

Materials Schedule

D1 – Medical Centre

Erection of part single part two storey building to provide clinic to the land to the rear of the premises (120 and 120a) fronting Withington Road



Client: Dr Ugo Umeadi

Address: land to the rear of the premises (120 and 120a) fronting Withington Road
Whalley Range
Manchester
M16 8FA

Proposal: Erection of part single part two storey building to provide clinic

Revision: B – Planning

Date: 16/07/2021

Ref: 129757/FO/2021

This materials schedule has been prepared for the discharge of condition 3:

“Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those 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, as specified in policies SP1, DM1 and EN3 of the Core Strategy.”



Indicative visual of the front elevation.

Note, the completed design may vary from as pictured above.

EXTERNAL BUILDING MATERIALS

External Brickwork – option 1:

Extract from Whalley Range Conservation Area Appraisal Document:

“ Walls are generally red or orange-red brick with stone dressings, but some houses are buff brick with yellow stone. Decorative brick patterning is used particularly at eaves or gables, either polychromatic or in the form of corbelled brackets. Stone brackets support projecting balconies with ornate wrought-iron balustrades.”

In the case of using regular bricks:

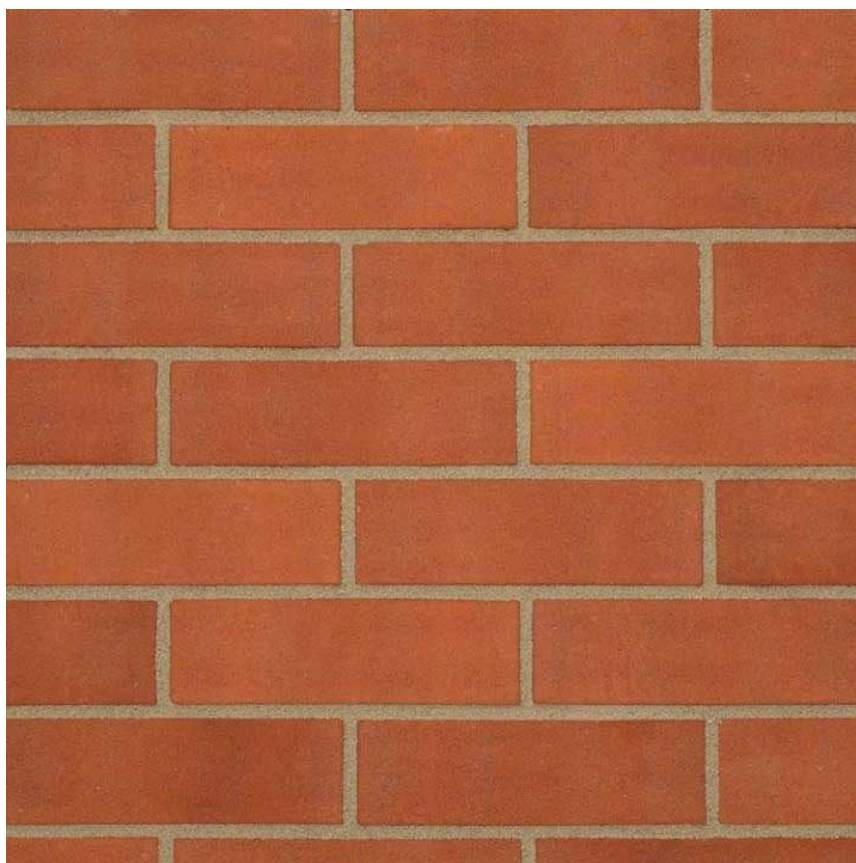
Wienerberger

Sienna Red

215 x 102.5 x 65 mm

Or equivalent

<https://www.wienerberger.co.uk/product-range/bricks/sienna-red.html>



External Brickwork – option 2:

Extract from Whalley Range Conservation Area Appraisal Document:

“ Walls are generally red or orange-red brick with stone dressings, but some houses are buff brick with yellow stone. Decorative brick patterning is used particularly at eaves or gables, either polychromatic or in the form of corbelled brackets. Stone brackets support projecting balconies with ornate wrought-iron balustrades.”

