Material Specification

SITE LOCATION: -

TATTON ARMS, BOAT LANE, NORTHENDEN, MANCHESTER, M22 4HR



PLANNING APPROVAL: 125635/FO/2019

PLANNING CONDITION NO. 3

HOWARD & SEDDON JOB NUMBER: - 15,251

CLIENT: - URBANIZE HOMES LTD

DOCUMENT REFERENCE: - 15,251/MS/REVISION A

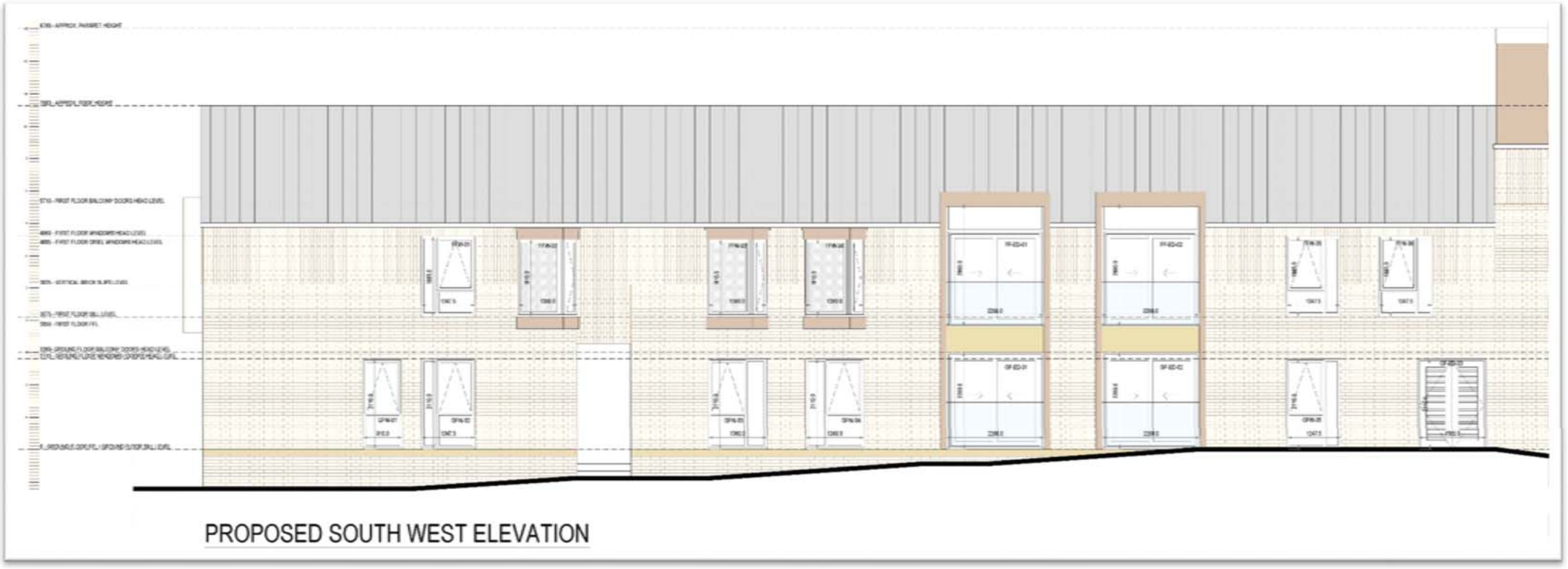
REVISION DATE: - JANUARY 2024

HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTERED ARCHITECTS

64 Washway Rd, Sale, Cheshire, M33 7RE.
Tel: 0161 973 8296 / Fax: 0161 962 3485
admin@howardandseddon.co.uk
www.howardandseddon.co.uk
In association with Townland Consultants H.K

H & S Project No. :	12,764
Client:	Urbanize Homes Ltd
Project Address:	Tatton Arms, Boat Lane, Northenden, Manchester, M22 4HR
Planning Approval:	98438/FUL/19
Project Description:	Conversion of former Tatton Arms public house to create 7 new residential (C3) apartments and development of a further 21 new apartments (C3) to the rear following partial demolition of existing extensions together with associated access, parking and landscaping
Project Description:	Conversion of former Tatton Arms public house to create 7 new residential (C3) apartments and development of a further 21 new apartments (C3) to the rear following partial demolition of existing extensions together with associated access, parking and landscaping
Planning Condition:	Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

PROPOSED MATERIALS:



PROPOSED SOUTH WEST ELEVATION



A. FACING BRICK:

WIENERBERGER OAKWOOD MULTI

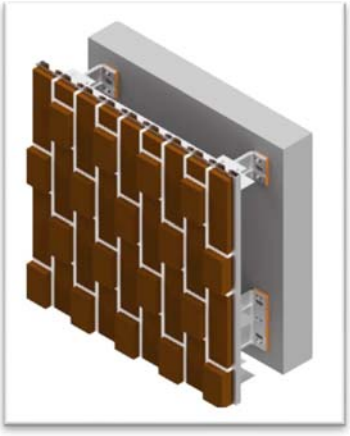
PROPOSED RED FACING BRICKS TO THE ELEVATIONS AS SHOWN ON THE APPROVED DRAWINGS.

