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Oldham Road - Discharge of Condition 14
(Materiality)

JUNE 2024



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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

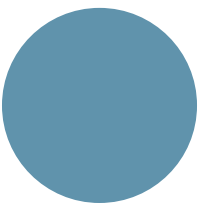


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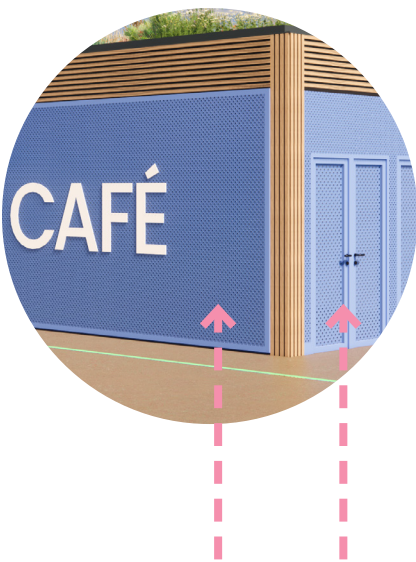
Perforated Metal Facade

Finish: Matt Powder Coated Aluminum

Colour: RAL 5024 Pastel Blue

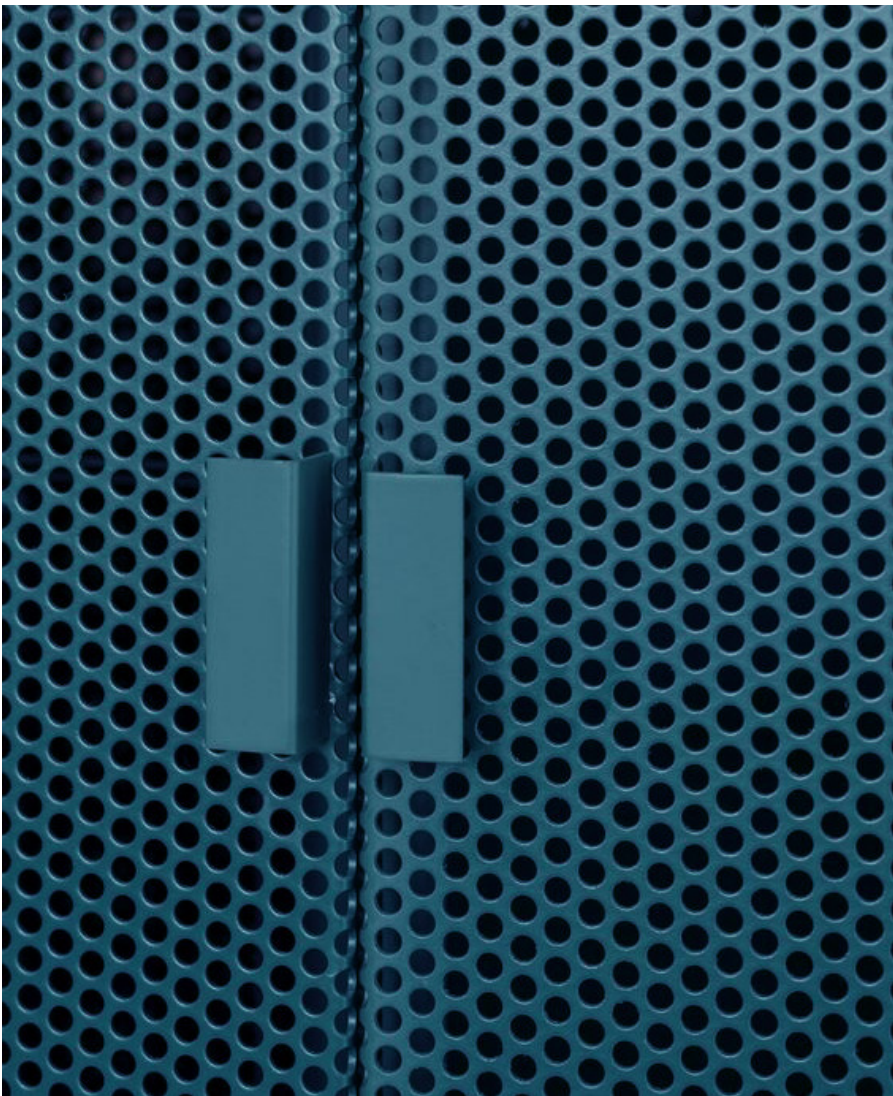


RAL 5024
Pastel Blue

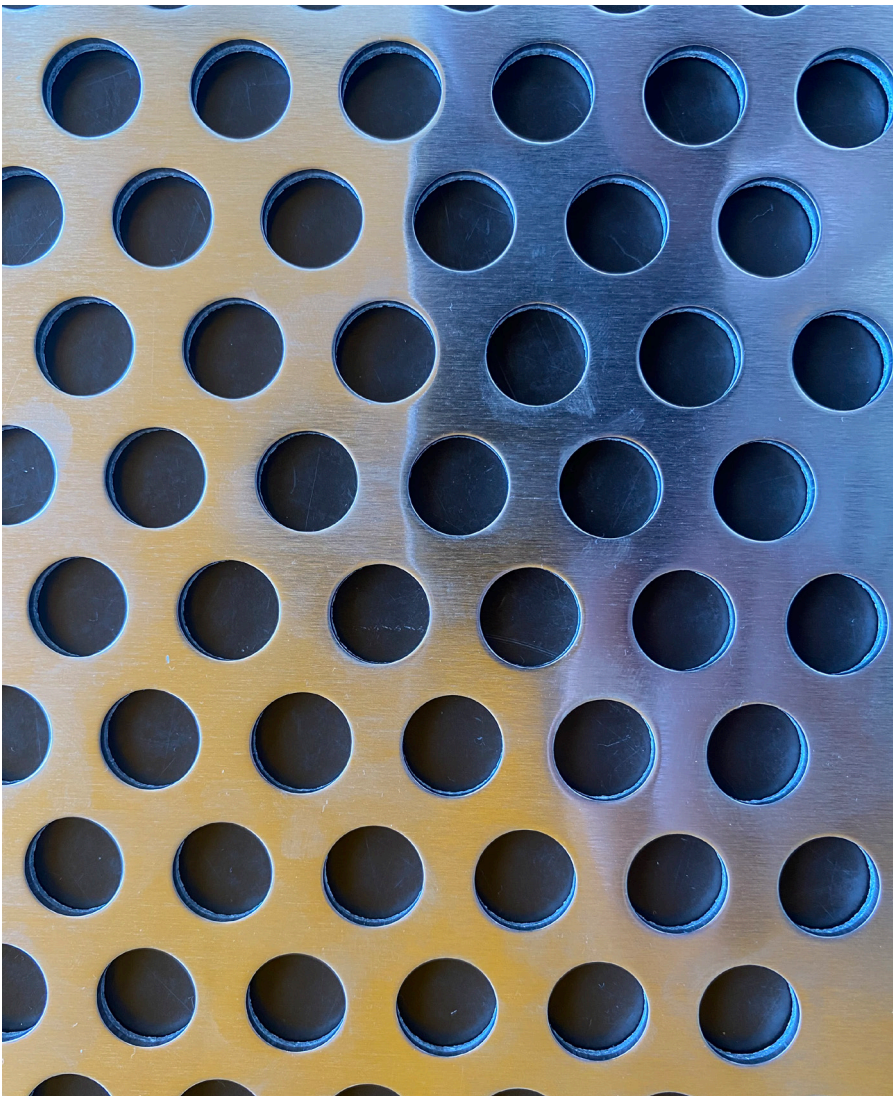


Material Location:

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

