

Discharge of Conditions

128105/LO/2020

128104/FO/2020

Manchester: 26/28 King Street

Proposed New Entrance



T0946_Discharge of Conditions –19.03.21

Introduction

This document contains information to discharge the 3 pre commencement conditions that relate to both the planning (128104/FO/2020) and listed building consent (128105/LO/2020) for the proposed works to form a new entrance doorway to the upper floors of 26 & 28 King Street Manchester.

Condition 3

Prior to the installation of the new door hereby approved, full details including detailed design and fabrication drawings of the door shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details

Here are images of the natural oak door proposed to be installed.



Front views of door



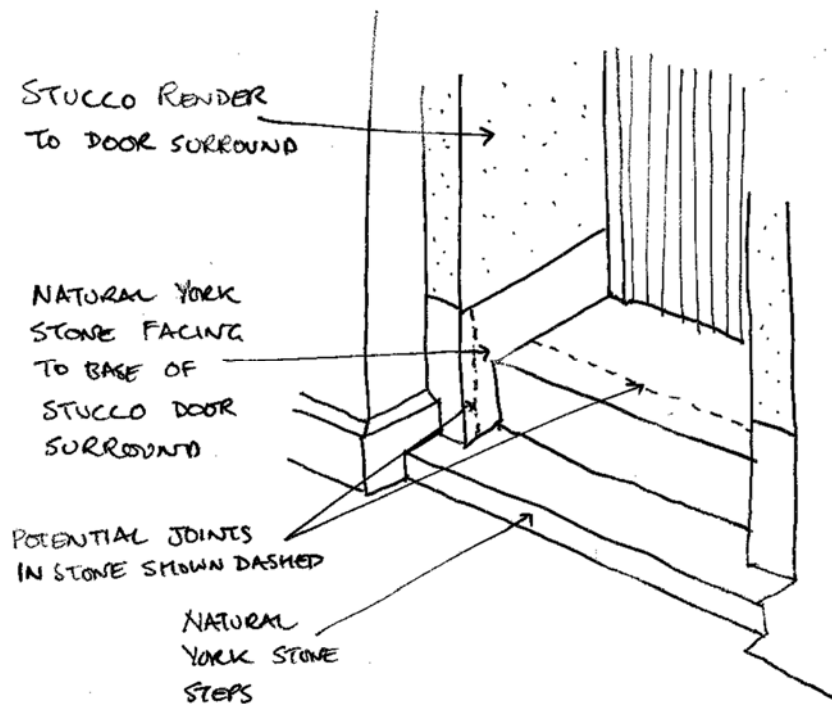
Front View of Doors



Rear View of Door

Condition 4

Prior to implementation of the works to the steps into the entrance area, full details of the proposal for the finished appearance of the steps shall be submitted to and approved in writing by the City Council as Local Planning following investigations into whether it is possible to retain a natural stone step in this location. Should a natural stone finish not be possible, a suitable replacement material/tile for the steps shall be agreed. The development shall be carried out in accordance with the approved details.



It is our intention to install natural York Stone steps to the exterior of the entrance as indicated. We also intend to add smooth natural York stone facing paving approx. 150mm high to the base of the stucco rendered door surround (walls) for durability and weathering. Depending on the availability of the natural stone we may need to introduce joints as indicated in dashed lines on the above sketch. If required these joints will be butt jointed and filled with matching mortar/grout.

Condition 5

Prior to the installation of the stucco render hereby approved for the entrance area, full details including a specification and sample of the render and details of the proposed colour shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

We propose to use a proprietary render system for the stucco door surround, and chosen the Italian manufactured Fassa Render. In the appendix is an edited version of their product information, which highlights the product's certifications and the specific build up we intend to use (Render on Carrier Board).

The door surround will be formed in the carrier board with the render applied to form the external finish.

We are awaiting physical samples from the manufacturer which we will forward on to the planning authority in due course. This will also identify the preferred colour, which is likely to be a natural warm grey/stone colour to tone with the surrounding building finishes.

