

Material Schedule

PLANNING APPROVAL: 127197/FO/2020

PLANNING CONDITION: No. 3

H&S Job No. 14,399

360 WILMSLOW ROAD, MANCHESTER, M14 6AB

REVISION DRAFT – 2ND NOVEMBER 2022



HOWARD & SEDDON
PARTNERSHIP
RIBA CHARTERED ARCHITECTS

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In association with Townland Consultants H.K

H & S PROJECT NO. : 14,399

CLIENT: MR. MARTIN RAWLINGS

PROJECT ADDRESS: 360 WILMSLOW ROAD, MANCHESTER. M14 6AB.

PLANNING APPROVAL: 127197/FO/2020

PROJECT DESCRIPTION:

Erection of a three-storey rear extension including basement to form 6 no. additional hotel rooms together with associated car parking.

PLANNING CONDITION: No. 3

The development hereby approved shall not progress beyond damp proof course level unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.



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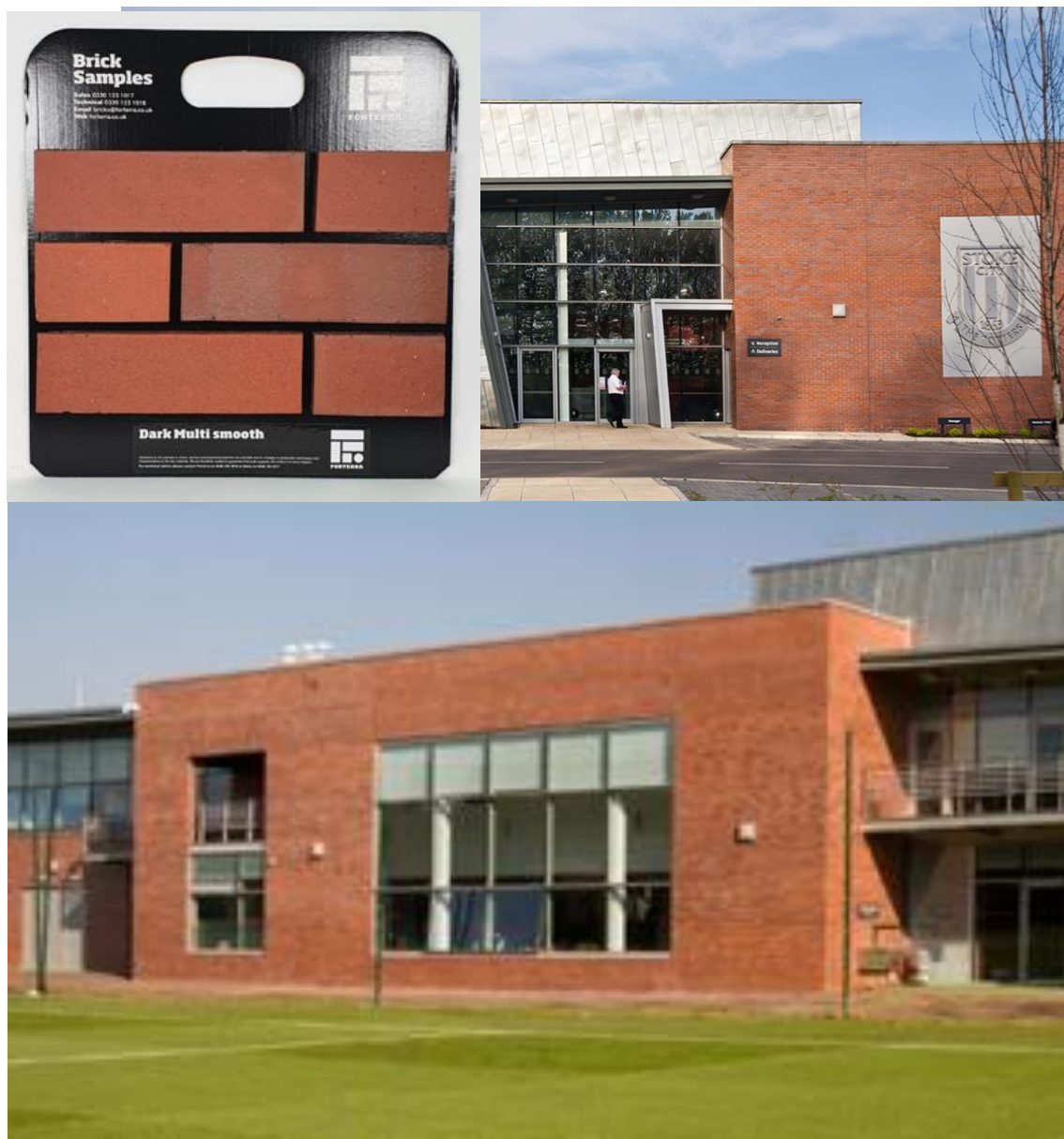
PROPOSED MATERIALS:

A. FACING BRICK:

FORTERRA DARK MULTI SMOOTH 65MM WIRECUT FACING BRICK

The Dark Multi Smooth brick, manufactured by Forterra, is an extruded facing brick that is predominantly red in colour with some darker hues a smooth texture.

<https://www.forterra.co.uk/product/dark-multi-smooth-brick/>



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B. STONE COLOUR - CAST STONE FOR WINDOW CILLS:**PROCTOR CAST STONE IN YORKSTONE**

<https://www.caststoneuk.co.uk/quality-standards/colours-shades>



Technical Overview

Standards

All cast stone products manufactured exceed BS1217 standards.

