

REDBY STREET  
INDEPENDENT SCHOOL

Planning Statement and  
Design & Access Statement

November 2022

CONTENTS



|    | SECTION          | PAGE |
|----|------------------|------|
| 01 | INTRODUCTION     | 03   |
| 02 | PLANNING         | 06   |
| 03 | DESIGN & ACCESS  | 10   |
| 04 | SITE ANALYSIS    | 18   |
| 05 | PROPOSED CONCEPT | 29   |
| 06 | PROPOSED DESIGN  | 37   |

## 1.0 INTRODUCTION

# INTRODUCTION

## 1.1 INTRODUCTION

This Design Access Statement has been prepared by Create It Studio Architects on behalf of our client to support a proposal for a **new Independent Primary and Secondary School**, located on **Redby Street and Ashton Old Road, Manchester M11 2NP**.

**Grid Reference:** SJ 87831 97425

This statement responds to the requirements of the Town and Country Planning Order 2006 for planning applications to be accompanied by a Design and Access Statement that explains the design principles and concepts that have been applied to the development and how issues relating to the access to the development have been dealt with.

This Planning / Design and Access Statement is submitted on behalf of the applicant in respect of a full planning application for the development of a **new independent school (Class F1)** with associated sports facilities, access, car parking arrangements and landscaping.

The proposal aims to provide a **high-quality teaching environment** in line with the school's ethos.

This Design and Access Statement should be read in conjunction with all additional drawings, documents and reports that have been prepared and submitted as part of the full planning application.



# THE APPLICANT



## 1.2 THE APPLICANT

**Trafford Learning Vocational Centre** has been providing private educational services since **July 2011** including the following

- Adult morning courses to the local community. This includes English Language, Computer Course, Health and Well Being etc
- Academic support to children aged 4-16 after school during weekdays and weekends.

The organisation has been operating for **over 11 years** in the **Greater Manchester area** and prides itself in helping children **achieve excellence in primary and secondary education**. The GCSE student's result for the year 2018-2019 was excellent achieving 97.6% passed with 61.7% around Grade 7-9.

Trafford Learning Vocational Centre currently operate from two centres, one located in Old Trafford, Trafford and the other in Longsight, Manchester.

The organisation has the vision to provide **high-quality private education** for both primary and secondary pupils in Manchester and this application forms part of achieving this goal.

## 2.0 PLANNING

# NATIONAL PLANNING POLICIES



## 2.1 NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) provides the Government's planning policies for England and sets out how these are expected to be applied. It provides guidance to Local Planning Authorities by which applications should be assessed and determined.

A key theme of the NPPF is the presumption in favour of sustainable development. It makes clear that proposed development that accords with an up to date development plan should be approved without delay.

Some of the NPPF's key principles are in direct support of the proposed Development particularly to *'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.'*

**Section 8** 'Promoting healthy communities' it outlines that *'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- *give great weight to the need to create, expand or alter schools; and*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted.'*

**Section 7**, entitled *'Requiring good design'*, states the importance which the Government attaches to the design of the built environment and how it should contribute positively to making places better for people.

# LOCAL PLANNING POLICIES



## 2.2 DEVELOPMENT PLAN POLICY

The development plan for the Site comprises the Manchester Local Development Framework Development Plan Document - Core Strategy and the saved policies of the Manchester Unitary Development Plan alongside other adopted Development Plan Documents.

The LDF DPD sets out the long-term spatial vision, objectives and the planning and development strategy for the City up to 2027, alongside core policies, development management policies and a monitoring and implementation framework. The policies and objectives of relevance to this scheme are outlined below.

- Policy SP 1 - Spatial Principles
- Policy T 1 - Sustainable Transport
- Policy T 2 - Accessible areas of opportunity and need
- Policy EN 1 - Design Principles and Strategic Character Areas
- Policy EC5 - East Manchester
- Policy EN 8 - Adaptation to Climate Change
- Policy EN 9 - Green Infrastructure
- Policy EN 10 - Safeguarding Open Space, Sport and Recreation Facilities
- Policy EN 12 - Area priorities for Open Space, Sport and Recreation
- Policy EN 15 - Biodiversity and Geological Conservation
- Policy DM 1 Development Management

## 2.3 SAVED POLICIES OF THE MANCHESTER UDP

The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council as the statutory document which set out guidelines for all development in Manchester. However, since the adoption of Manchester's Core Strategy, a number of UDP have been replaced. Saved policies of relevance to the proposed development

are outlined below;

- Policy DC26.1-2 relates to Development and Noise
- Policy E3.3 relates to Environmental Improvement and Protection

## 2.4 SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Manchester City Council produced the Guide to Development in Manchester SPD and Planning Guidance as a means of guiding those involved in the development process in their preparation of these statements. The document sets out the City Council's stance on a wide range of issues, demonstrating, where applicable, their links to the Manchester Unitary Development Plan (UDP) much of which has now been superseded by the Core Strategy.

