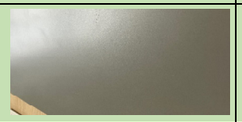
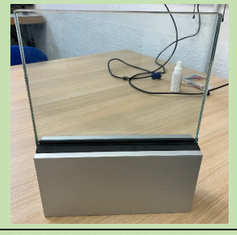
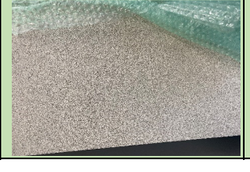
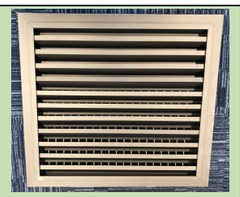
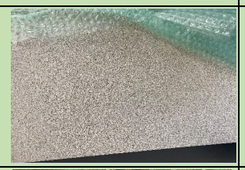
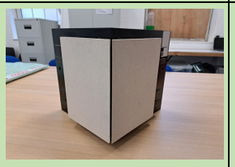
St Michaels, Manchester
Schedule of External Elevation Materials
Planning Condition 3 from Planning Permission 127950/NMC/2020

BOWMER KIRKLAND

Rev.09 - 22.08.24

Item No.	Material Typology	Material Description	Location on Building Elevations	Sample, Specification or Details Proposed	Colour / Finish	Image	Date for Submission to Manchester City Council	Date approved by Manchester City Council	Comments
1	Upper Level Podium Glazed Façade	Curtain wall system 1	L2 - L10	Sample	Glass		02 Aug '22	10 Oct '22*	Desktop samples. No negative feedback received,
2	Mid-Level Podium Metal Fin Façade	Curtain wall system 2	L2 - L6	Sample	Anodised Anolok 543 bronze		02 Aug '22	12.07.23	Desktop samples. No negative feedback received. Also refer to point 13. Full Sized Mock Up reviewed several times by MCC. Final Mock Up Site Review - no.5 (Final) review on 12.07.23 (Refer to separate document)
3	Lower Level Commercial Glazed Façade	Curtin wall system 3	GF / L1	Sample	Anodised Anolok 543 bronze		02 Aug '22	10 Oct '22*	Desktop samples. No negative feedback received, subject to VMU review. Further cruciform sample requested to see glass, mullions and spandrel panel together. See item 11.
4	Temporary Façade in location of future stepped terraces bridge link	Curtain wall / Rainscreen system TBC	L3 - L8	Sample	RAL 7011 PPC		02 Aug '22	10 Oct '22*	Colour change from RAL 9016 to RAL 7011. Approved.
~~5~~	~~Central section of eastern façade of podium~~	~~Curtain wall system 5~~	~~L7 - L11~~	~~Sample~~	-	-	~~July '22~~	-	~~No longer on eastern face, appearance as per CWS 01 but with insulation. TBC with LPA if still required.~~
6	Former Police Station Windows	New windows - Refurbishment	GF - L3	Sample	Ral 6022 PPC		07 Mar '24 Site Visit	07 Mar '24 JA via email	Jennifer Atkinson reviewed the profile and gave her approval via email on the 07.03.24 - Also refer to supporting document - Southmill Building Windows dated 31.01.24
7	Podium Terrace Balustrade	Glass Balustrade for all terraces and balcony arrangements	L4 -L6	Sample	Glass		12 Jul '23 Site Visit		Presented alongside VMU - no specific comments received. Assume approved.
8	Podium Soffit	Panel Cladding to all soffit treatments.	L2 / L5-L7	Sample	Stonemist - Colour: Castlegrey by DryVit		TBC	07 Mar '24	Desktop sample tabled as part of the GRC presentation with no adverse comments provided.

Item No.	Material Typology	Material Description	Location on Building Elevations	Sample, Specification or Details Proposed	Colour / Finish	Image	Date for Submission to Manchester City Council	Date approved by Manchester City Council	Comments
9	Plant screens	Louvered screens to roof areas	L11	Sample	Anodised Anolok 543 bronze		Target w/c 27/11		NB: The screens have a performance requirement to achieve a free areas and target acoustic performance
10	Former Police station - Render to rear elevation	Insulated Render system	GF-3	Sample	Stonemist - Colour: Castlegrey by DryVit			07 Mar '24	Desktop sample tabled as part of the GRC presentation with no adverse comments provided.
11	Lower Level Commercial Glazed Façade	Curtin wall system 3 - Cruciform	GF / L1	Sample	Anodised Anolok 543 bronze		Target site meeting w/c 27/11		Presented alongside VMU - no specific comments received. Approved.
12	GF Columns	GRC Cladding - Full sized sample	GF / L1	Sample	Reider - Cotton Ferro Light		Target w/c 27/11	07 Mar '24 JA via email (subject to review of sample post repair)- subsequent review resulted in approval dated	Repair re-presented to Jennifer Atkinson on 29.04.24 and accepted. This follows the prior approval of the GRC and mitred corner detail on the 07.03.24 - Latest design document 'First floor soffit and GRC column cladding' dated 24.06.24
13	VMU	Metal Fin & Glazing corner sample - full sized	L2 - L10	Sample	Various		12 Jul '23 Site Visit	09 Aug '23 JA via email	Initial visit 17/03, initiall comments and feedback received, alum fins remade and installed. Full Sized Mock Up reviewed several times by MCC. Final Mock Up Site Review - no.5 (Final) review on 12.07.23 (Refer to separate document)

Notes:

The submission of detail for each material will be accompanied by elevational drawings identifying the location each material is to be used.

Samples and specifications of all materials to include jointing and fixing details and a strategy for quality control management.

Revisions: (Latest revisions highlighted red)

01	Initial issue for submission to MCC
02	Render wall type to Police station added
03	Approvals updated and comments added
04	Submission dates updated
05	VMU split out as small materials presented, updates on other materials progress added
6	Additional details and pictures added

Key

Approval in Progress
Sample Ready for presentation
Sample Outstanding / Rejected