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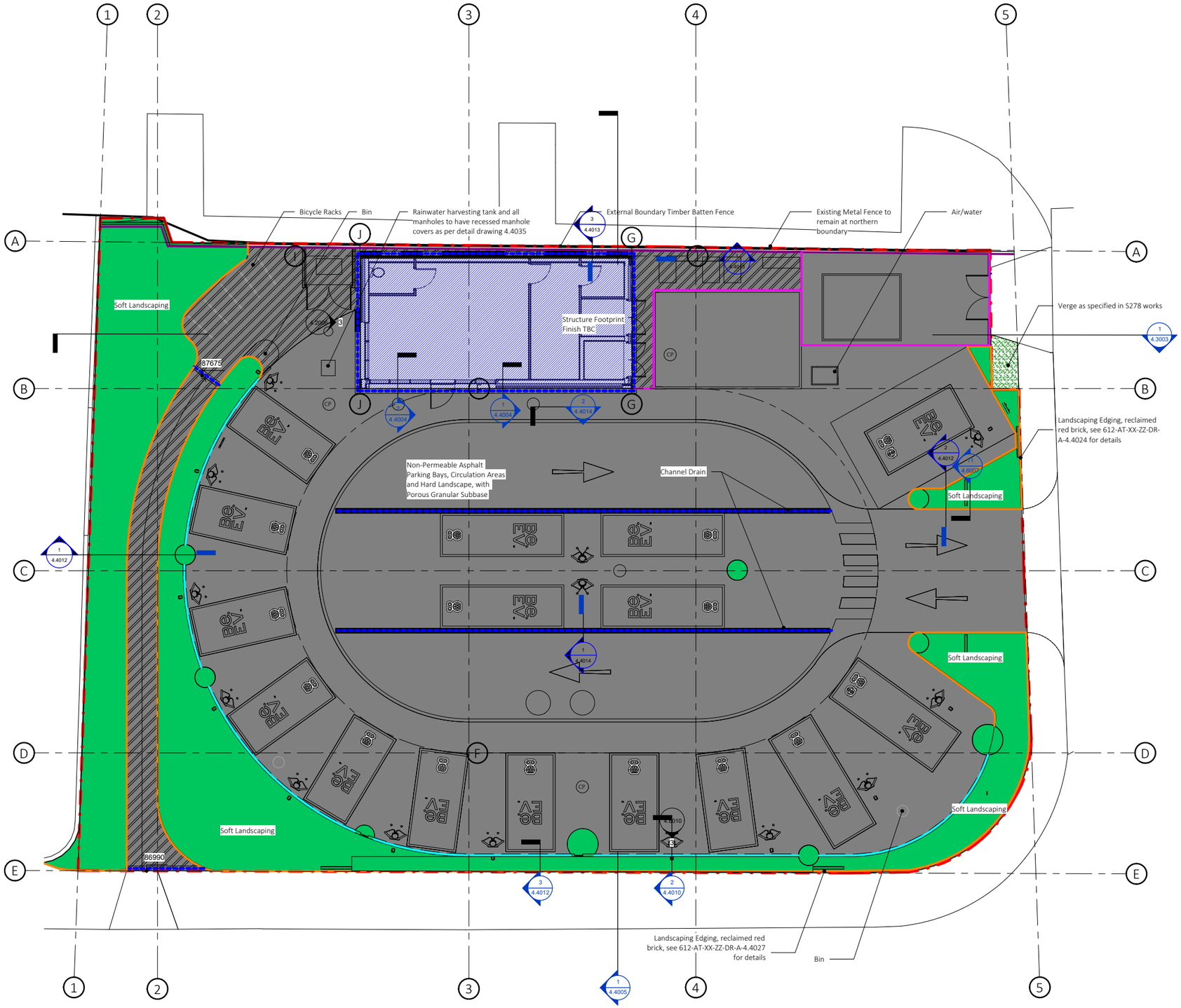
Oldham Road - Discharge of Condition 14 (Materiality)

OCTOBER 2024


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Site Plan



Landscaping Key

- Structure Footprint - Refer to Floor Types
- FT- A Landscaping - Refer to Landscape Architect's Sp
- FT - B Impermeable Asphalt Carriageway, Black Tarmac
- FT - C Impermeable Asphalt Footway, Black Tarmac
- Reclaimed Red Brick Wall Refer to Drawing 612-AT-ZZ-GR-DR-A-4.4012
- External Timber Batten Fencing - Refer to Drawing 612-AT-ZZ-GR-DR-A-4.4013
- Concrete Kerb (Marshalls Bullnose 125mm width kerl Gap/step detail, spacing tbc
- ACO M200 Channel Drain - Refer to Drawing 612-AT-ZZ-GR-DR-A-4.4014
- PCC Channel Kerb - Refer to Civils Drawings

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Application for Discharge of Planning Conditions

Borough Manchester City Council

Reference 136359/FO/2023

Address Reliance Street, Manchester, M40 1EZ

Proposal Redevelop disused site to provide electric charging for 16 vehicles, including van-suitable spaces and accessible spaces. Provide a commercial space on site for small retail space. Ensure suitable electricity provisions via substation. Provision of bicycle parking.