Product Technical Information Sheet	
Wienerberger Code	24170910
Production Plant	Denton
Manufacture	Extruded/Wirecut
Configuration	Perforated
Colour	Red Multi
Appearance	Rusticated
Work Size (mm)	215 x 102.5 x 65
Pack Quantity	400 No.
Individual Dry Brick Weight (kg)	2.1

Technical Properties to BS EN 771-1	
Size Tolerance (Mean/Range)	T2/R1
Gross Dry Density (kg/m^3/Tolerance)	1480 (D1)
Compressive Strength (N/mm²)	≥40
Thermal Conductivity (W/(m·K)) $\lambda_{10,dry,unit}$ value (EN 1745 tabulated: S1)	P=90% 0.69
Durability Designation	F2
Water Absorption (%)	≤12
Initial Rate of Water Absorption (kg/(m²·min))	Min. 1.0 Max. 2.2
Active Soluble Salts	S2
Reaction to Fire	Class A1







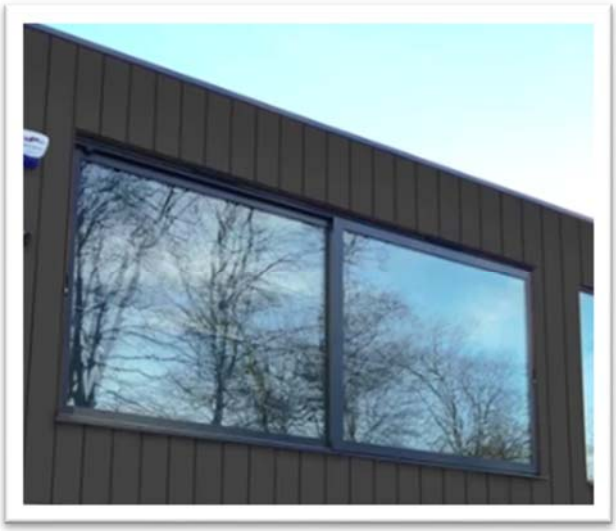
Vertical brick corbelling to the upper storey is proposed. Brick slip system is proposed using matching brickwork. Two different brick slip thicknesses are proposed to create a projection to the vertical brickwork.

The existing building is to be fully restored and repairs to the existing façade will be carried out using retained brickwork following the demolition of the rear extensions.

B. ALUMINIUM CLADDING / WINDOW SURROUNDS:

ROCKPANEL RAINSCREEN CLADDING OR SIMILAR – SECRET FIX
COLOUR - RAL 7002 – OLIVE GREEN









C. STANDING SEAM ROOF CLADDING:

EUROCLAD VIEO OR SIMILAR
COLOUR - RAL 7021 – BLACK GREY







D. STONEWORK SURROUNDS

STONEWORK TO WINDOW DOOR SURROUNDS AND PLINTHS. COLOUR – BATHSTONE / BUFF







E. ROOF COVERING:

Polyroof Protec in Chromite Grey as shown in the image below.

The BBA and FM approved Protec system, which is also CE Marked and has an ETA, is our most popular and versatile roofing system. With a proven life expectancy of over 25 years and ideal for all flat roof types, size and designs, Protec is able to offer unrivalled performance and speed of application. Protec's liquid roof membrane has a unique flexible hybrid polymer formulation and can be applied to virtually all common roof surfaces. Where new insulation is required, Protec can be applied directly to approved insulation boards as part of a simple but effective warm roof design.

Features:-

- A unique flexible hybrid polymer waterproofing system with the optimum combination of flexibility and robustness.
- RapidCure technology for extremely fast application with cure times as low as 30mins.
- Ability to be applied direct to existing roof coverings allows for economical refurbishments with minimum disruption.
- The Protec Warm Roof System is unrivalled in terms of efficiency and performance with no need for over-decking, carrier layers or mechanical fixings.
- Carries Polyroof's trusted Accredited System Guarantee
- Fire performance: Classified as BROOF(t4), the top rating achievable for a flat roof system and designating Protec as unrestricted under the national Requirements.
- BBA and FM approved, CE Marked and has achieved ETA Certification with a proven lifespan of at least 25 years.





