

Condition 07

External Materials

tp bennett

Application Number: Drop-In Application 133849/FO/2022

Proposal: Erection of a two storey building to form two residential apartments (Use Class C3a) with associated landscaping, boundary treatment and car parking

Location: Land Off Oldham Road (A62), Holyoak Street And Droylsden Road, Manchester

Date of application: 24 May 2022

Condition: 07 – External Materials

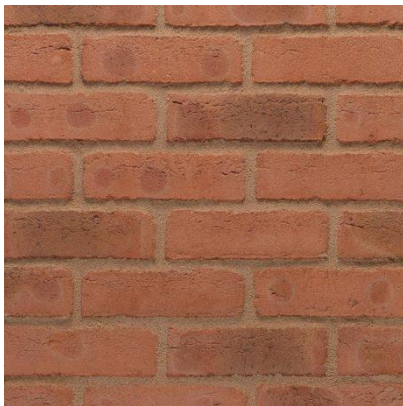
Document No. T8130OT0001P2

Reference CGI Image



Facing Brick

Main facing brick: Dorton Manor Stock



All mortar to be natural coloured

Secondary brick: Blockleys Black Smooth



File Reference: G:\Active Projects\Manchester-Arch\T8130 Newton Heath\Documents\400 Statutory Authorities\401 Local Planning Authority\04_Planning Conditions\Drop-In Application 133849FO2022\Condition 07 Materials

External Materials

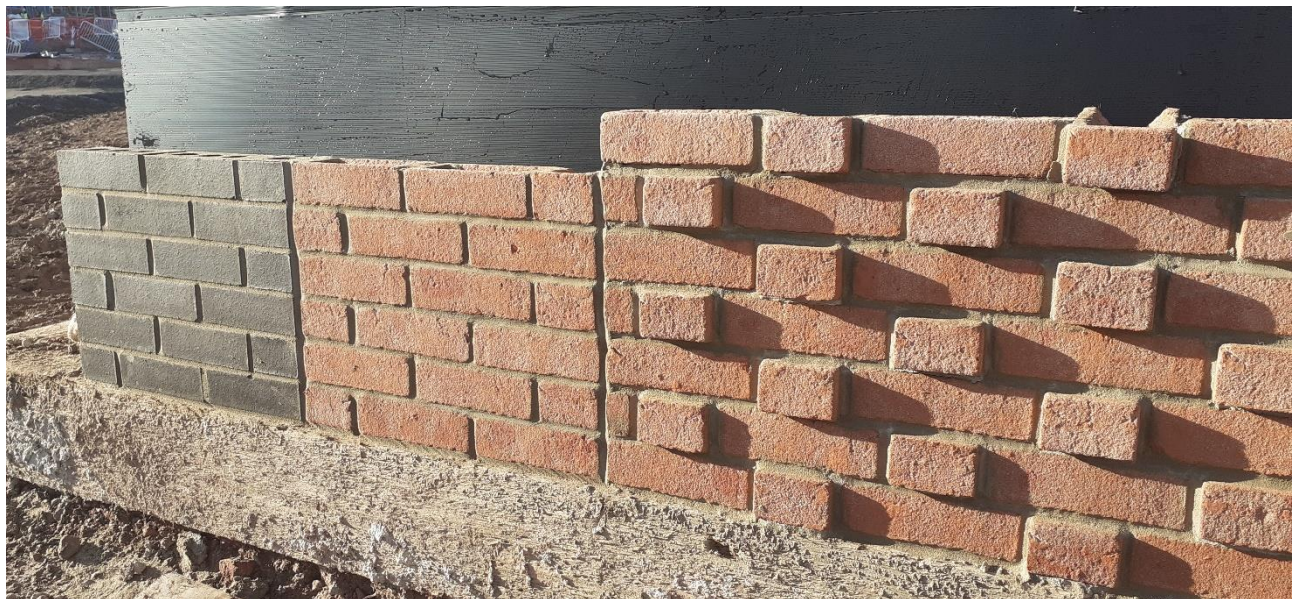
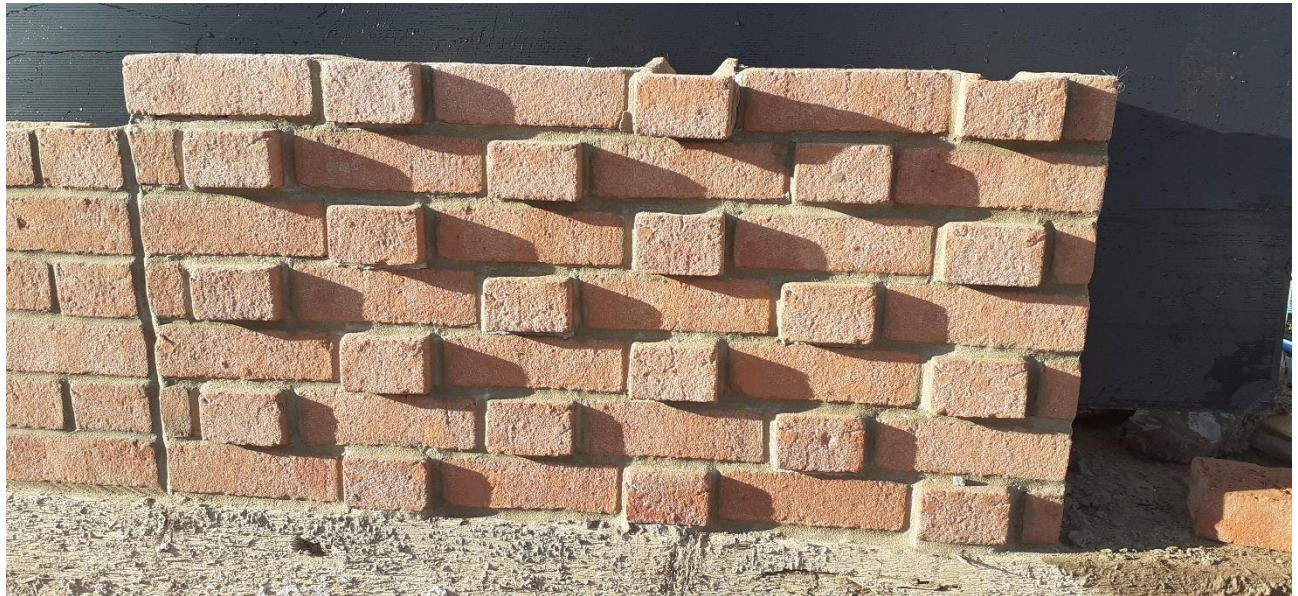
Photographs showing brick sample panels constructed with natural mortar. Projecting headers by 10mm max.

