



West as Proposed
1 : 50



East as Proposed
1 : 50

Materials

Roof
The existing roof is finished with plain tiles - no alterations to roof.

Walls
Front Elevation
Existing shopfront, mostly glazed with marble effect cladding - special efforts will be made to preserve a traditional visual appearance with material choice and design for new shops - proposed shopfronts are indicative only to reinstate a shopfront in line with historic proportions.
Red brickwork to upper part of the wall - to be retained and refurbished.
Existing finial pier - to be retained and refurbished.

Rear Elevation
Existing red brick - to be retained and refurbished

Windows
Existing Curtain wall glazing panels - to be replaced with a shopfront in line with historic proportions.

Existing windows to the upper floor and rear are all white uPVC windows - New UPVC windows to the upper floor to provide Building Regulation compliance.

Any replacement windows will be white uPVC, to match traditional appearance.
All new windows will be fitted to current u values. (It is likely that these will far exceed standards - current market windows are achieving min 1.2 and often 0.4wm2oC).

Doors
Front Elevation
Existing external doors consisted of glazed automatic curtain wall door - to be replaced with a shopfront in line with historic proportions.
Single glazed curtain wall door - to be replaced with a shopfronts in line with historic proportions.

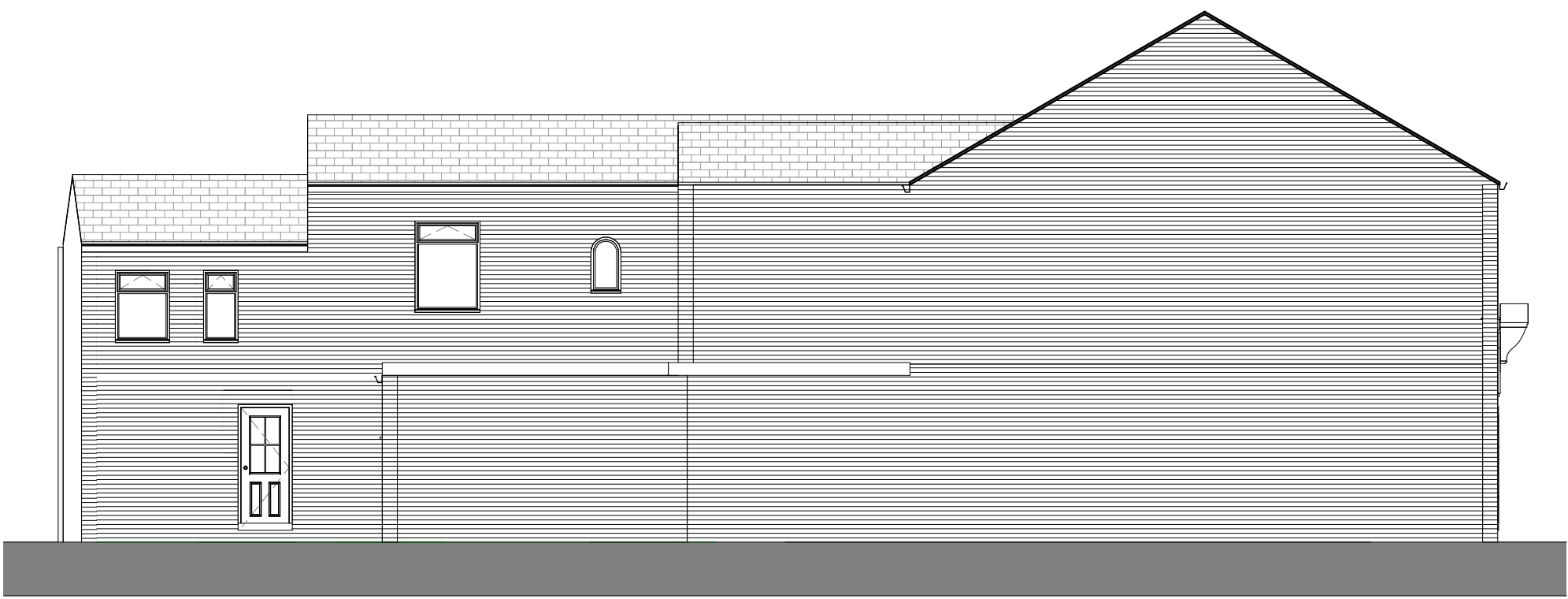
Rear Elevation
Existing bank safe one way fire escape door - to be replaced with uPVC doors suitable for residential flat entrance.
2no. New uPVC doors suitable as fire escapes from retail units.