Planning Condition 14:

Prior to the commencement of above ground works, details of all materials to be used on the external elevations of the building and associated canopy structures 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 agreed details.



Retail Space

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Proposed External Materials

Mesh | Timber | Glazing | Green Roof | Shutter | Edging | Canopy | Hard Standing | Lighting





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Perforated Metal Facade

Product: Perforated Metal

Manufacturer: Ash & Lacy, Vision 30, 2mm thick steel with 6.35mm round holes

Finish: Powder Coated Aluminum

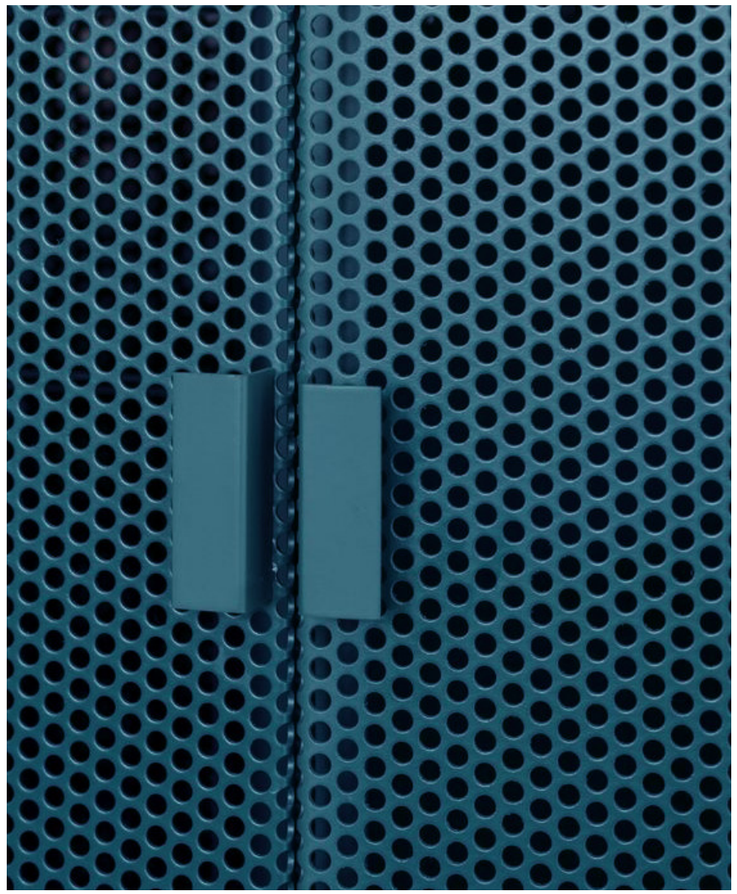
Colour: RAL 5024 Pastel Blue

RAL 5024
Pastel Blue

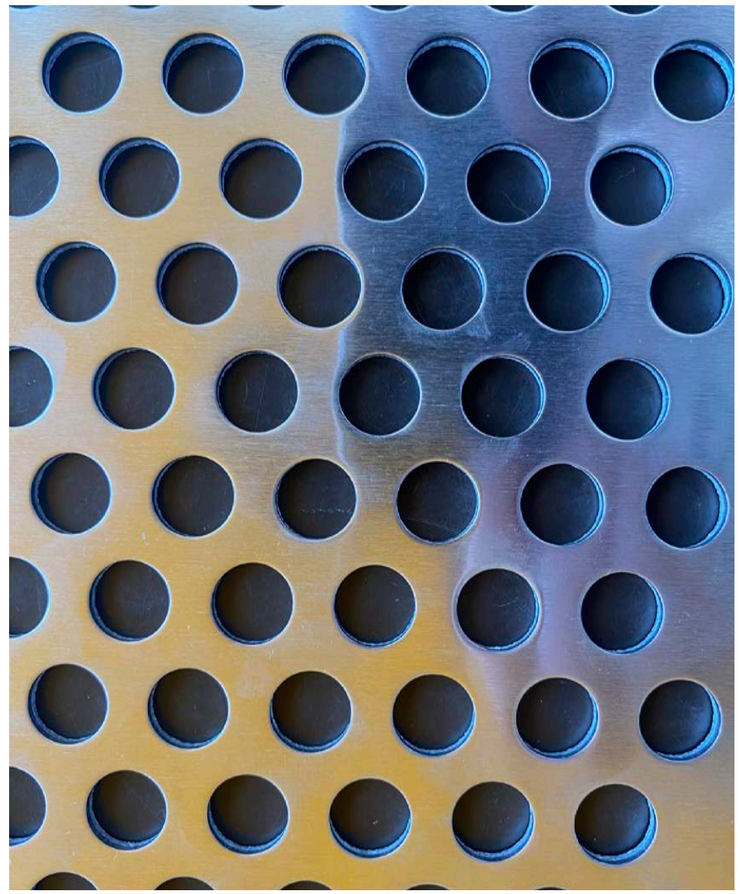


Material Location:

Cladding on retail facade (East, South & West Elevations) doors and shutter.