Further sample panels will be constructed on site once the principle of materials is accepted.



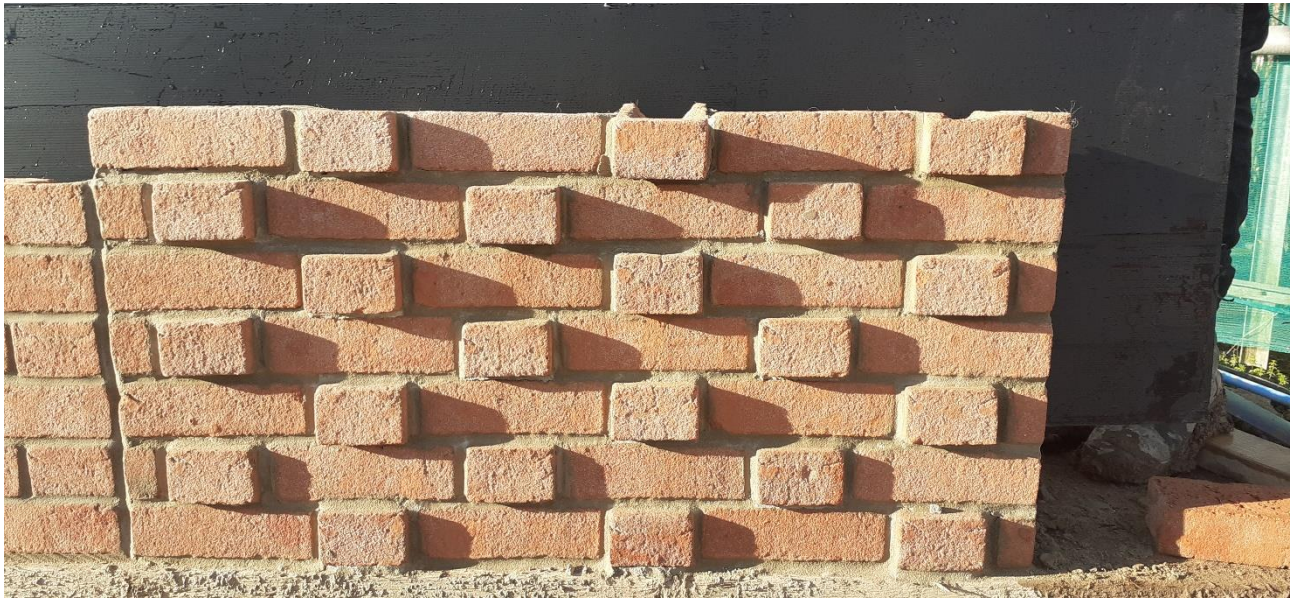
File Reference: G:\Active Projects\Manchester-Arch\T8130 Newton Heath\Documents\400 Statutory Authorities\401 Local Planning Authority\04_Planning Conditions\Drop-In Application 133849FO2022\Condition 07 Materials

External Materials



File Reference: G:\Active Projects\Manchester-Arch\T8130 Newton Heath\Documents\400 Statutory Authorities\401 Local Planning Authority\04_Planning Conditions\Drop-In Application 133849FO2022\Condition 07 Materials

