

4th April 2024

Studio KMA
Clarence Arcade,
Stamford Street,
Ashton-under-Lyne,
OL6 7PT
FAO Craig Welsh

Craig,

Re: 408 Middleton Road, Oldham

As discussed, please see below on why we originally requested the elevational changes, in short, they have all given us maintenance issues in the past.

- **Front Door Canopies**

We have had previous experience of tenants kicking and or damaging the sides of these types of canopies as they are more aesthetical than durable. When these have been damaged, they have also damaged the brickwork which has led to great expense in repairing the bricks and canopies. We have also had issues with these types of canopies causing staining to the brickwork.

- **Window Surrounds**

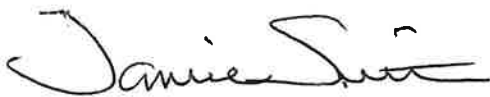
The full height ones we have had experience of children standing on them and damaging them. We have had a host of water ingress issues with these and similar to the canopies we have also had issues with them causing staining to the brickwork.

- **Projecting Brick Details**

We have had quite a few schemes recently with a similar detail where due to the high amounts of rainfall in the area we have had water pooling on the projecting bricks and then freezing causing the brick faces to blow so we have had to replace the bricks at a large cost to us.

If you need anything further, please let me know.

Kind regards



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