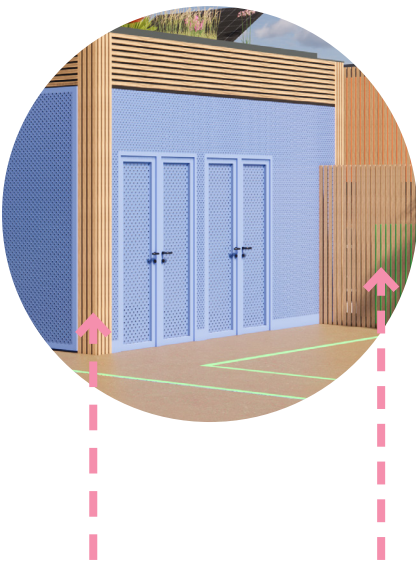
Please note the above precedent images are indicative only and do not reflect the exact design intent for this project.

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Timber Batten Facade & Fencing

Product: Spruce timber battens to facade and fencing

Size: 50mm battens (depth will vary)



Material Location:

Cladding on retail facade (all elevations) and fencing



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



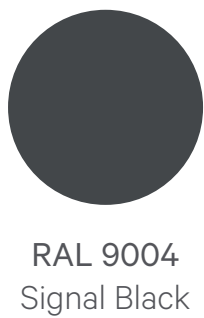
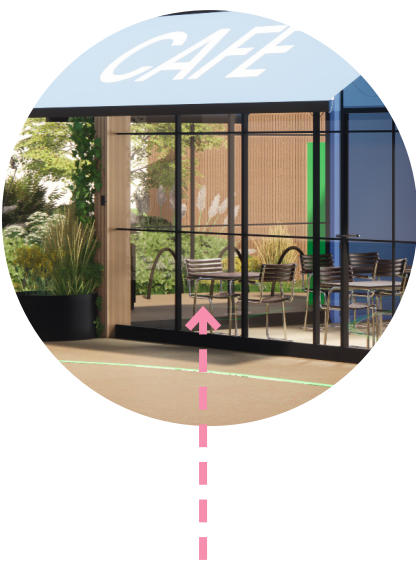
Example Project with Timber Batten Facade