- Section 1 - Creating a Sense of Place
- Section 2 - Design
- Section 3 - Accessibility
- Section 4 - Environmental Standards
- Section 6 - Parking Guidance
- Section 8 - Community Safety and Crime Prevention
- Section 9 - Design for Health

# PLANNING HISTORY



## 2.5 PLANNING HISTORY

A planning history search undertaken of MCC's records was undertaken to identify any planning applications on this site or surroundings that are relevant to the consideration of the application.

The following are planning applications on this site.

### 118127/FO/2017

Erection of two storey building (incorporating mezzanine) to form drive-through coffee shop (use class A1/A3) and commercial unit (A1/A3), together with associated parking, landscaping and new access

**Approved in January 2018**

## 2.6 PRE-APPLICATION CONSULTATION

Pre-application discussions have been held with **Steve McCoombe** Planning Department of MCC in **March 2020**. The discussions confirmed the scope and content of the planning application submission and those documents and drawings that were required as part of the planning application.

*'Subject to a high-quality building design, landscaping and an assessment of suitable parking provision, the general principle of the development would be acceptable.'*

A range of professional specialists have been involved in the design and assessment of the proposed development, which is reflected in the submission.

In addition to this Statement, the application submission comprises the following documentation:

- Planning Application forms
- Transport Statement
- Phase 1 Geo-Environmental Assessment
- Air Quality Assessment
- Noise Survey Report
- Environmental Standards Statement
- Waste Management Strategy
- Summary Drainage Report
- Crime Impact Statement

## 3.0 DESIGN & ACCESS

# SITE CONTEXT

## 3.1 EXISTING SITE CONTEXT

The existing site is located in East Manchester and is bounded by Ashton Old Rd (A635) to the North and Whitworth Street to the South. The site is dissected by Redby St that runs right through the centre.

The existing site has remained vacant for an excess of 20 years.

The application site is surrounded to the east and west by green soft landscaped areas with some trees to the west. To the east is a street-level car park within a brick and metal railing enclosure, accessed from the south.

To the North, there are red brick-faced two-storey retail and mixed-use properties, along with sections of the street having vacant areas.

To the South there are a mix of single-storey industrial/manufacturing units with brick elevations to Whitworth street and metal pitched roofs.

Within the application boundary, there is an advertising board, owned by the applicant, which will be removed.

Historically, this site along with the adjacent sites formed rows of terraced houses. The area was an industrial centre of Openshaw and contained a mixture of businesses. These were demolished and the site was left vacant as partly used as a car park.

Redby Street itself is a cobbled stone access road that connects Ashton Old Rd and Whitworth Street. It has an asphalt pavement on either side, with a cobbled road surface and disused railway rails, which terminate at each end. The unadopted road has become overgrown and access blocked.

The site is generally fully covered in soft landscaping with grass and low-level planting.

The site would have originally been generally level to match the surrounding pavement, with a slight fall to the southwest, although to the centre of the site, there is currently a soft-landscaped area raised on one side.

The existing car park surface is at a level of 61.21m. There are a small group of young trees/bushes along the path to Redby Street which will be removed and also 2no. Cherry and 1no. Birch to the Ashton Old road.

The site is close to the main road and is well accessed by vehicles and pedestrians, with road access from three sides and a controlled pedestrian crossing directly in front of Ashton Old road. This crossing and adjoining roads provide excellent links with the surrounding community and businesses.



# HISTORIC CONTEXT



OS Map from 20's/30's

### 3.2 HISTORICAL CONTEXT

Historical the whole of East Manchester was a hive of industry with many large engineering works and other factories and collieries.

In the early 1900's The North Street Works (later English Steel) was located to the north and the Armstrong Whitworth works was located to the south. Both were connected via a railway line that ran through Redby Street.

The Armstrong Whitworth Street works produced armour plates, gun barrels, gun housings and all manner of other engineered products. The North Street Works was built in 1907, and it is somewhat unclear as to what was produced at each plant, but there are descriptions of hot ingots passing by rail between the two sites.

However, with the disarmament of the 1920s work dried up and consolidation of the armaments and shipbuilding industry took place.

