Material Schedule

PLANNING APPROVAL: 118558/FO/2017

PLANNING CONDITION NO. 7

HOWARD AND SEDDON JOB NO. – 12,764

SITE LOCATION

58 RICHMOND STREET, MANCHESTER, M1 3LY

CLIENT

MR TAHIR AHMED

DOCUMENT REFERENCE

12,764/MS/REVISION A

REVISION DATE

20TH APRIL 2023

HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTERED ARCHITECTS

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In association with Townland Consultants H.K

Client: Mr Tahir Ahmed

Project Address: 58 Richmond Street, Manchester, M1 3LY

Planning Approval: 98438/FUL/19

Project Description: Restoration of the listed building, including remedial work of the existing concrete structure and a 5 storey (including ground) side extension to accommodate 5 residential unit (3no. 1-Bed apartments and 3no. 2-Bed duplex apartments) on the ground and upper floors and ancillary facilities within the basement.

Planning Condition: No.7
(a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all materials to be used on all external elevations of the development and rooves and drawings to illustrate details of full sized sample panels that will be produced, including a sample brick panel showing patterning. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

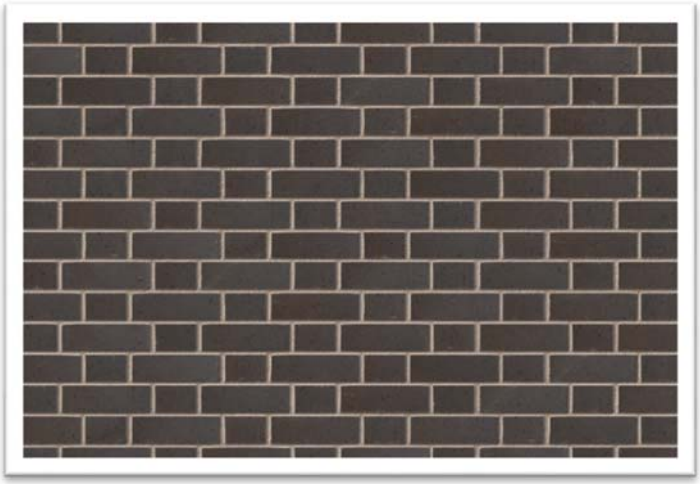
PROPOSED MATERIALS:

A. FACING BRICK

Ibstock Staffordshire Blue Brindle Dragface
Bond – Flemish
Mortar Colour – Medium Grey

The Staffordshire Blue Brindle Dragface brick, manufactured by Ibstock, is an extruded brick that is blue in colour with a light texture. As a facing brick, the Staffordshire Blue Brindle Dragface brick is commonly chosen for its aesthetic qualities, and will provide a blue, light textured façade.

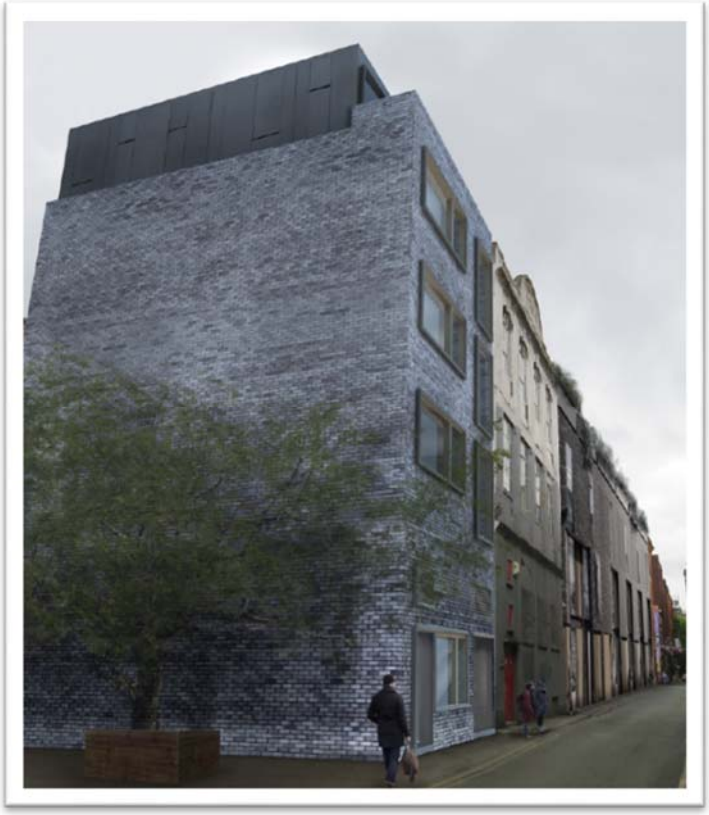
Full size brick sample panels will be erected on site.



