

Material Schedule

PLANNING APPROVAL: 125845/FO/2020

PLANNING CONDITION No. 2

H&S Job No. 14,902

LAND ADJACENT TO 929 OLDHAM ROAD, MANCHESTER. M40 2EB

REVISION A – 3RD AUGUST 2021



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTERED ARCHITECTS

64 Washway Rd, Sale, Cheshire, M33 7RE.
Tel: 0161 973 8296 / Fax: 0161 962 3485
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In association with Townland Consultants H.K

H & S PROJECT NO. : 14,902

CLIENT: ZULFI BELAJI

PROJECT ADDRESS: LAND ADJACENT TO 929 OLDHAM ROAD, MANCHESTER. M40 2EB

PLANNING APPROVAL: 125845/FO/2020

PROJECT DESCRIPTION:

Erection of a two-storey detached dwelling house (Class C3) with associated boundary treatment.

PLANNING CONDITION: No. 2

No above ground development works above ground shall take place unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies DMI and SP1 of the Manchester Core Strategy.



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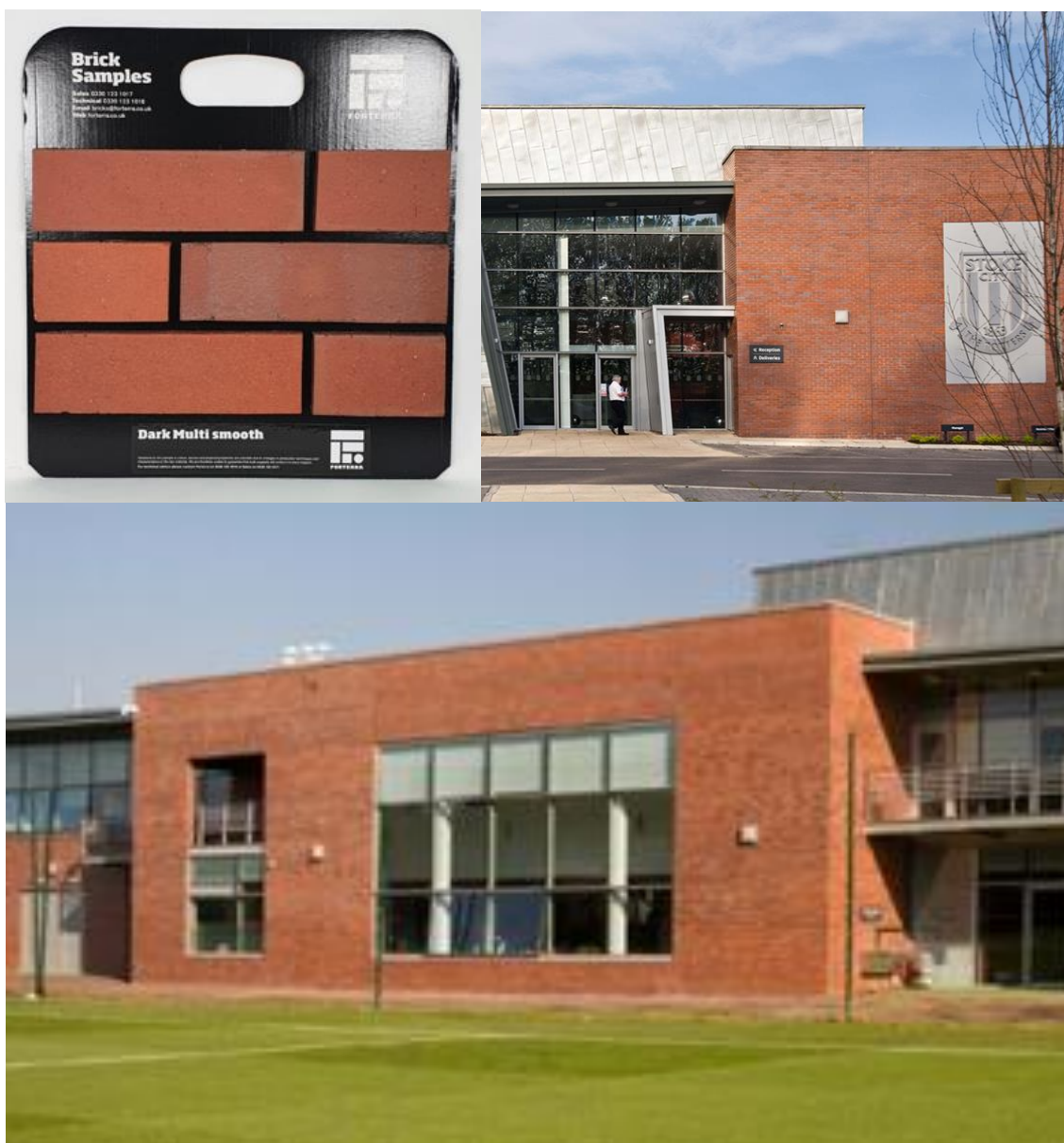
PROPOSED MATERIALS:

A. FACING BRICK:

FORTERRA DARK MULTI SMOOTH 65MM WIRECUT FACING BRICK

The Dark Multi Smooth brick, manufactured by Forterra, is an extruded facing brick that is predominantly red in colour with some darker hues a smooth texture.

<https://www.forterra.co.uk/product/dark-multi-smooth-brick/>



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B. STONE COLOUR - CAST STONE FOR WINDOW CILLS:**PROCTOR CAST STONE IN YORKSTONE**

<https://www.caststoneuk.co.uk/quality-standards/colours-shades>



Technical Overview

Standards

All cast stone products manufactured exceed BS1217 standards.

Material Type

Vapour cured semi-dry cast stone.

Curing Method

Vapour cured under controlled conditions in a curing chamber.

Cube Compressive Strength

The cast stone shall have a minimum cube compressive strength of 35 MPa, which represents a strength at least 40% higher than the BS 1217 requirement.

Weathering Grade

The permeability and durability of the cast stone, when tested in accordance with the Capillary Absorption Test (CAT) shall not exceed 1.0mg/mm².

Durability Against Freeze / Thaw

Products complying with these requirements are deemed to be freeze / thaw resistant.

Bond Strength

In accordance with BS EN 998-2 for general purpose mortar - the Characteristic Shear Strength is 0.15N/mm².

Thermal Conductivity

In accordance with BS EN 1745 – λ value for cast stone is in region of 1.2 to 1.7 W/mK for a 5% moisture content product.



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C. ROOF COVERING:

Marley Modern Interlocking Concrete Roof Tile Smooth Grey

<https://www.marley.co.uk/roof-tiles/concrete-roof-tiles/modern>



TECHNICAL DATA

Size of tile	420mm x 330mm	
Minimum pitch*	22.5° Smooth (75mm headlap) 17.5° Smooth (100mm headlap)	30° Granular (75mm headlap) 25° Granular (100mm headlap)
Maximum pitch	90°	
Minimum headlap	75mm	
Maximum gauge	345mm	
Tile thickness	30mm (nominal)	
Cover width	292mm (nominal)	
Hanging length	397mm (nominal)	
Covering capacity (net)	9.9 tiles/m ² at 75mm headlap	10.7 tiles/m ² at 100mm headlap
Weight of tiling (approx.)	50kg/m ² (0.49 kN/m ²) at 75mm headlap	54kg/m ² (0.53 kN/m ²) at 100mm headlap
Battens required (net)	2.9 lin.m/m ² at 75mm headlap	3.1 lin.m/m ² at 100mm headlap
Batten size recommended	38mm x 25mm for rafters/supports not exceeding 450mm centres (fixed to BS 5534) 50mm x 25mm for rafters/supports not exceeding 600mm centres (fixed to BS 5534)	
Fixings	50mm x 3.35mm	
Fixing clips	Eaves, verge and tile clips	
Authority	BS EN 490	

* The minimum recommended pitch and lap may be influenced by special circumstances, please contact the Technical Advisory Service.

SUSTAINABILITY

- ✓ A+ rated in the BRE Green Guide (based on generic rating for UK produced concrete interlocking tiles
Element Refs: 812410007, 812410018, 812410049)
- ✓ BES 6001 Responsible Sourcing certified

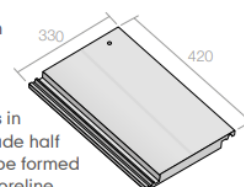
Note: All measurements in mm.

Concrete interlocking tiles

MODERN HALF TILE

Available in all colours to match main tiles.

Modern should be laid broken bond. The required broken bond pattern is created by the introduction of half slates, to form verges and abutments in alternate courses. Purpose made half slates are available and can be formed on site by cutting along the scoreline.



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D. RAINWATER GOODS:

Brett Martin Half Round Gutter & Round Downpipe in Black

Roundstyle is a traditional 112mm half round system suitable for the domestic housing market. The Roundstyle system utilises 68mm round downpipe and fittings.