Boundary Treatments
No Existing Boundary treatments - No Alterations.

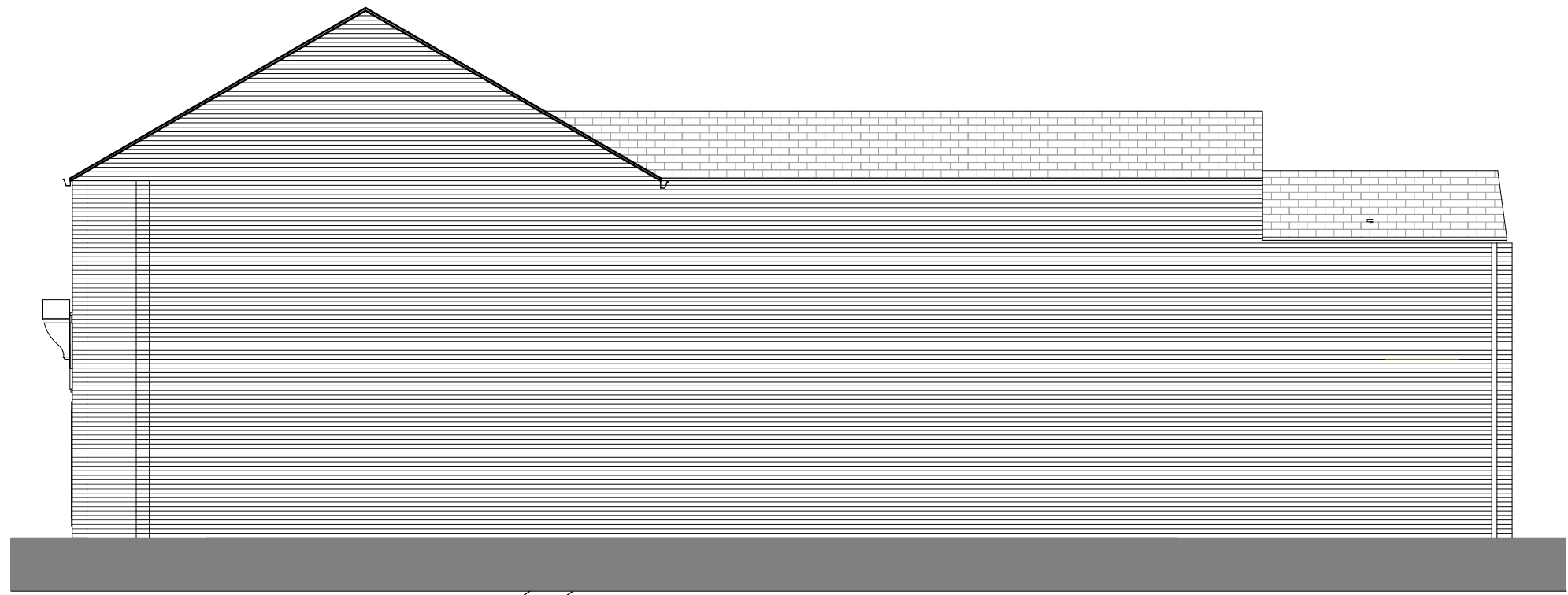
Rainwater Goods
Existing rainwater goods consist of round black rainwater downpipes and round profiled gutters - No Alterations.

Vehicle Hardstanding
Existing Paved Vehicle Hardstanding - No Alterations.

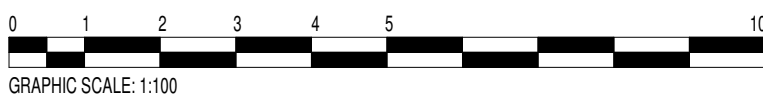
Lighting
There is no proposed lighting to the front elevation.
The rear yard will be fitted with emergency escape lighting and security lighting with presence detection.



North as Proposed
1 : 100



South as Proposed
1 : 100



Approval: This drawing has been prepared solely for the purposes of obtaining either Planning Consent or Building Regulation Approval. Unless marked as such drawings should not be used for Construction purposes; it may be necessary to augment/amend the drawing for this purpose.

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Project
97&99 High Street, Biddulph, ST8 6AB

Title **Proposed Elevations**

Status **RIBA Stage 3: Planning**

Date **January 2018** Drawn **DD**
Scale @A1 **As indicated** Checked **BSP**

Project No Drawing No.
17-103 AS(0)06 Rev