Example of Perforated Sheet Metal - Facade and Doors



Samples of products from Ash & Lacy

Sample has not been powder coated

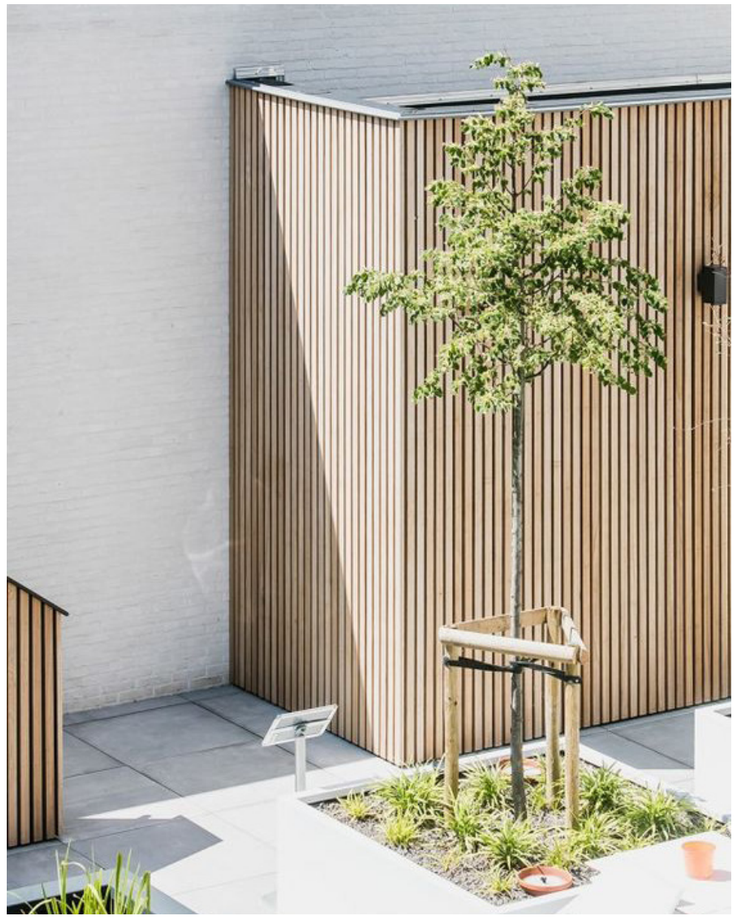
Please note the above precedent images are indicative only and do not reflect the exact design intent for this project.

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Timber Batten Facade & Fencing

Product: Spruce or Larch softwood timber battens to facade and fencing

Size: 50mm wide battens (depth will vary)



Example of timber batten cladding - to be applied to retail facade and fencing



Example Project with Timber Batten Facade



Material Location:

Cladding on retail facade (all elevations) and fencing

Please note the above precedent images are indicative only and do not reflect the exact design intent for this project.

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Glazing

Product: Double Glazed Crittall Style Glazing

Supplier: HB Aluminium Fabrications Ltd

Finish: Matt Powder Coated Aluminum

Frame Colour: RAL 9004 Signal Black

RAL 9004
Signal Black

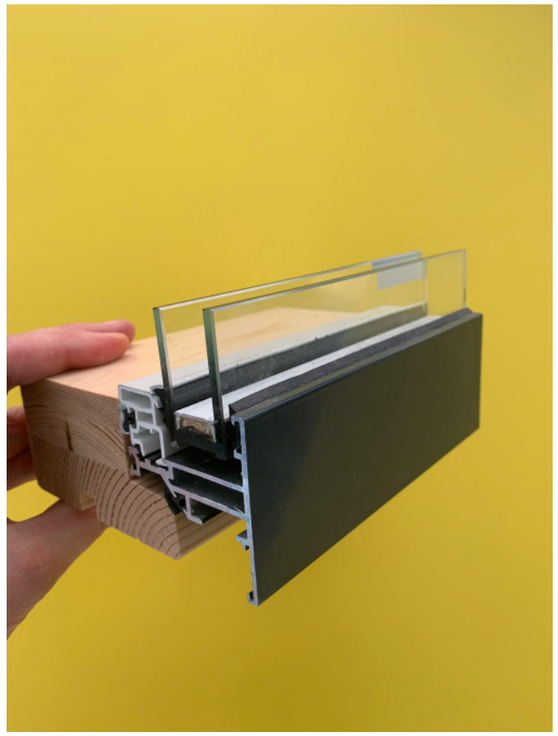


Material Location:

Retail space glazing (South & West Elevations)



Example of Crittall Style Glazing



Cross Section of Frame and Double Glazing

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Green Roof

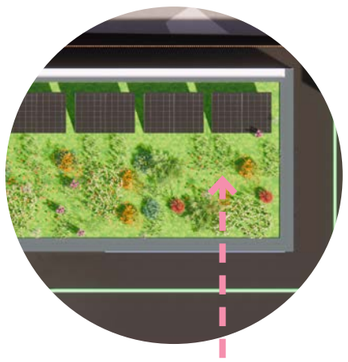
Product: Bauder Biosolar or similar

Solar Panel: Framed Solar Photovoltaic Module

Planting: A broad mix of low growing and some shade tolerant species ideal for most roof environments



Example of Bauder Biosolar Roof



Material Location:

Roof of retail space

Please note the above precedent images are indicative only and do not reflect the exact design intent for this project.

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Shutter

Details: External Sliding Security Door

Finish: Galvanized Powder Coated

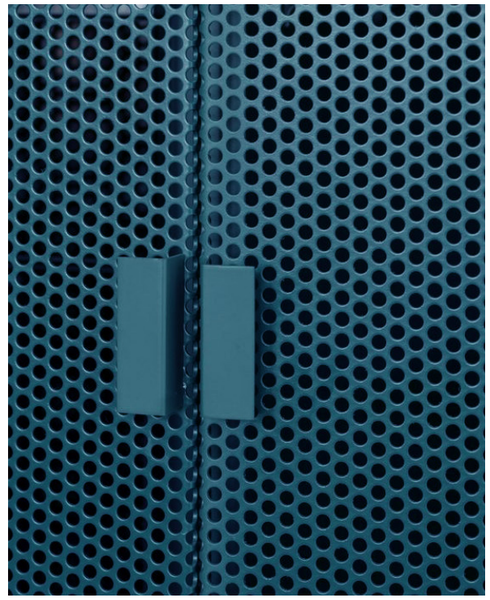
Frame Colour: RAL 5024 to match facade

Fixing: Helaform Series 300/500 Track

Manufacture: F.H. Brundle/Helaform

RAL 5024
Pastel Blue





Example of security sliding shutter - actual shutter to be clad in mesh to match retail facade



Material Location:

Shutter to south and west elevations, in perforated aluminium to match facade

Please note the above precedent images are indicative only and do not reflect the exact design intent for this project.

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Canopy

Products: Bespoke Canopy

Material: Timber structure with hot-dip galvanised powder coated steel canopy and galvanised fixings

Finish Colour: Colour tbc, RAL 010 50 50 Vibrant Red or RAL 150 60 60 Energy Green

Size : In accordance with approved planning drawings.

RAL 010 50 50
Vibrant Red

RAL 150 60 60
Energy Green



Material Location:

Structure of Canopy



Example of Pink Powder Coating



Please note that the above canopies are a bespoke design item created specifically for the project. As such no precedent images of the material are available.

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Asphalt

Material: Asphalt

Finish Colour: Black

Build-up: Suitable for Pedestrians and Vehicles

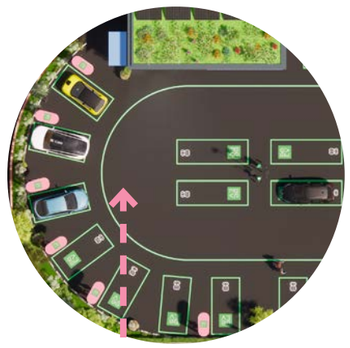


Black Tarmac



Sample of Hard Standing

Please note the above precedent images are indicative only and do not reflect the exact design intent for this project.



Material Location:

Surface treatment across site

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Lighting

Product: STEON Harrier

Location: Retail Facade

Finish: Die-cast Aluminium

Finish Colour: Black



STEON Harrier

Product: STEON Metro LED

Location: Within Forecourt

Finish: Die-cast Aluminium

Finish Colour: Black



STEON Metro LED

Please note the above precedent images are indicative only and do not reflect the exact design intent for this project.

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Edging

Material: Locally sourced reclaimed red brick

Size : In accordance with approved planning drawings.



Example of Reclaimed Red Brick Wall



Material Location:

Planting edging around external perimeter of site

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Edging

Manufacturer: Marshalls

Products: Marshalls British Standard Bullnose Kerb

Material: Hydraulically Pressed Concrete



Example of Marshalls Bullnose Kerb





Material Location:

Planting edging around internal perimeter of site

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