In the case of using brick Slips:

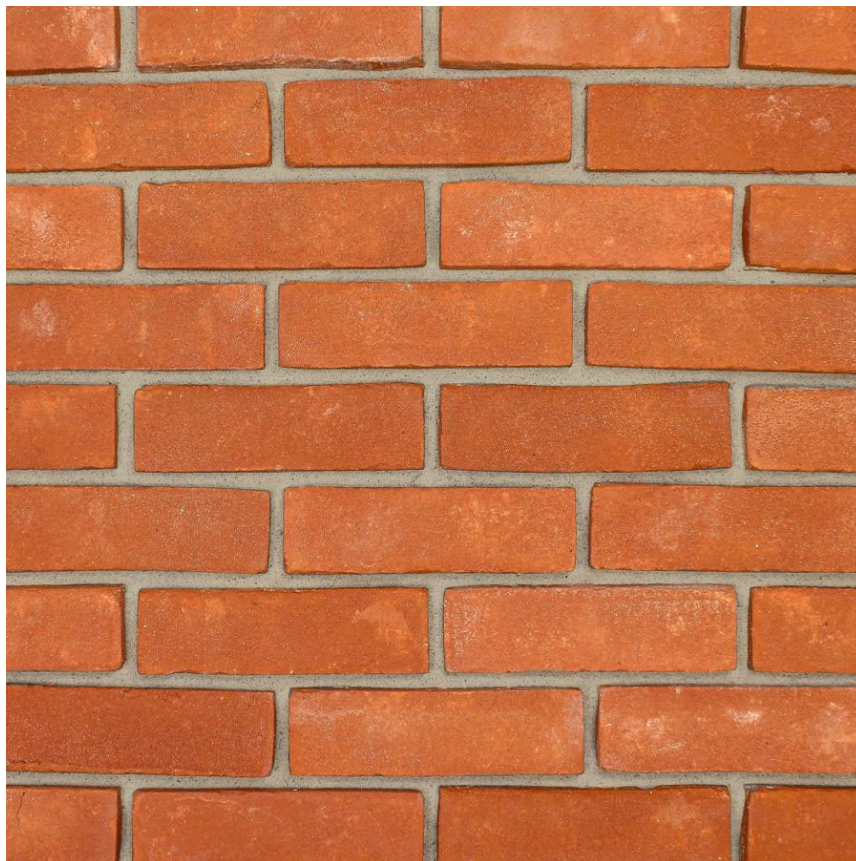
The Brick Tile Company

Blend 12

215mm x 65mm x 22mm

Or equivalent

<https://www.bricktilecompany.com/blend-12-brick-tiles.html#>



Rear Dormer – option 1:

White K-Render/ Self cleaning white render

Or equivalent



Indicative visual, taken from <https://www.k-rend.co.uk/colour-swatches/silicone-scraped-texture>

OR

Rear Dormer – option 2:

Timber cladding / composite panels

Or equivalent



Indicative visual to show the plinth. Note, final output, inclusive of timber direction, may vary from above.

External Plinth (to hide raised foundations):



Indicative visual to show the plinth. Note, final output may vary from above.

Material - TBC

Colour – Anthracite / black / colour to match roof

Roof Tile:

Extract from Whalley Range Conservation Area Appraisal Document:

“Roofs on Whalley Range houses were originally predominantly blue slate, and this as opposed to other materials, should be used as a replacement. Ridge tiles often have decorative fins, and finials at every gable may be terracotta, timber or wrought iron. Barge boards and eaves boards are moulded and fretted with decoration.”