Material Type

Vapour cured semi-dry cast stone.

Curing Method

Vapour cured under controlled conditions in a curing chamber.

Cube Compressive Strength

The cast stone shall have a minimum cube compressive strength of 35 MPa, which represents a strength at least 40% higher than the BS 1217 requirement.

Weathering Grade

The permeability and durability of the cast stone, when tested in accordance with the Capillary Absorption Test (CAT) shall not exceed 1.0mg/mm².

Durability Against Freeze / Thaw

Products complying with these requirements are deemed to be freeze / thaw resistant.

Bond Strength

In accordance with BS EN 998-2 for general purpose mortar - the Characteristic Shear Strength is 0.15N/mm².

Thermal Conductivity

In accordance with BS EN 1745 – λ value for cast stone is in region of 1.2 to 1.7 W/mK for a 5% moisture content product.



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C. ROOF COVERING:

Proposed New Pitched Roof Covering to the main building and the carports:
Cupa 5 in Grey with riven surface:

Proposed new roof slates to be non-carbonated slate formed by tectonic compression. Dark grey slate with a riven surface. Split to an average thickness of 5 mm, 6.5 mm, 7.5 mm and 9 mm.

<https://www.cupapizarras.com/uk/natural-slate-roofing/slates/cupa5/>



D. RAINWATER GOODS:

Brett Martin Half Round Gutter & Round Downpipe in Black

Roundstyle is a traditional 112mm half round system suitable for the domestic housing market. The Roundstyle system utilises 68mm round downpipe and fittings.

<https://www.brettmartin.com/en-gb/plumbing-and-drainage/products/rainwater-systems/roundstyle-112mm-classic-domestic-system.aspx>



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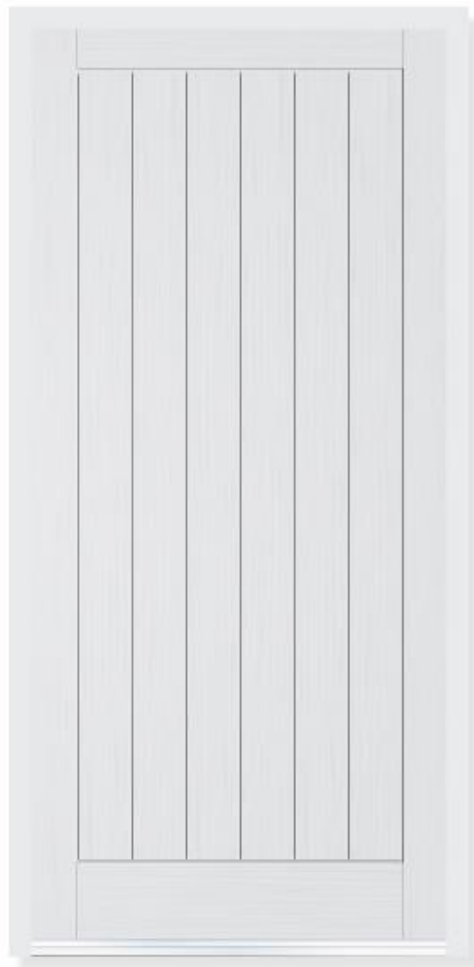
E. EXTERNAL DOORS:

Composite entrance door finished in White.

Benefits

- Durable 4mm thick GRP skin externally and internally
- Energy efficient Rigid foam insulation (inside)
- Highest security Top-rated 3-star handle cylinder lock and 5-point door multi-lock
- Reassurance PAS24 & Secured by Design certified
- Peace of mind 10-year Product Guarantee

<https://www.eurocell.co.uk/homeowners/upvc-doors/the-daless-collection-composite-doors>



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F. FRENCH DOORS:

uPVC French Door in White:

Classic French doors with cutting-edge technology. On a warm summer's day, there's nothing quite like throwing open your French doors and letting the fresh air and sunshine come flooding in. French doors are a more traditional style of patio door, full of charm and character. Unlike timber, UPVC gives you more options to customise your French doors than ever before. They also bring some real benefits, including the latest security and superior energy efficiency.

<https://www.eurocell.co.uk/homeowners/upvc-doors/french-doors>



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G. WINDOWS:

Proposed windows are to match the existing white uPVC casement Windows as shown in the image below:

Casement Window:

- Our most thermally efficient window
- Flush sash option replicating the look of timber
- 12 colour options
- Smooth finish
- Highly secure GrabLock

Georgian bars can either sit between the glass panes for easy cleaning or externally for a touch of authenticity. Ideal for traditional or conservation properties.

<https://www.everest.co.uk/double-glazing-windows/upvc/>



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H. METAL RAILINGS:

Flat top metal railings on top of the boundary wall in powder coating Black RAL 9005 finish.

Alpha Rail can provide flat top railings suitable for most applications and provide the necessary demarcation of a boundary in a practical, yet simple and cost effective manner. Flat top fencing is a practical, simple design that offers an effective boundary solution for a wide array of project applications. The minimal design of the flat top railings offers an aesthetically pleasing appearance but are also an ideal choice at lower heights. With the infill bars stopping at the top rail, there is no risk of people hurting themselves on any spikes on top of the railings.

<https://www.alpharail.co.uk/metalwork-products/flat-top-railing-2/>

Metalwork is supplied as standard having been galvanised by dipping in molten zinc to protect the metal against corrosion to BS EN ISO 1461 (1999) standard, a coloured finish along with enhanced durability can be achieved by a factory applied polyester powder coating or on site applied wet painting.



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