Appendix 1 – Edited Product Brochure of Fassa Render (stucco)

- Front Cover
- Introduction
- Certifications
- Specific product – Render on Carrier Board



architectural
FACADES
presents

FASSAREND

Solutions for your
rendering needs

by

**FASSA
BORTOLO**
QUALITY FOR BUILDING



**300 years of history
15 systems**

Our experience is your guarantee

Fassa Bortolo's tradition stretches back to 1710. Passed down from generation to generation, it has constantly evolved, standing out for innovations which have made an essential contribution to the construction sector.

In Italy, it was the first company to introduce premixed lime, cement plasters and renders for all types of building work. It was also the first to develop silo technology, the supply system which revolutionised work on site.

Today, it is a market leader and a reference point for designers, suppliers and the contractors themselves.

Quality building and living in respect of man and the environment

Our experience is your guarantee of quality building and living, in respect of man and the environment.

One philosophy runs through the whole Fassa Bortolo product portfolio: a mission to bring innovations into our working and living surroundings. Developing products and materials with far better performance and improving the physiological well-being of the individual, whilst being in harmony with the environment.

Safety, efficiency, durability... here at Fassa Bortolo, our values have also always included comfort, balance and respect, because we are committed to evolution of the building sector and improving quality of life.

We combine all our resources to achieve one single objective - greater well-being and better quality of life.



Ever greater resources to be ever closer to the needs

Its presence on the ground is another of Fassa Bortolo's great strong points: 16 production sites and three sales offices in Italy, one production site in Portugal and one in Spain; three commercial branches in Switzerland, one in France, one in Spain and one in the United Kingdom. A well-developed network has always been a priority for the company to be ever nearer to the customer and guarantee a swift response.

Production facilities

Italy

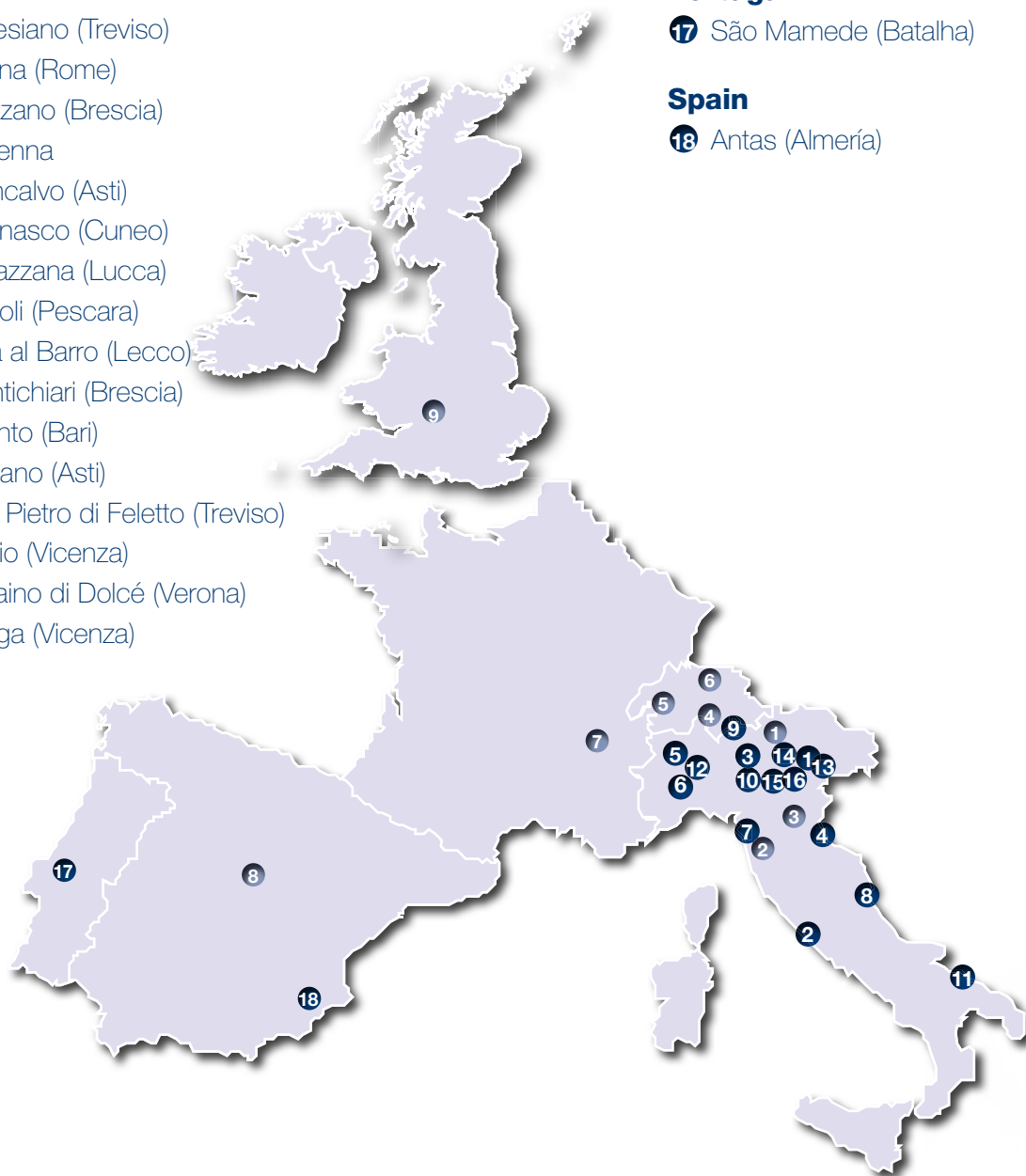
- 1 Spresiano (Treviso)
- 2 Artena (Rome)
- 3 Mazzano (Brescia)
- 4 Ravenna
- 5 Moncalvo (Asti)
- 6 Bagnasco (Cuneo)
- 7 Molazzana (Lucca)
- 8 Popoli (Pescara)
- 9 Sala al Barro (Lecco)
- 10 Montichiari (Brescia)
- 11 Bitonto (Bari)
- 12 Calliano (Asti)
- 13 San Pietro di Feletto (Treviso)
- 14 Schio (Vicenza)
- 15 Ceraino di Dolcé (Verona)
- 16 Villaga (Vicenza)

