



**13,542 - PROPOSED RESIDENTIAL DEVELOPMENT
72 ERRWOOD ROAD BURNAGE MANCHESTER M19 2QH**

Please see below condition 3 which is to be discharged following the submission of this application.

3) Before the commencement of above ground construction works, 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 fully implemented in accordance with the approved details, which shall be retained in situ thereafter.

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 and DM1 of the Core Strategy for the City of Manchester

Roof Tiles to match tile of existing building (see image).



Proposed materials are to match existing materials from the application site and neighbouring dwellings which include:

Roof Tiles

Marley Anglia Interlocking Clay Roof Tile – Antique Red



Link: <https://www.marley.co.uk/products/concrete-tiles/anglia>



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTERED ARCHITECTS

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

Facing Brick: Ibstock New Burntwood Red

Ibstock Code: 0269

Type: Wirecut Facing

Description: Rusticated

Quantity: 316 Packaging (standard):

Factory: Aldridge

Link: <http://www.ibstockbrick.co.uk/brick-selector/?p=C0356A>



**New Burntwood Red
Rustic**





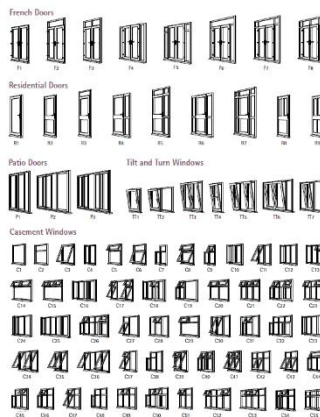
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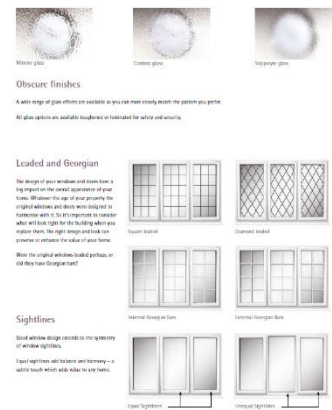
Windows : White UPVC - Smooth Finish



Choose the window and door style
to suit you and your home



Choosing the right glass for
your home



Link: <https://www.droylsdenglass.co.uk/upvc-windows> (or similar)

Window Cills and Heads :



Colour: Stone painted Black.



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Fascia & Soffits:

Black Fascia And Soffits:

Black Ogee uPVC Fascia

Manufactured by Homeline, the Black Ogee Fascia is ideal for replacement or new build projects, the curved edge is great for properties that are looking to add a traditional touch to their roofline whilst achieving the modern benefits of uPVC.

Manufacturer: Homeline

Width: 225mm

Thickness: 16mm

Guarantee: 10 years

Product Type: Black Ogee uPVC Fascia





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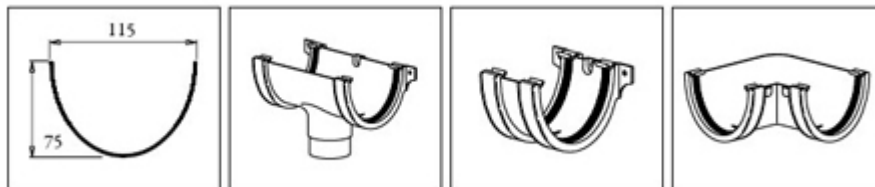
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Rainwater Goods:

Manufacturer: Brett Martin

Product Type: 115mm Deepstyle uPVC Cast Iron Style Domestic Rainwater System
With 68mm Round Downpipes in Classic Black

[HTTPS://WWW.BRETTMARTIN.COM/EN-GB/PLUMBING-AND-DRAINAGE/PRODUCTS/CAST-IRON/115MM-DEEPSTYLE.ASPX](https://www.brettmartin.com/en-gb/plumbing-and-drainage/products/cast-iron/115mm-deepstyle.aspx)



Please note the above links show examples of the materials, which are proposed in relation to the above development. Materials may be purchased from other stock holders/suppliers.