Armstrong Whitworth merged with Vickers Armstrong in 1927, and the following year English Steel was formed from those two companies' steel-making businesses.

The Whitworth street site was closed down and demolished in the 1930s. The North Street works continued in business and made tool steels. Some of the North Street works lasted to the 2000's



The English Steel Corporation North Street Works, Openshaw, 1949



The English Steel Corporation Entrance Gate



Train crossing Ashton Old Road

## DESIGN & ACCESS



### 3.3 USE

The proposed development is for the construction of a new independent primary and secondary school building.

The proposed use class falls within **F1 Learning and non-residential institutions, F1(a) Provision of education.**

The development consists of a new school building along with a sports hall, car park, landscaping, outdoor playing area and ancillary spaces.

### 3.4 DESIGN PROPOSAL

This planning application proposes the erection of a new 3-storey Independent School with a total internal area of 30,000sqft over 3-floors.

The building hierarchy is designed to limit pupils' access and control the flow of users. The ground floor will be for younger students in the Nursery and the Primary School. The upper two floors will be dedicated to secondary school pupils only.

The main building access is from the Whitworth Street side but pedestrian access can also be gained from Ashton Old Road.

### 3.5 PARKING & ACCESS

The school car park is located to the south side to help screen it from the key city route. Access is provided along Whitworth Street with 14no. parking spaces. Covered bicycle parking spaces have been located adjacent to the main unit entrance for easy and safe access.

Anti-climb security fencing will be installed along the perimeter of the site to ensure pupil security at all times. All-access gates will be electronically locked and controlled via the reception staff to manage pedestrian and vehicle access onto the site.

Pedestrian access can be made from the front and rear of the building, whilst vehicle access will only be available along Whitworth Street.

## DESIGN & ACCESS



### 3.6 LAYOUT

The Ground Floor layout is divided into 4 main spaces:

- Nursery with facilities for pre-school infants
- Staff area, which acts as a buffer between the nursery and the primary school;
- Primary School in the central portion of the floor plate adjacent to the main entrance.
- A mixed-use large hall at the end that will be used for sports, dining and events.

This subdivision guarantees student management is simplified, creating secure supervised zones that can prevent unauthorised access to other areas of the school.

The nursery has a dedicated entrance along Whitworth Street, with its own play area.

The main school access point is from Whitworth Street allowing for further segregation of students and vehicular traffic and providing a safe means of access from the south.

During the school day, visitors will use the clearly identifiable entrance at the front of the site, where they will be greeted in the reception area by the office Administration Staff.

From this point, visitors/pupils can be directed to the relevant area of the building.

The sports hall and its associated facilities are located within a dedicated sports block to the east, with direct external access.

The first and second floors have been designed for secondary school pupils only and consist of classrooms, labs and other ancillary spaces.

Interior spaces are designed to provide, a stimulating learning and teaching environment for everyone, all have access to natural daylight and ventilation.

## DESIGN & ACCESS



### 3.7 ELEVATIONS

The elevation design consists of a palette of robust materials with colours that contrast and complements each other and that reflects the fabric of the area and the historical context.

The Elevations are composed mainly of red facing brickwork with contrasting buff colour brickwork and dark grey metal cladding to the sports hall.

The material was chosen to provide architectural quality whilst providing suitable robustness for a school setting.

Extensive amounts of glazing have been proposed with floor to ceiling glazing to help break up the brick facade whilst providing lots of natural lighting and ventilation.

The sports hall is to be clad in grey vertical cladding panels to help distinguish its function and contract to the rest of the building form. This façade provides a suitable backdrop for the school signage.



### 3.8 LANDSCAPING

A soft landscaping area is located to the North/West of the site that wraps around the Nursery building.

The remaining site is rubber granule materials for Play areas and granite finish paving to footpaths that run around the whole building.

## DESIGN & ACCESS



### 3.9 ACCESS

The building will comply in all respects with Part M of the Building Regulations and will be approached via a ramped access with a maximum 1:12 slope to a level platform outside the principal front entrances.

DDA compliant parking bay is to be provided.

Disabled access will be gained via this entrance, which will be provided with a disabled access compliant threshold, and the door is purposely made wider in keeping with the contemporary design to accommodate ease of access.

The whole of the ground floor will be level and will include DDA WC to comply with Part M.

Access to the remainder of the building will be via a lift and a larger than normal width staircase to the upper floors which will comply with all requirements for ambulant disabled access.

# CONCLUSION



## CONCLUSION

The proposed Development would provide new flexible teaching accommodation, hall, and external hard play areas for the pupils and with car parking provisions.