F. GLASS BALUSTRADE:

https://www.glassbalustradecompany.co.uk/balcony-balustrades/stainless-steel-post-glass-handrail-2/

ABOUT STAINLESS STEEL POST, GLASS & HANDRAIL BALUSTRADE

Benefits

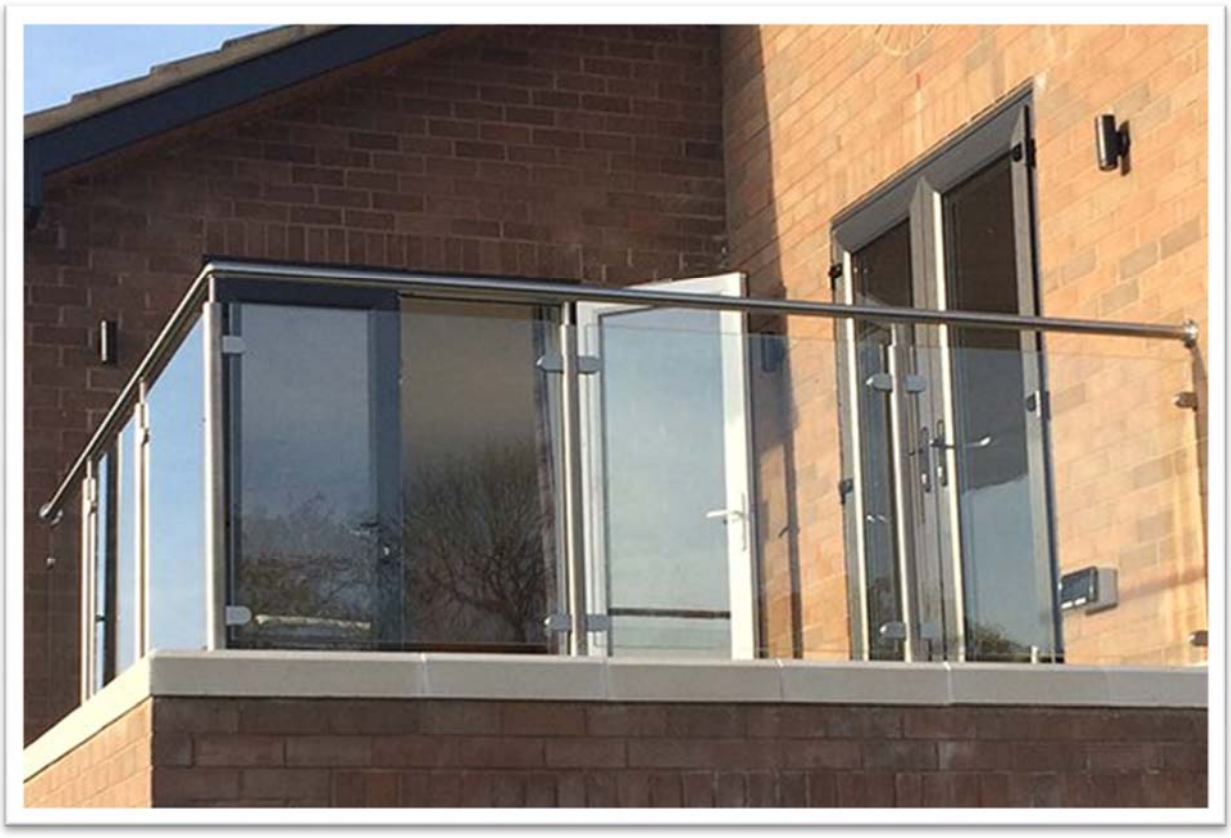
- Safe
- Elegant & Stylish
- Strong
- Long-lasting
- Low-Maintenance
- Weather Resistant

Our Stainless-Steel Post, Handrail & Glass Balustrade system is a popular and safe form of barrier protection.
The addition of our sturdy handrail often provides extra peace of mind, for more elevated locations.
On many occasions, the addition of a handrail to your balustrade will be optional. However, handrail provision may be mandatory for structural or safety purposes.

Components of the Standard Stainless Steel Post, Handrail & Glass Balustrade:
Circular stainless-steel posts with 'D' Shaped clamps attached to secure clear toughened safety glass panels, in place between. The glass panels have polished edges and radiused/dubbed corners, for extra safety. The posts are fixed in position with base plates at the bottom, elegantly disguised using circular cover roses. This system can also be side fixed depending on your individual requirements subject to structural fixing requirements. Our standard handrail is circular with a 42.4mm diameter. We manufacture our posts and handrail from Grade "**316"** Marine Quality ' Stainless Steel. Chosen for its durability & excellent resistance to corrosion and rust. Ideal for outdoor use, even in windswept locations, exposed to the elements. The Satin finish we use hides fingerprints and marks very well, requiring minimal cleaning & maintenance.

The balustrade system conforms to BS6180: 2011

Steel balcony and balustrade finished in Anthracite Grey matt similar to the design shown in the image below, with a powder coat finish to match the windows.





G. EXTERNAL GLAZED DOORS:

ALUMINIUM FRAMED DOUBLE GLAZED DOORS
COLOUR - RAL 7002 – OLIVE GREEN OR ANTHRACITE GREY
ALL DOORS WILL COMPLY WITH SECURED BY DESIGN.







H. WINDOWS:

ALUMINIUM FRAMED WINDOWS
COLOUR - RAL 7002 – OLIVE GREEN OR ANTHRACITE GREY
ALL WINDOWS WILL COMPLY WITH SECURED BY DESIGN.





