facades of the existing building; the new wall is proposed in a brick finish that will complement the new facades and proposed balustrading will match the colour and finish of new metalwork
- The profile of the existing wall is inconsistent and poorly considered; the proposals will rationalise the wall arrangements and negate the need for a full length sloping balustrade as found in the existing condition

It should be noted that the horizontal extent of the wall is not changing and that the existing elevations have simply been amended to ensure completeness and so that existing wall arrangements is made apparent.

We trust the above and enclosed drawings are sufficient to positively determine the application but if you require any further information please do not hesitate to contact me.

Yours sincerely,

Philip Etchells
Associate

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