The new facility responds well to the orientation of the site and the adjacent uses, including the local vicinity and the A635 Ashton Old Road.

The use of industry best practice construction measures will seek to manage effects during construction, and the proposed off-site manufacturing process for much of the proposed facility will result in a much-reduced construction programme. This approach will also minimise the associated number of HGVs on the road network, and thus potential impacts on amenity.

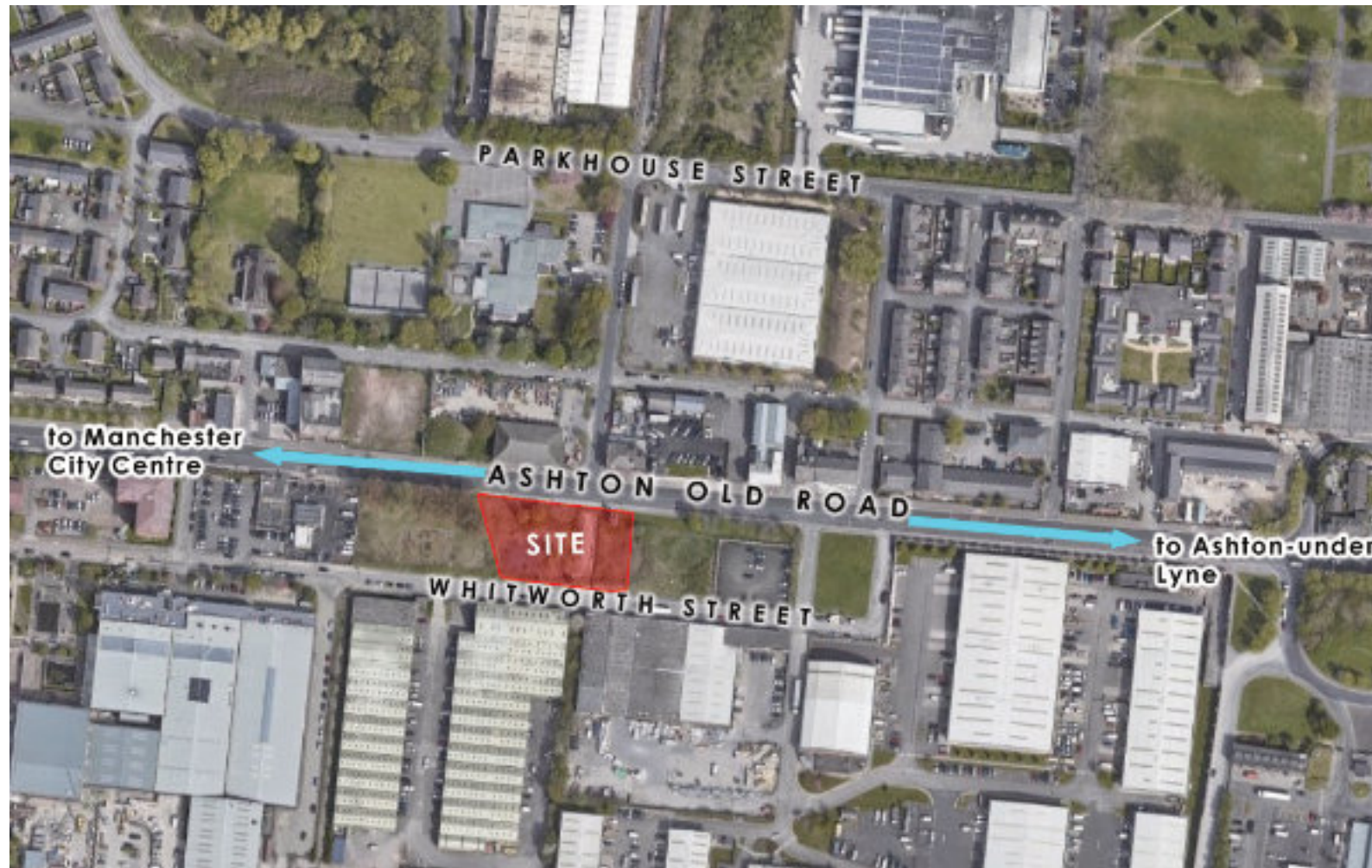
The technical assessments that have been prepared in connection with this planning application have demonstrated that there will be no significant environmental effects arising from the proposed Development once operational.

Accordingly, as demonstrated within this Planning Supporting Statement, the proposed Development complies with planning policy and would have no detrimental impacts on the Site and surrounding area.

It is therefore recommended that planning permission should be granted for the application.