B. ZINC CLADDING:

Profile – Vertical Standing Seam
Colour – Graphite Grey
Zinc is one of the top metal materials for cladding and facade systems. This is due to it's excellent durability and sustainability. Most good products can last up to 100 years with a high quality installation.
Another benefit of Zinc for wall cladding and facade systems is it's 100% recyclable. This is the greenest metal material around which is why it's become so popular.

The Standing Seam system is one of the most popular cladding systems. It doubles as a ventilation system, which allows the installation on walls and roofs. The standing seam system is available in many different surface finishes.



C. 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:-

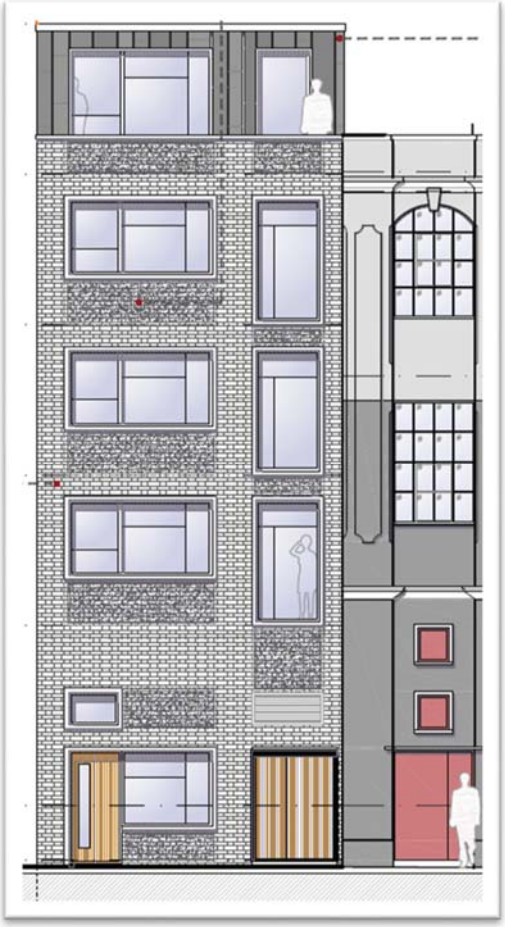
- A unique flexible hybrid polymer waterproofing system with the optimum combination of flexibility and robustness.
- RapidCure technology for extremely fast application with cure times as low as 30mins.
- Ability to be applied direct to existing roof coverings allows for economical refurbishments with 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.

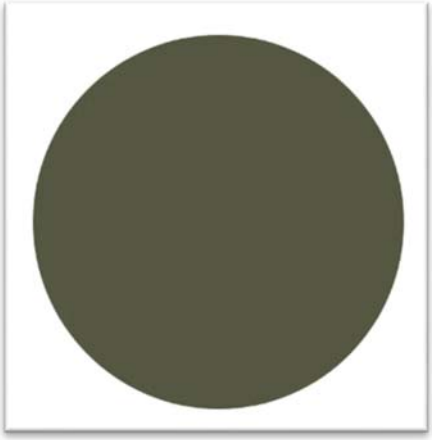
D. NEW EXTERNAL DOORS & WINDOWS:

Aluminium double glazed windows and doors with extruded window pod surrounds. All new windows and doors to comply with Secured by Design standards.
Window Colour RAL 6003 – Olive Green
Door Colour RAL 1011 – Irish Oak
Aluminium Window Pod Surrounds