Portugal

- 17 São Mamede (Batalha)

Spain

- 18 Antas (Almería)



Commercial branches

Italy

- 1 Bolzano
- 2 Altopascio (Lucca)
- 3 Sassuolo (Modena)

Switzerland

- 4 Mezzovico (Lugano)
- 5 Aclens
- 6 Dietikon (Zurich)

France

- 7 Lyon

Spain

- 8 Madrid

United Kingdom

- 9 Tewkesbury

integrated|system

15 coherently integrated systems

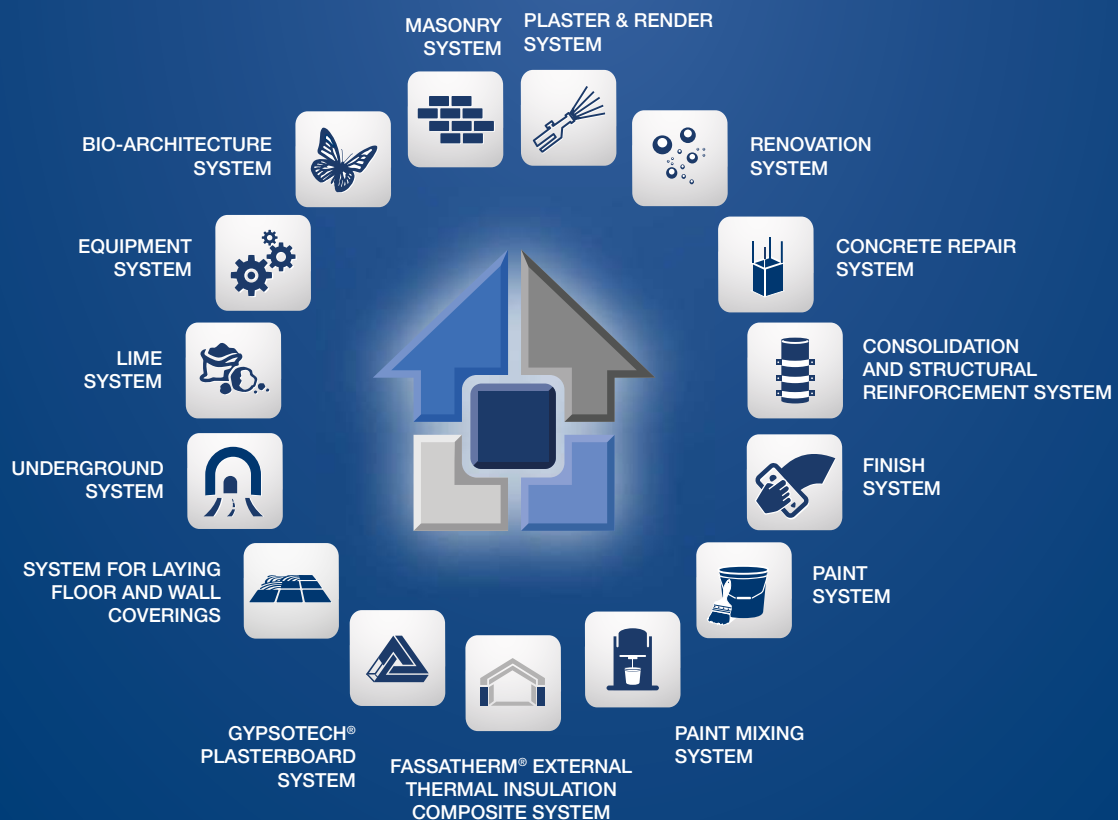
A synergic set of products, skills, research and services for all types of work.

Intelligent Synergy

From traditional materials to plasterboard.

From bio-architecture to the External Thermal Insulation Composite System.

Combining resources towards a single objective means creating an integrated system. The Fassa Bortolo Integrated System. The first and only in the sector, it offers the advantage of a range of products and skills acting in synergy, guarantees the absolute quality of all types of work and extends and integrates a project's potential and opportunities.



Certified quality for the building sector

RIBA CPD Providers Network

We are part of the RIBA CPD Providers Network, which consists of over 500 manufacturers, suppliers and training companies who provide RIBA-approved CPD to architects and other specifiers. As RIBA CPD providers, our material has been rigorously assessed by the RIBA and it is available in different formats.



NBS Plus

Fassa Bortolo has subscribed to NBS Plus, which is part of NBS, the preferred specification system for the construction industry, used by the majority of architectural and design practices in the UK. This subscription implies that our products are listed in a dedicated section of manufacturers' technical product information, where they can be added by a designer, architect or contractor into a project specification.



British Board of Agrément (BBA)

The British Board of Agrément (BBA) has issued certification for FASSATHERM External Wall Insulation system (EWI). BBA certification was deemed necessary to extend the system offer covered under the existing ETA specifically for the UK market. The system certification now includes standard grade (white), high performance low lambda (grey) expanded polystyrene and mineral wool.



European Technical Approval (ETA) and safety in all components

The quality and safety of every component in the system is decisive in guaranteeing optimum efficiency and durability. From insulation to adhesive/base coat, anchors and reinforcing bars, all elements in the Fassatherm® External Thermal Insulation Composite System are submitted to the strictest controls possible. The Fassatherm® External Thermal Insulation Composite System has European Technical Approval ETA 07/0280 and ETA 09/0282, attesting the technical suitability of the system for thermal insulation applications, based on compliance with all the requirements of the ETAG 004 guidelines. The European Technical Approvals for the FASSA BORTOLO External Thermal Insulation Composite System are available in full from the www.fassabortolo.com website.



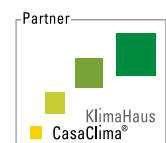
Construction Products Regulation CPR 305/2011 – CE marking and DoP

All Fassa products comply with EC standards and regulations, satisfy all the performance requisites for building products (CPR 305/2011) and bear CE and DoP marking. The DoPs (Declarations of Performance) for Fassa Bortolo and Gypsotech products can be downloaded from our websites: www.fassabortolo.com and www.gypsotech.it. All technical documentation bears special logos highlighting possession of these requisites, while others confirm compliance to the criteria and classification methods specified in European standards and regulations.