## 4.0 SITE ANALYSIS

# SITE CONTEXT



Location Plan



Site Plan



Site View from Ashton Old Road



Redby Street



Site View from Whitworth Street

# SITE ANALYSIS

Site Location



KEY:

- SITE
- 5 MIN WALKING RADIUS
- BUS STOP
- ↔ ASHTON OLD ROAD

LANDMARKS :

- 1 RESIDENTIAL AREA
- 2 RESIDENTIAL AREA
- 3 RESIDENTIAL AREA
- 4 CABRAL'S BRAZILIAN
- 5 MANCHESTER BED COMPANY
- 6 SMITH'S EQUIPMENT HIRE MANCHESTER DEPOT
- 7 REAL TASTE
- 8 TINAPA RESTAURANT AND BAR
- 9 NUMBER ONE TREE SERVICES
- 10 BLOCHAUS CLIMBING
- 11 HEAVEN AND EARTH YOGA
- 12 DAYLIGHT STUDIO HIRE
- 13 MANDATA CONTRACTS
- 14 LEE FLOORSTOK FLOORING STORE
- 15 GRAHAM PLUMBERS MERCHANT
- 16 CITY WORKS BUSINESS PARK
- 17 REXEL MANCHESTER
- 18 CLAYTON COURT
- 19 THE MANCHESTER COLLEGE
- 20 UCEN MANCHESTER
- 21 ST. BARBARAS PRIMARY ACADEMY
- 22 YOUR NURSERY LTD.
- 23 MANCHESTER SCHOOL OF BUILDING
- 27 RELENTLESS CHURCH
- 28 LIVING WATERS CHURCH
- 24 MDP SUPPLIES
- 25 THE BREAD FACTORY MANCHESTER
- 26 CASCADE UK

