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Oldham Road - Discharge of Condition 14
(Materiality)

MAY 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
- Single Ply Roof
- Shutter
- Edging
- Canopy
- Asphalt
- Lighting

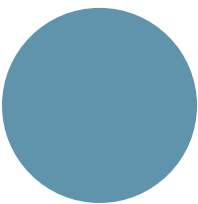


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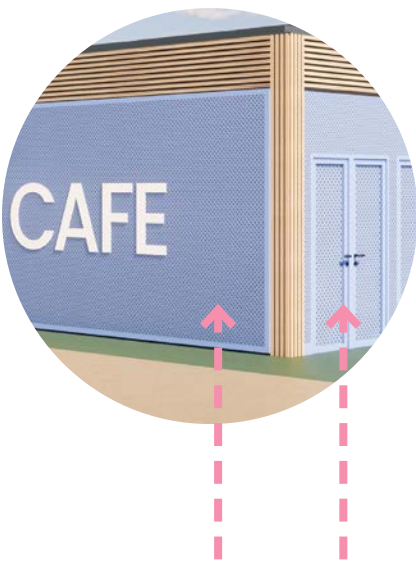
Perforated Metal Facade

Finish: Matt Powder Coated Aluminum

Colour: RAL 5024 Pastel Blue

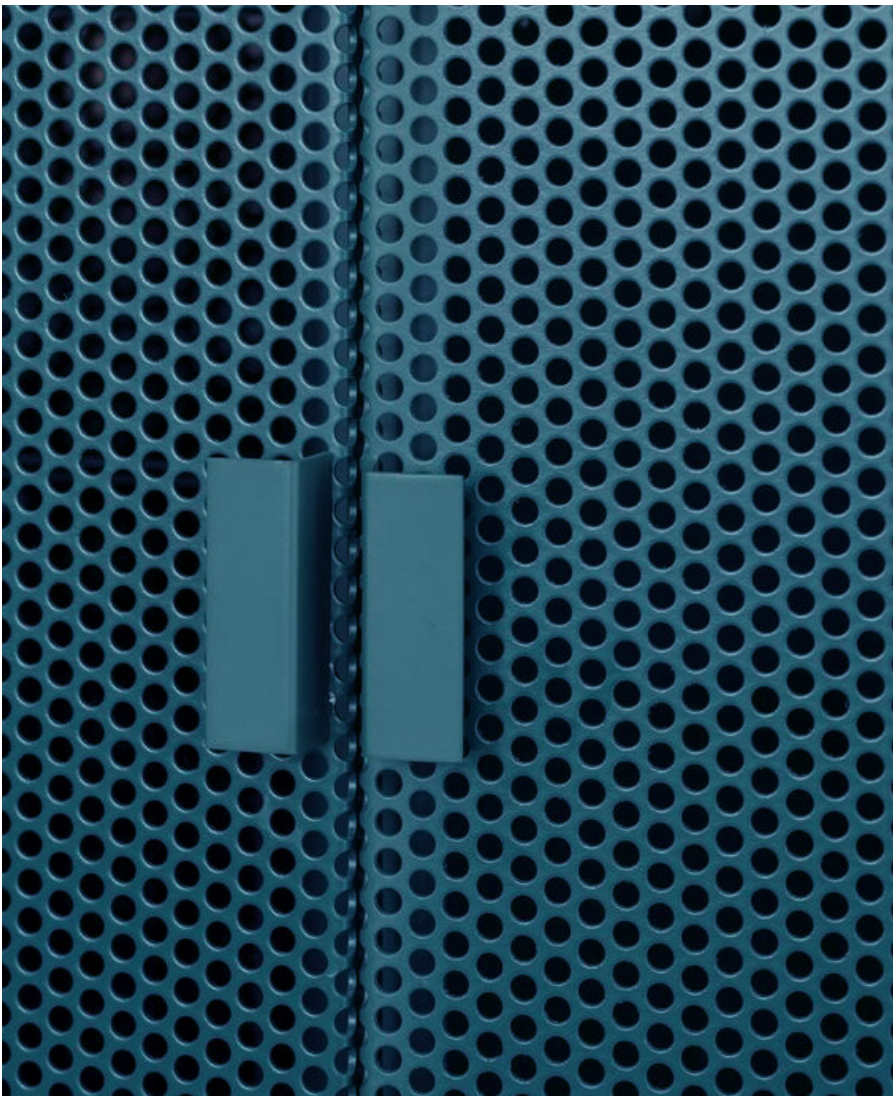


RAL 5024
Pastel Blue

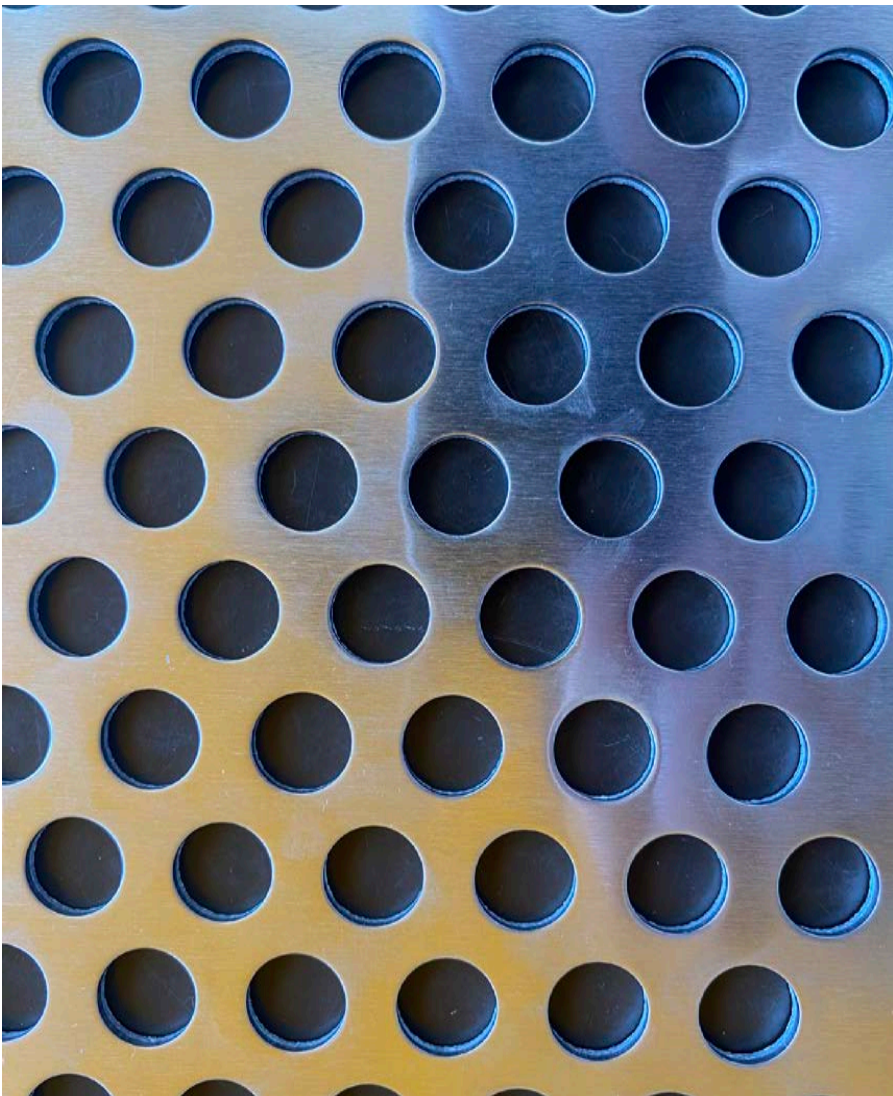


Material Location:

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



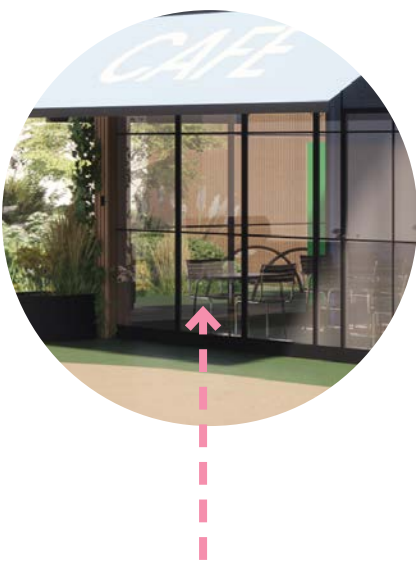
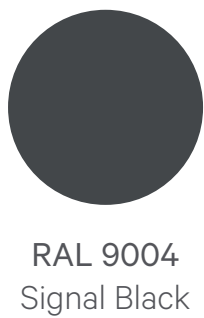
Example Project with Timber Batten Facade

