

Condition 09

External Materials

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Application Number: 138730/FO/2023

Proposal: Erection of a 3 and 6 storey buildings to form 81 residential apartments (Use Class C3a) and erection of 28, two storey dwellinghouses (Use Class C3a), including green spaces, landscaping, boundary treatment, access arrangements, parking and other associated works.

Location: Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Foodstore And Newton Street, Manchester, M40 1EZ

Date of application: 4th Dec 2023

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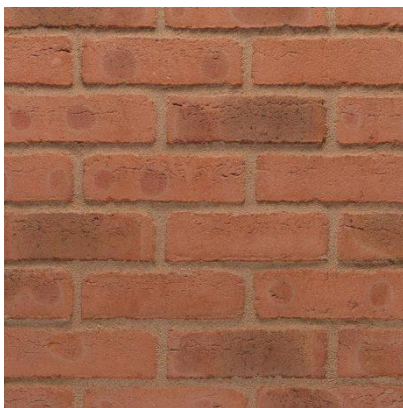
Document No. T81700T0001P2

Reference CGI Image



Facing Brick

Main facing brick: Dorton Manor Stock



All mortar to be natural coloured

Secondary brick: Blockleys Black Smooth



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Photographs showing brick sample panels constructed with natural mortar. Projecting stretchers by 10mm max.



Windows

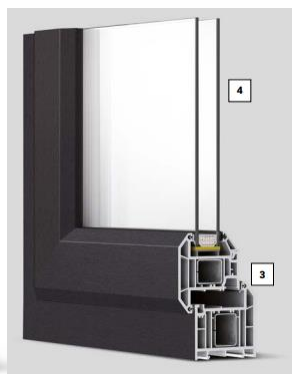
UPVC frames to be Rehau 70mm profile, double glazed internally beaded, chamfered sash or similar, RAL 7016 to outside.

Lower spandrel panels to first floor windows to be back painted glass RAL 7045 telegrey

Note: Flush casement version to be used on front elevations. Non-flush standard casement used on rear windows



Flush casement



Standard casement



RAL 7016



RAL 7045
Tele Grey 1

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Facias

Black UPVC flush jointed fascias



Vents

Clay ventilation bricks and air bricks



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RWP's and Gutters

Black UPVC square section rainwater goods, Deepflow, Polypie or similar



Projecting Gable Wall Copings

Aluminium secret fixed and butt jointed aluminium copings. Colour, Anthracite grey RAL7106



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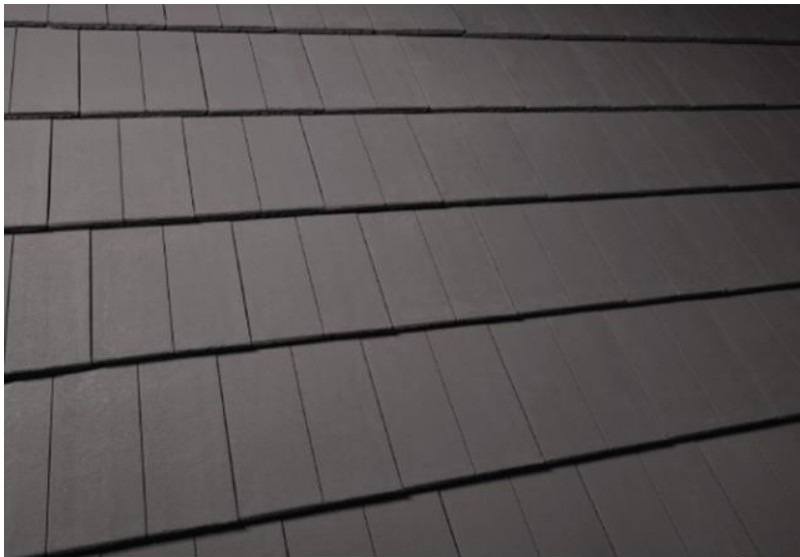
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Roofing Tiles

Russell 'Bute' 16mm thk concrete roofing tile. Colour: Anthracite

This tile is 2mm thinner than the originally proposed Marley Edgemere tile and with the scribed joint line, gives the appearance of a smaller format traditional slate tile laid in a more vertical format. Format 418mm x 330mm.



Anthracite

Apartment Building Front Door

GRP PAS24 contemporary tongue & groove security door (Permadoor / PDS Doorsets Solutions / Rockdoor / New Look Windows) RAL7016 Anthracite



Cottage Composite Front Door in Anthracite Grey

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Revision	Date	Initials	Details	Checked / date
P1	13/12/24	TLB	Initial issue for contractor approval	AJL / 13/12/24
I1	19/12/24	TLB	Issued for Planning	AJL / 19/12/24

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