Typical Window Pod Surround

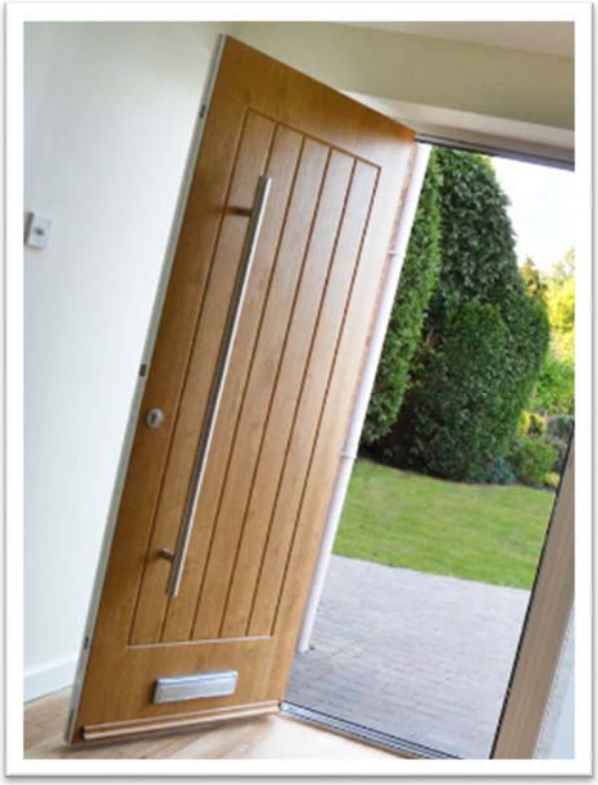
https://windowpods.co.uk/





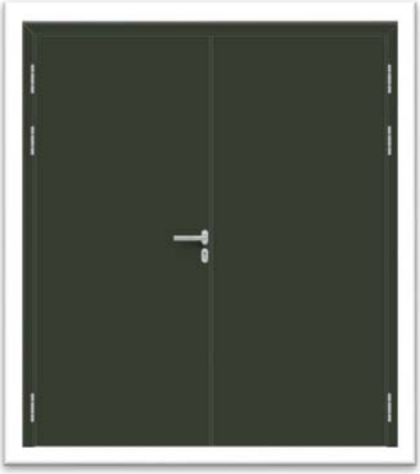
RAL 6003 – Olive Green

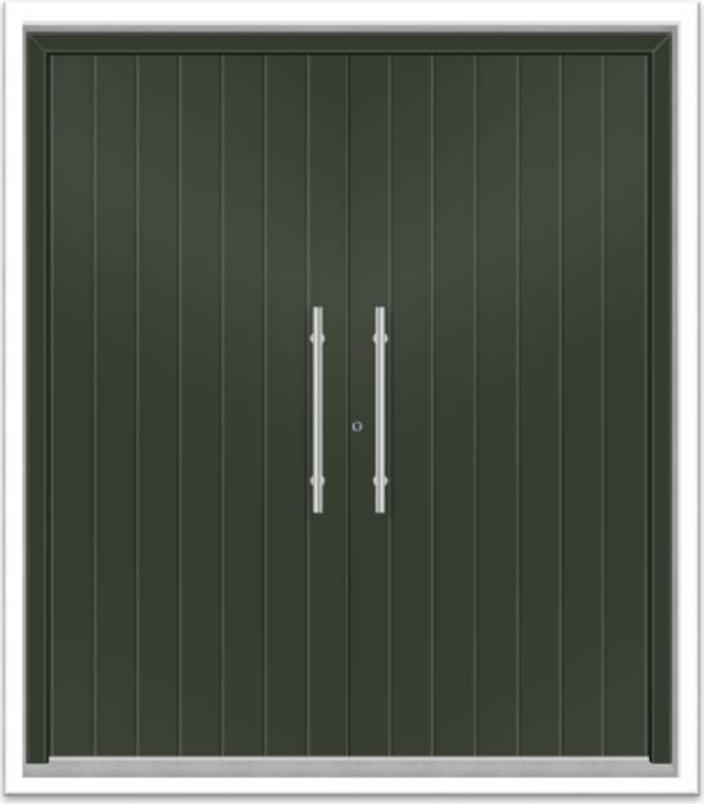
Typical Entrance Door to Extension
Composite
Light Oak