ClimateHouse

Being a ClimateHouse partner means having recognised technical skills and a constant commitment, through our products, to energy efficiency in new and renovated buildings, in respect of the environment.



BDA Agrément

Kiwa Building Products issues the BDA Agrément® for “FASSAREND” system either for installation of external timber framed walls using a cement-based carrier board or directly onto masonry. Products have been examined and rigorously tested following precise installation instructions. Agréments confirm the compliance and durability of the product under the specified method of installation. The BDA Agrément® has received the NHBC third party acceptance for the UK market.



ANAB (Associazione Nazionale Architettura Bioecologica) and ICEA (Istituto per la Certificazione Etica e Ambientale) quality certification

An important recognition for bio-ecological products, certifying maximum attention to the environment and full compliance with the strictest bio-architectural criteria. Fassa Bortolo's Bio-Architecture line was the first line in Europe to obtain certification with KB 13, the first plaster and render certified in 1999, setting the standards in the sustainable architecture sector.



GEV EMICODE

Voluntary mark certifying the emission of volatile and semi-volatile organic compounds (VOC and SVOC) issued by GEV (the Association for the Control of Emissions in Products for Floor Installation, Adhesives and Building Materials), applied to the products in the System for Laying Floor and Wall Coverings. Following severe tests, the very low emissions of Fassa products earned them EC1 Plus certification.



LEED certification Leadership in Energy and Environmental Design

This certification confirms that buildings are environmentally sustainable, both as regards energy usage and consumption of environmental resources during construction. The particular feature of this standard is that it covers all sectors involved in building design, from choice of construction site, site management, careful use of drinking water, the energy efficiency of the building shell and technical installations, use of renewable energy sources, use of partially recycled materials and quality and comfort inside the building.



Indoor Air Quality

All products in the Fassa Bortolo Colour System respect the parameters established by European Union regulations and standards aimed at limiting the emission of organic compounds. They therefore comply with the provisions of Italian Legislative Decree no. 161 of 27/03/2006 (implementing Directive 2004/42/EC), identifying the maximum content of Volatile Organic Compounds (COVs) in paints and paste coatings.



NF Certification

Most of the Gypsotech® boards have obtained NF certification, a fundamental requisite for the French market. NF certification is issued by CSTB Paris, in accordance with NF certification regulation 081 specified by AFNOR, the French standards organisation. Certification is only issued following audits and sampling by CSTB, which then tests the specimens in its laboratories.



French Label - Étiquetage sanitaire

A classification and labelling system applied to emissions of volatile organic compounds from construction and decoration products and indoor paints. In January 2012 labelling of all products introduced onto the French market for the first time became obligatory and since September 2013 it has been obligatory for all products sold on French territory. All Fassa products boast the A+ class label.



5A RENDER CARRIER BOARD

- 1 A 96
- 2 FASSANET 160
- 3 FX 526
- 4 RX 561



Render carrier board

The application cycle with fibre-reinforced cement skim coat is suitable for finishing joints and reinforced levelling of ordinary cement boards, such as Fassa Gypsotech® Externa Light.

Choosing a hydrated lime mineral finish gives the surfaces high aesthetic value and good breathability.

The use of a protective siloxane paint provides greater resistance to the weather.

- Greater weather resistance
- High aesthetic value
- Optimum water repellency
- Good breathability

SUBSTRATE:



GYPSOTECH® EXTERNA LIGHT
Lightweight fibreglass-reinforced cement board with polystyrene.

BASE COAT:



A 96
Grey, white and extra-white cement-based adhesive.



FASSANET 160
Alkali-resistant fibreglass reinforcing mesh, 160 g/m².

FINISH COAT:



RF 100
Bio white mineral-based wall coating for exteriors and interiors.



RM 200
Bio white mineral-based wall coating for exteriors and interiors.

PRIMER AND DECORATIVE COAT:



MIKROS 001
Wall primer in water microemulsion.



FX 526
Universal pigmented primer undercoat for interiors and exteriors.



SKIN 432
Protective siloxane finish for exteriors.