# SUN PATH DIAGRAM



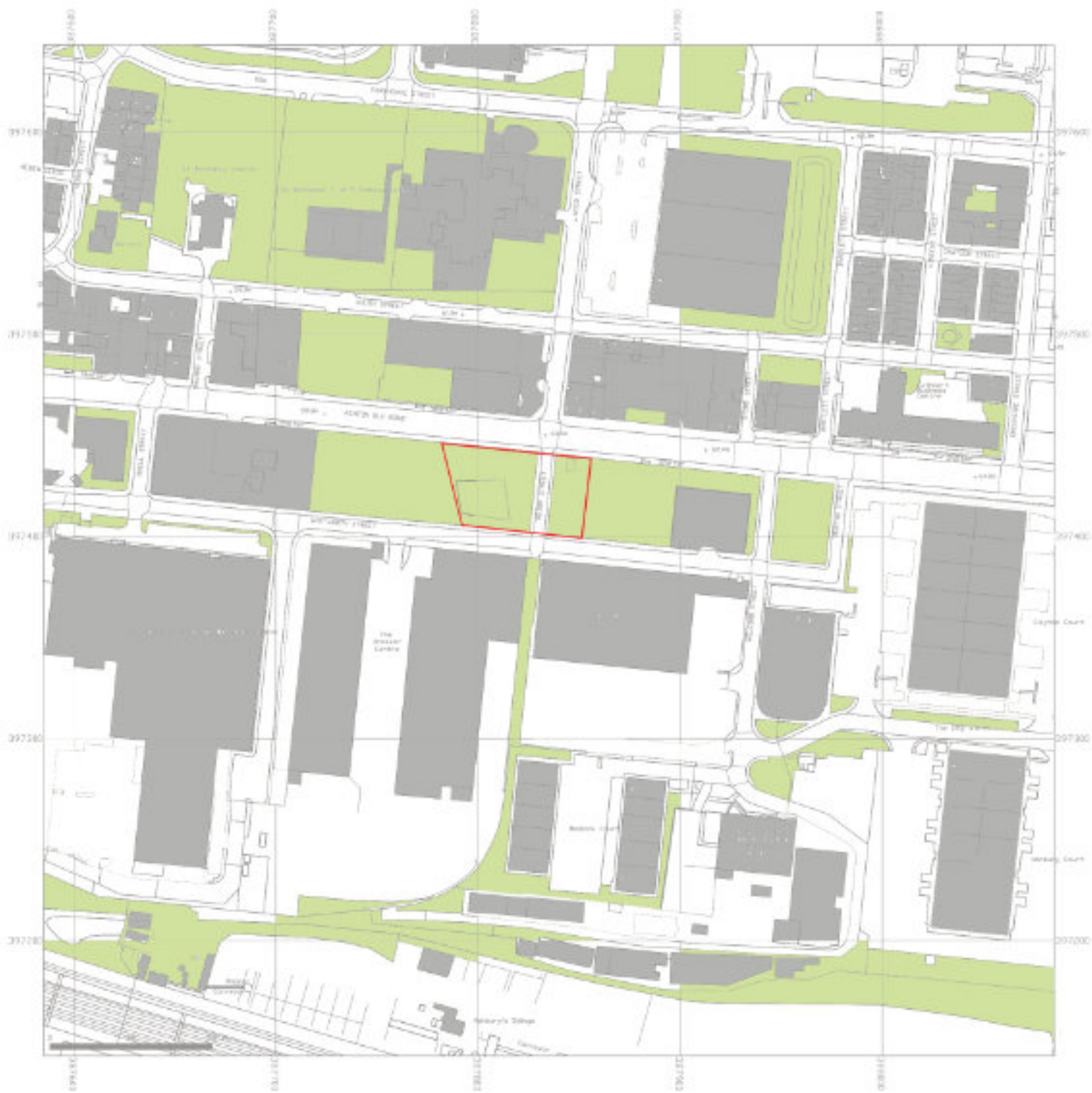
- KEY:
- SITE BOUNDARY
  - SUNPATH



# ROAD HEIRARCHY DIAGRAM



# GREEN SPACES



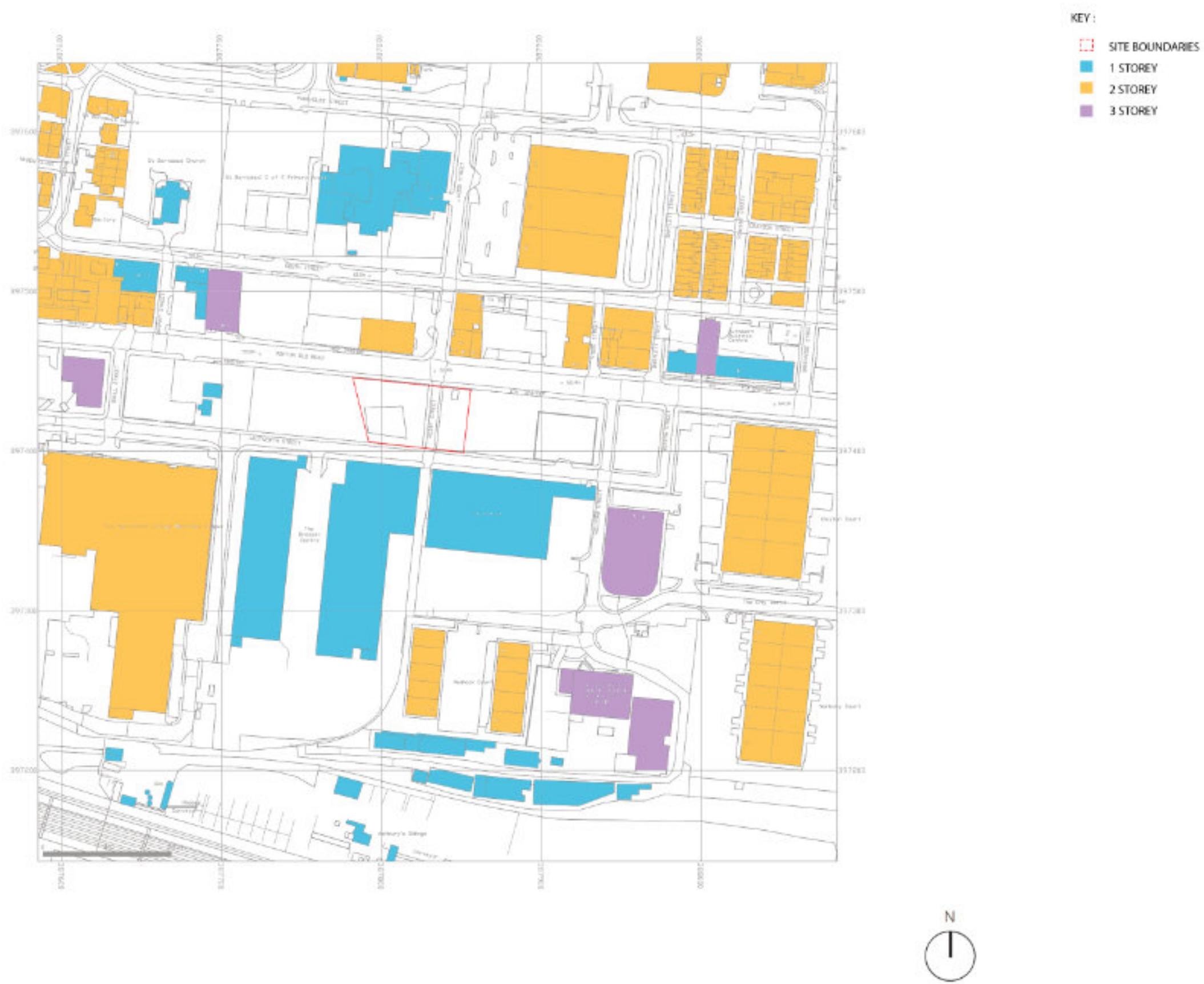
- KEY:
- SITE BOUNDARY
  - SURROUNDING GREEN SPACE