Typical Refuse Store Double Door
Aluminium
RAL 6003 – Olive Green

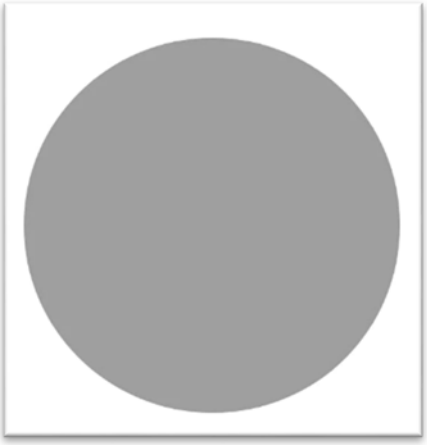
All new entrance doors and windows will be certified to BS PAS 24.





The existing red steel door to the listed building shown below is not original and is to be replaced with a composite secure entrance. The proposed replacement door will match the proposed door to the extension.

Typical Entrance Door to Listed Building
Composite
RAL 7003 – Signal Grey



RAL 6003 – Olive Green

E. EXISTING WINDOWS:

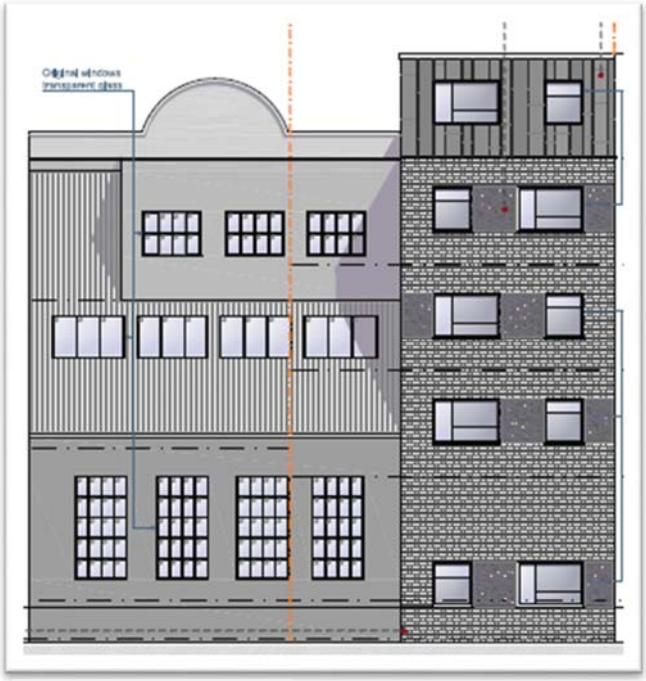
The exiting windows to the front elevation of the listed building are to be retained and refurbished.

Internal secondary glazing is proposed to improve the thermal / acoustic values of the windows. Selectaglaze or similar.

https://www.selectaglaze.co.uk/about-secondary-glazing/benefits/quieter-acoustic-secondary-glazing

The exiting windows to the rear elevation of the listed building are to be replaced with secure aluminium framed units with openable sections.

Front Elevation



Rear Elevation

Velux Heritage Conservation Roof Windows or similar are proposed to replace the existing roof windows to the rear pitched roof.

F. RAINWATER GOODS

The existing rainwater and soil pipes to the listed building are internal and are to be retained and repaired where necessary.

Black PVC_U rainwater, soil pipes and hoppers are proposed to the extension.

G. SECURE BY DESIGN MEASURES

DOORS

External communal access doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222.

The communal entrance doors will be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access and video entry phone / control system.

Apartment entrance doors to comply with and be certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222.

The ground floor external apartment entrance door to be certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222 and have a chain limiter and door viewer.

Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, to be installed to all external doors.

WINDOWS & GLAZING

Windows to be compliant with and certified BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.

Ground floor opening lights (escape requirements permitting) to be kept key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

Glazing to a height of 2400mm (or if otherwise accessible) to incorporate at least one pane of glass rated as P1A under EN 356.

MAIL DELIVERY

External secure through-the-wall mailboxes to be provided to the ground floor apartment. Royal mail to be issued with a fob to enter the building and deliver mail into mail boxes located in the lobby of the building.

OTHER

Meter cupboards to apartments to be located to the fronts of properties
Partition walls between flats and corridors should comply with approved document Q.