<https://www.brettmartin.com/en-gb/plumbing-and-drainage/products/rainwater-systems/roundstyle-112mm-classic-domestic-system.aspx>



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E. FASCIA & SOFFITS:

UPVC Black

uPVC fascias and soffits from GAP are designed as a maintenance free and cost effective solution when replacing existing timber fascia boards. The fascia boards are thick enough to nail directly into the rafters of the roofs for quick and easy installations. Our Homeline range of BSI and BBA approved rooflines is fully guaranteed.

<https://www.gap.uk.com/order-online/fascias-and-soffits/black/16mm-square-fascia-black-ash>



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F. EXTERNAL DOORS:

Composite front door finished in Black.

The Ludlow is Solidor's most popular style of composite door:

It's perfectly suited to both rich colours such as red and traditional woodgrain effects such as rosewood. The two glazed panels can help shape the visual appearance of the overall door with options ranging from the traditional diamond to the more contemporary abstract. There's also the option of a solid door, which looks great in Irish Oak.

<https://www.solidor.co.uk/our-doors/the-ludlow/>



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G. FRENCH DOORS:

uPVC French Door in Black Ash:

Classic French doors with cutting-edge technology. On a warm summer's day, there's nothing quite like throwing open your French doors and letting the fresh air and sunshine come flooding in. French doors are a more traditional style of patio door, full of charm and character. Unlike timber, UPVC gives you more options to customise your French doors than ever before. They also bring some real benefits, including the latest security and superior energy efficiency.

<https://www.eurocell.co.uk/homeowners/upvc-doors/french-doors>



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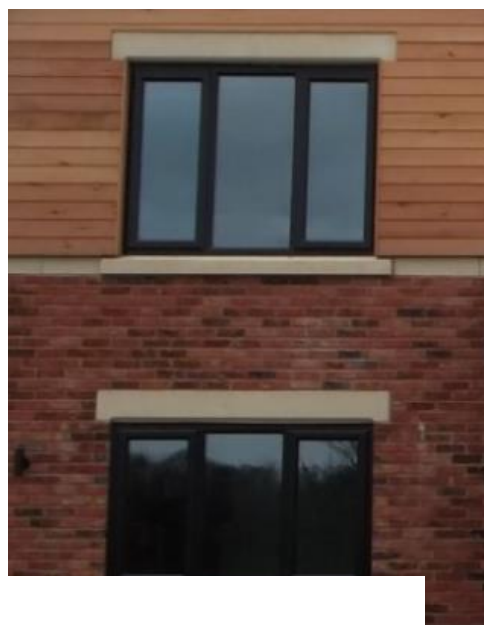
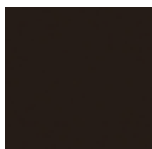
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H. WINDOWS:

uPVC Casement Windows in Black Ash:

A casement window is the name we give to the typical style of UPVC window you'll find in homes across the UK. It is hinged at the top or the side, and swings either outwards or inwards. Its sleek, simple design makes it suitable for most types of property. As well as optimising the natural light in your home, our UPVC double-glazed windows come with an A++ energy efficiency rating to help reduce your heating costs. Eurocell's bestselling window system is Logik.

<https://www.eurocell.co.uk/homeowners/upvc-windows/casement-windows>



UPVC casement window benefits:



Made & Recycled in the UK



Outstanding Technical Performance



Wide range of colour and style options



U-Values as low as 0.8



Superb Energy Efficiency



Highest levels of security (PAS 24)



Market Leading Sustainability



10 year guarantee



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I. METAL RAILINGS:

Flat top metal railings on top of the boundary wall in powder coating Black RAL 9005 finish.

Alpha Rail can provide flat top railings suitable for most applications and provide the necessary demarcation of a boundary in a practical, yet simple and cost effective manner. Flat top fencing is a practical, simple design that offers an effective boundary solution for a wide array of project applications. The minimal design of the flat top railings offers an aesthetically pleasing appearance but are also an ideal choice at lower heights. With the infill bars stopping at the top rail, there is no risk of people hurting themselves on any spikes on top of the railings.

<https://www.alpharail.co.uk/metalwork-products/flat-top-railing-2/>

Metalwork is supplied as standard having been galvanised by dipping in molten zinc to protect the metal against corrosion to BS EN ISO 1461 (1999) standard, a coloured finish along with enhanced durability can be achieved by a factory applied polyester powder coating or on site applied wet painting.



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