

PLANNING DESIGN STATEMENT

1420 – 70 GREAT BRIDGEWATER STREET

16th August 2023

Planning Permission for Alterations to Existing Brick Wall adjacent to 70 Great Bridgewater Street

Sir / Madam,

It is proposed to amend the existing red brick wall and galvanised steel railings located to the west of the 70 Great Bridgewater Street that form a separation between pedestrian and vehicular routes down the existing 'service road'. The works are necessary to address the poor quality and condition of the existing wall and so that it corresponds more closely, from a design perspective, with the aesthetic and quality of the approved redevelopment of the building (MCC application reference 12901/FO/2021).

It is proposed that the wall be amended as follows:-

- Existing elevation – existing red brick wall and galvanised handrail to be removed
- Proposed elevation – new blue / grey brick wall and PPC dark grey steel railings and indicative signage

The reasons for these amendments are as follows:-

- The original application for redevelopment (ref: 12901/FO/2021) 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
- The brickwork is to be a blue / grey 'Staffordshire' brick to complement the hues of the precast cladding used on the redeveloped building
- The metalwork will be finished in PPC RAL 7021

It should be noted that the horizontal extent of the wall is not changing.

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

OMI Architects