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Glazing

Product: Double Glazed System
Finish: Matt Powder Coated Aluminum
Frame Colour: 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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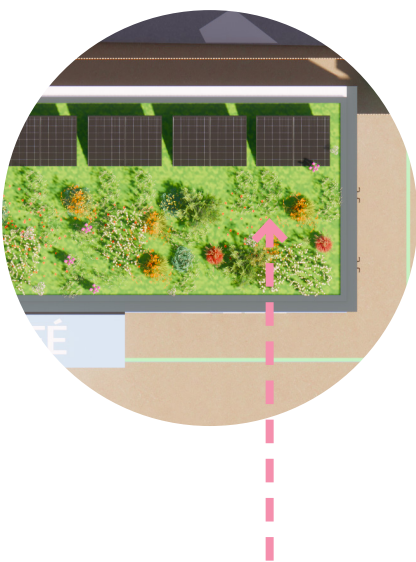
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Green Roof

Product: Bauder Biosolar

Solar Panel: Framed Solar Photovoltaic Module

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



Material Location:

Roof of retail space



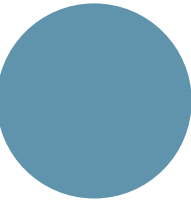
Example of Bauder Biosolar Roof

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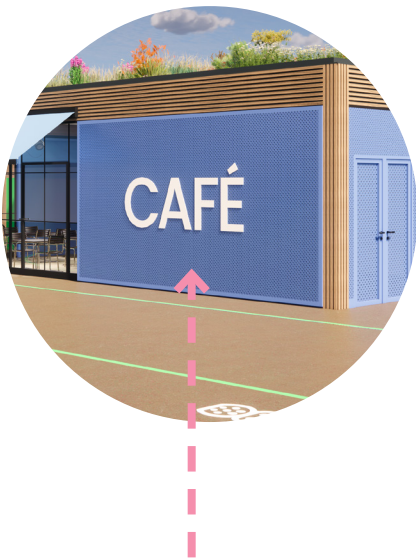
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Shutter

- 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

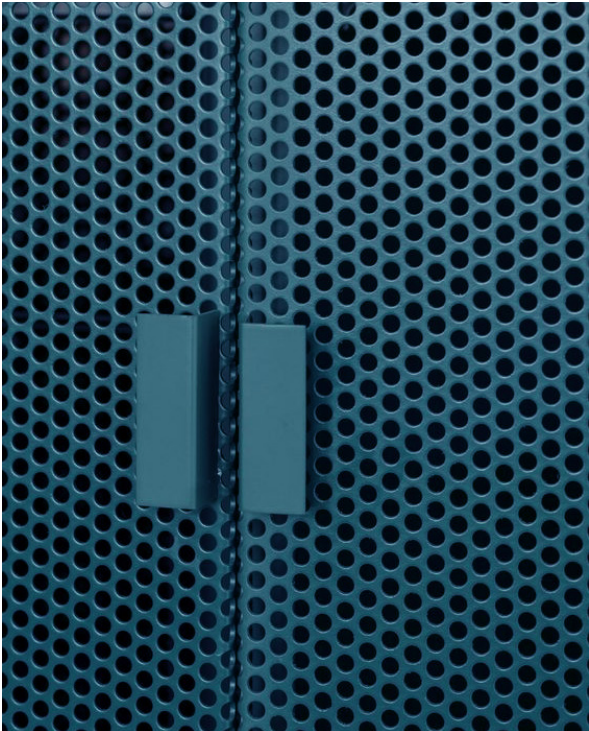


Material Location:

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



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

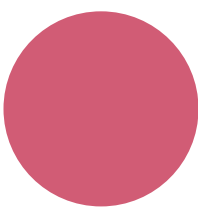


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Canopy

Products: Bespoke Canopy
Material: Hot-Dip Galvanised Powder Coated Steel
Finish Colour: RAL360 50 50 Persian Red
Size : In accordance with approved planning drawings.



RAL 010 50 50
Vibrant Red



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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Hard Standing

Material: Hard Standing
Finish Colour: Light Buff
Build-up: Suitable for Pedestrians and Vehicles



Light Buff



Sample of Hard Standing



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 Quay LED
Location: Within Forecourt
Finish: Die-cast Aluminium
Finish Colour: Black



STEON Quay LED

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