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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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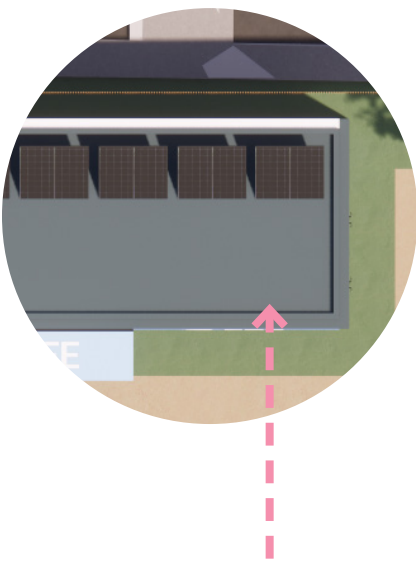
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Single Ply Roof

Product: Single Ply Flat Roof to Retail Space Roof

Colour: Dark Grey

Fixings : Fully adhered



Material Location:

Roof of retail space



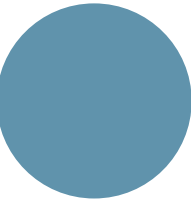
Example of Single Ply Roof

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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

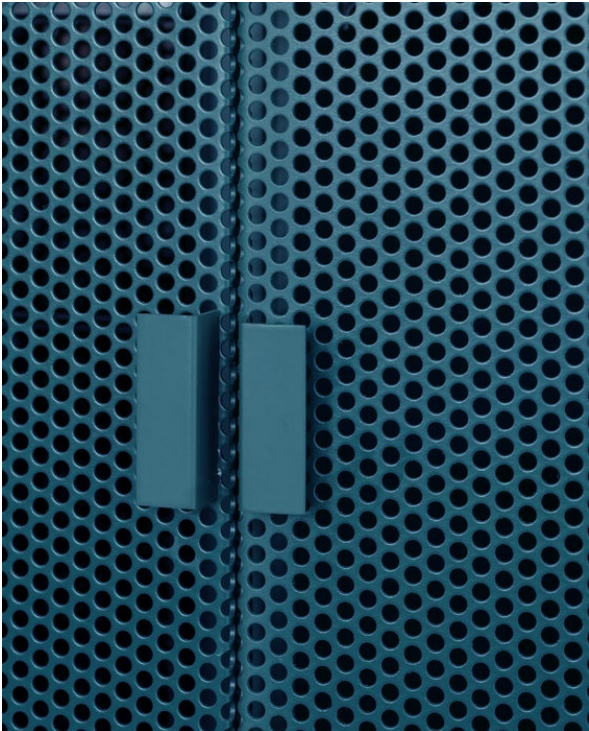


Material Location:

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

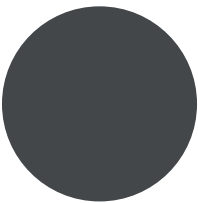


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Edging

Manufacturer: Raaft
Products: Planterline Curved
Material: Hot-Dip Galvanised and Powder Coated Steel
RAL9004 Signal Black
Size : In accordance with approved planning drawings.



RAL 9004
Signal Black



Material Location:
Planting edging around site



Example of Raaft Planterline System



Sample of product

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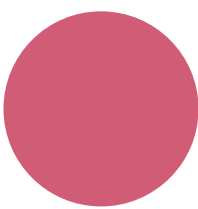
Canopy

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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Asphalt

Material: Asphalt
Finish Colour: Classic Green
Build-up: Suitable for Pedestrians and Vehicles
Manufacturer: Tarmac

Material: Asphalt
Finish Colour: Light Buff
Build-up: Suitable for Vehicles
Manufacturer: Tarmac



Material Location:

Surface treatment across site



Classic Green Asphalt



Light Buff Asphalt



Sample of Asphalt



Sample of Asphalt

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Lighting

Product: STEON Harrier
Location: Retail Facade
Finish: Die-cast Aluminium
Finish Colour: Black
Warmth and Lumen : 4000k / 1593 lm



STEON Harrier



Material Location:

Surface treatment across site

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