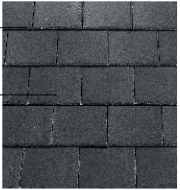


CONDITION 3 - EXTERNAL FINISHES



New Redland Cambrian Slate - Slate Grey Pre-Weathered to rear roofs and new roofs. Front roof to be repaired with reclaimed and reused existing slates from demolished roof areas. Dormer cheeks to be slated



Existing render areas to be repaired and repainted. New extension and infill areas to be rendered in matching finish and painted white.

Existing Tudor timbering detail to be extended to form feature band around new extension.

Painted black plinth to be continued around base of building



New windows to be UPVC windows, to match existing. Glazing to comprise Low-E en=0.1, 24mm argon gold double glazing units, clear glazing unless otherwise noted, glazing to BS 6262. Mastic seal to provide seal between window frame and masonry. Safety glazing to be provided to all glazing below 800mm AFFL and within 300mm either side of a door. AcousticTrickle vents to be provided to allow 8000mm² background ventilation to habitable rooms and 4000mm² background ventilation to kitchens, utility rooms, bathrooms and WC's. **Window and frame to achieve min Uvalue of 1.4W/m²K.**



West Elevation

Scale Bar 1:100



Front Elevation

Scale Bar 1:100

BR8

DRAWING: ELEVATIONS as PROPOSED EXTERNAL FINISHES

JOB TITLE: SITE DEVELOPMENT _ Albion Inn, Burnage Lane, Manchester, M19 1NA

CLIENT: Mr A Choudhry

SCALE: 1:100 @ A3

DATE: Sept 2023

D@C DESIGN
ARCHITECTURE & PLANNING
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