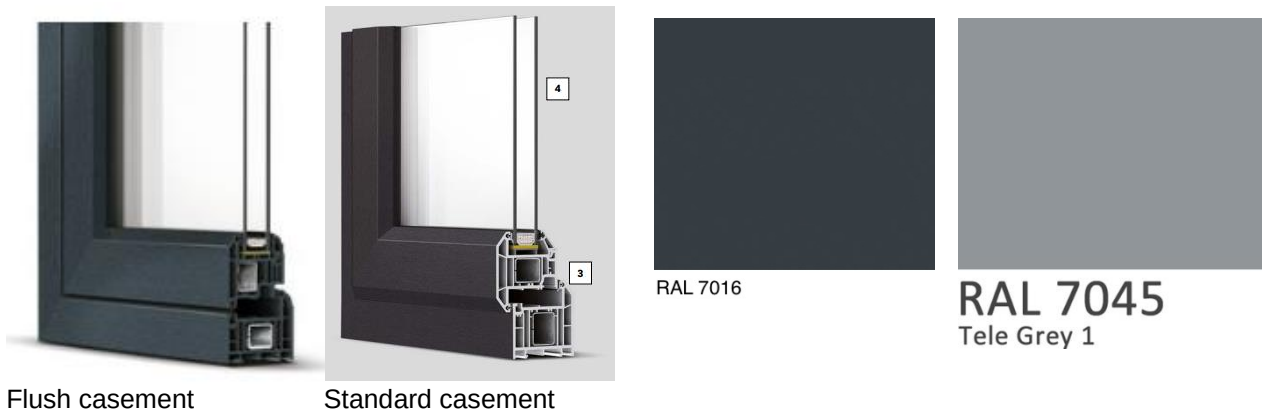
External Materials

**Windows**

UPVC frames to be Rehau 70mm profile, double glazed internally beaded, chamfered sash or similar, RAL 7016 to outside.

Lower spandrel panels to first floor windows to be back painted glass RAL 7045 telegrey

Note: Flush casement version to be used on front elevations. Non-flush standard casement used on rear windows



Flush casement

Standard casement

File Reference: G:\Active Projects\Manchester-Arch\T8130 Newton Heath\Documents\400 Statutory Authorities\401 Local Planning Authority\04_Planning Conditions\Drop-In Application 133849FO2022\Condition 07 Materials

Condition 07

External Materials

tp bennett

Facias

Black UPVC flush jointed fascias



RWP's and Gutters

Black UPVC square profile rainwater goods, Deepflow, Polypie or similar



File Reference: G:\Active Projects\Manchester-Arch\T8130 Newton Heath\Documents\400 Statutory Authorities\401 Local Planning Authority\04_Planning Conditions\Drop-In Application 133849FO2022\Condition 07 Materials

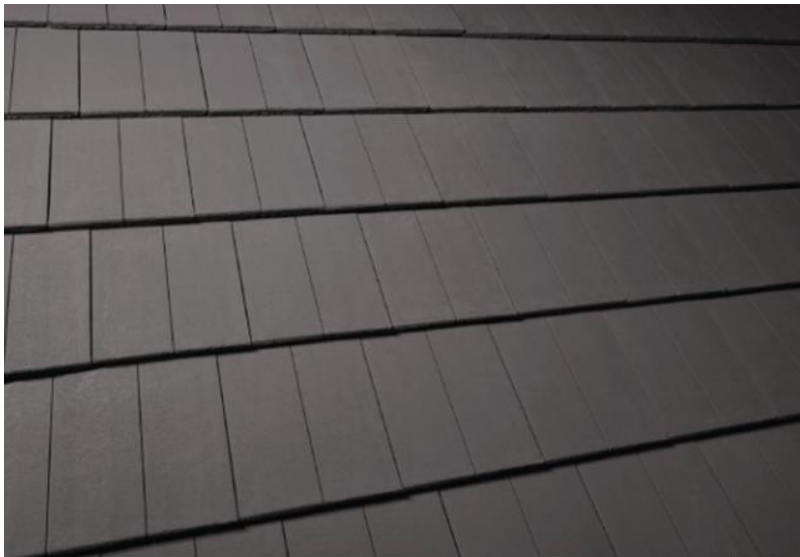
Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbenett.com

tp benett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 0NE (No OC315685)

External Materials

Roofing Tiles**Russell 'Bute' 16mm thk concrete roofing tile. Colour: Anthracite**

This tile is 2mm thinner than the originally proposed Marley Edgemere tile and with the scribed joint line, gives the appearance of a smaller format traditional slate tile laid in a more vertical format. Format 418mm x 330mm.



Anthracite

Apartment Building Front Door

GRP PAS24 contemporary tongue & groove security door (Permadoor / PDS Doorsets Solutions / Rockdoor / New Look Windows) RAL7016 Anthracite



File Reference: G:\Active Projects\Manchester-Arch\T8130 Newton Heath\Documents\400 Statutory Authorities\401 Local Planning Authority\04_Planning Conditions\Drop-In Application 133849FO2022\Condition 07 Materials