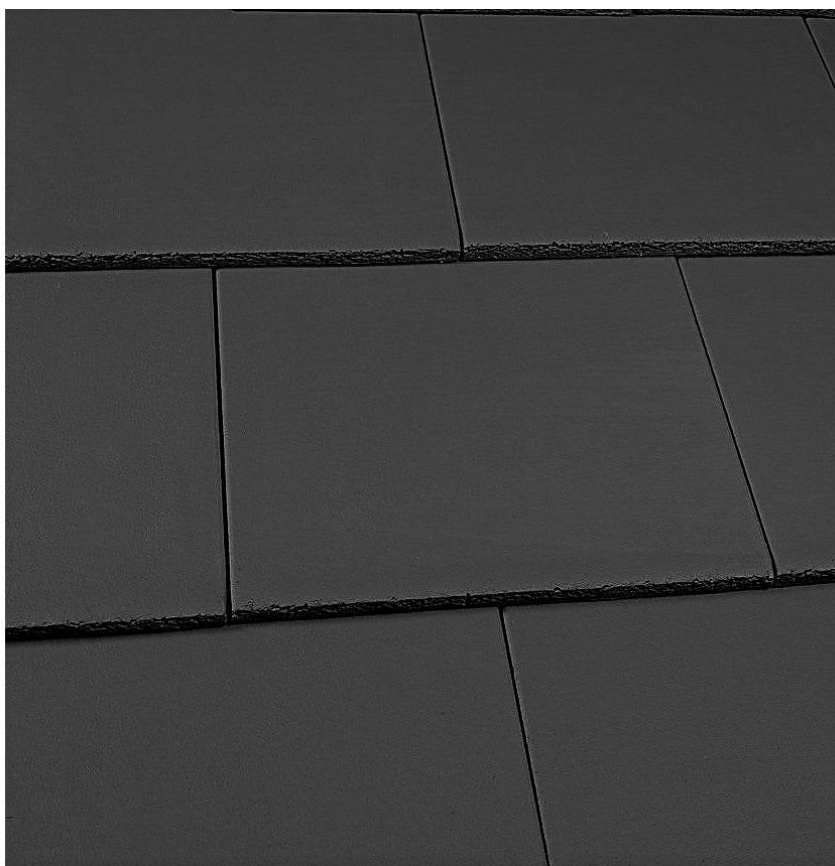
Marley

Edgemere Interlocking Slate - Anthracite

420 x 330mm

<https://www.roofingoutlet.co.uk/collections/marley-eternit-roof-tiles/products/171-marley-edgemere-interlocking-slates?variant=15984292528199>

Or equivalent – note, an anthracite colour has been chosen to better match 120/120A Withington Road.



Window Frames:

White/ anthracite window/floor to ceiling window frames

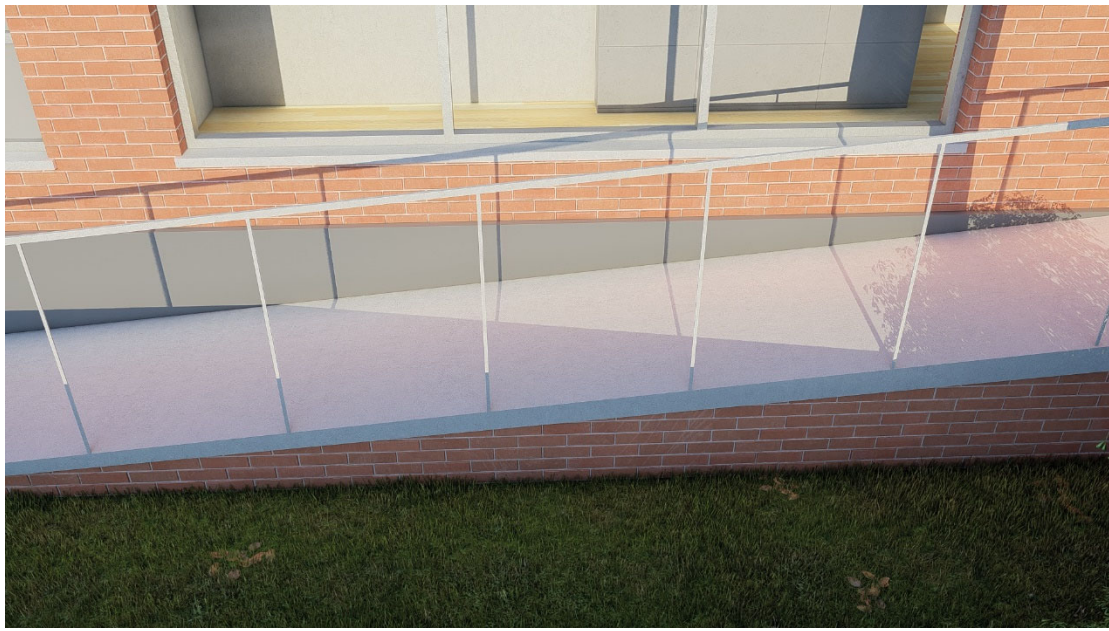
Or equivalent



Indicative photograph, taken from <https://www.building-supplies-online.co.uk/jci-white-aluminium-fixed-window-620mm-x-2090mm.html>

HARD LANDSCAPING

Ramp leading to entrance:



Indicative visual of final design. Note, final output may vary from above.

Sides:

Brick to match proposed elevations

Handrailing:

painted metal to match window frame colour.

Flooring:

non-slip composite panel/ non-slip concrete screed finish

Or equivalent

Paving, driveways and walkways:

Drivesett

Tegula original – Charcoal / Harvest colour

<https://www.marshalls.co.uk/gardens-and-driveways/product/drivesett-tegula-original-block-paving?sku=pv130843k>

Or Equivalent



Charcoal colour



Harvest colour

Grasscrete

Grasscrete/grassblock

Or equivalent



Indicative image, taken from

<https://www.grasscrete.com/pdfs/projectProfiles/Grassroad/GRYork.pdf>



Indicative image, taken from

<https://www.buildingconstructiondesign.co.uk/news/grass-concrete-ltd-explain-the-growing-trend-for-soft-green-landscapes-on-what-was-traditionally-hard-landscapes/>

Fencing and borders overlooking main road:

May Road & Withington Road Boundary Fence:

- Removal of concrete post & panel fencing
- Removal of current Green metal mesh fencing
- Addition of 2.4M high metal fencing painted grey/ anthracite/ black TBC



Or Equivalent

May Road entry gate:

-Metal gate with pedestrian access painted grey/ anthracite / black TBC



OR



Or Equivalent