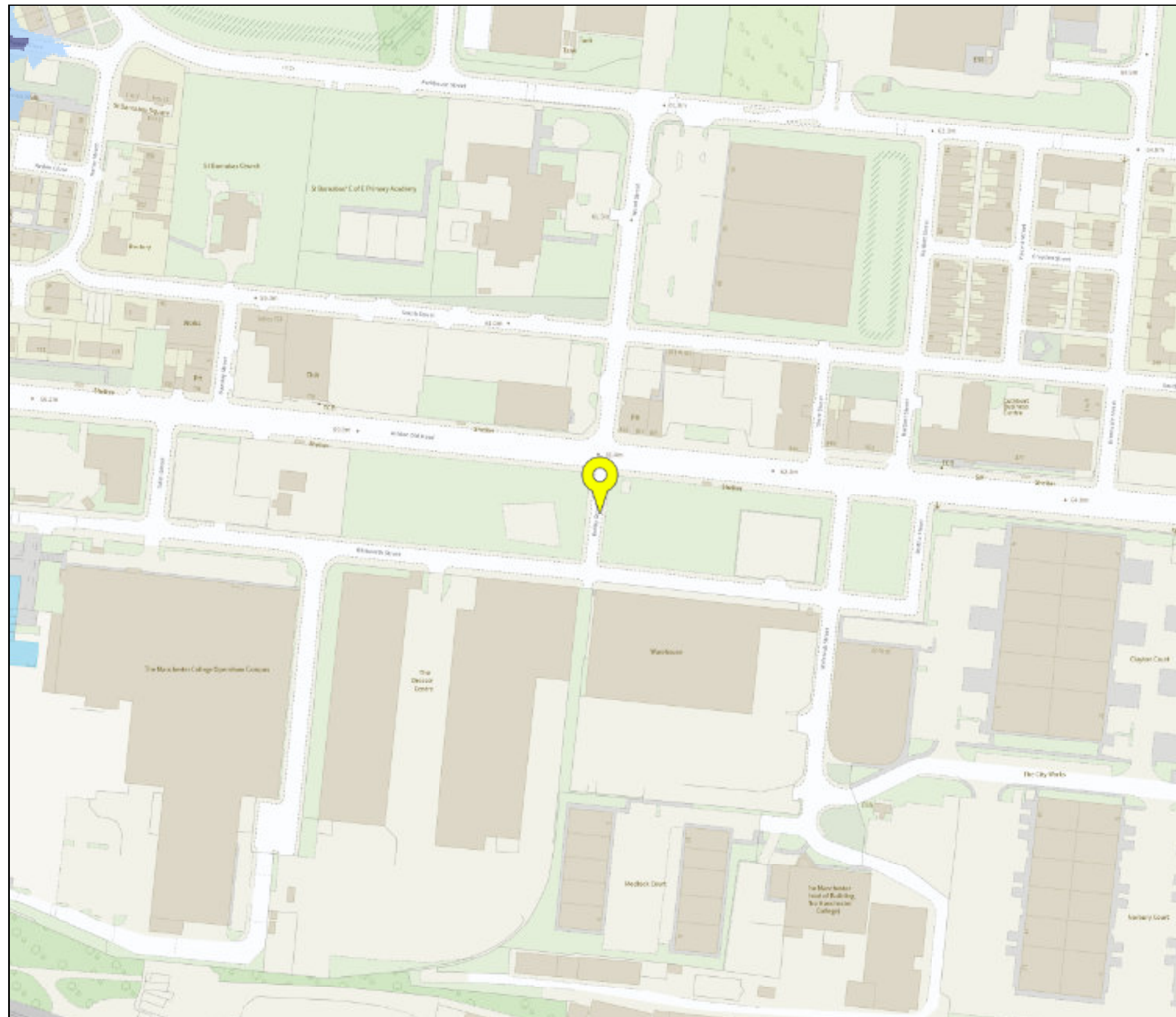
# BUILDING TYPES



# BUILDING HEIGHTS



# FLOOD RISK MAP



## Flood map for planning

Your reference  
**sad**

Location (easting/northing)  
**387834/397423**

Scale  
**1:2500**

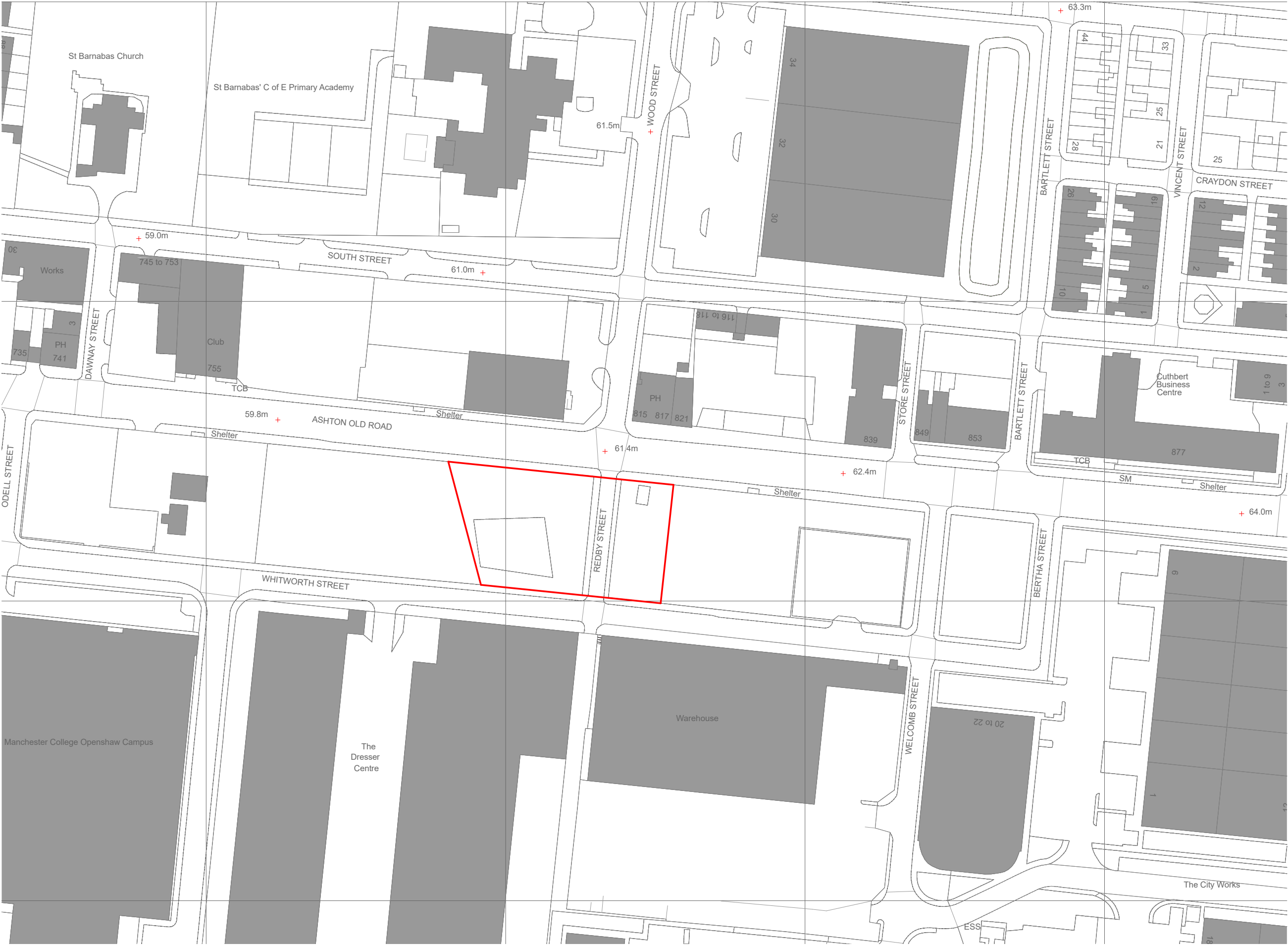
Created  
**3 May 2022 11:58**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

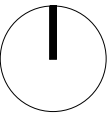
Page 2 of 2

LOCATION SITE PLAN



LEGEND

 Site Boundary



EXISTING SITE PLAN



LEGEND

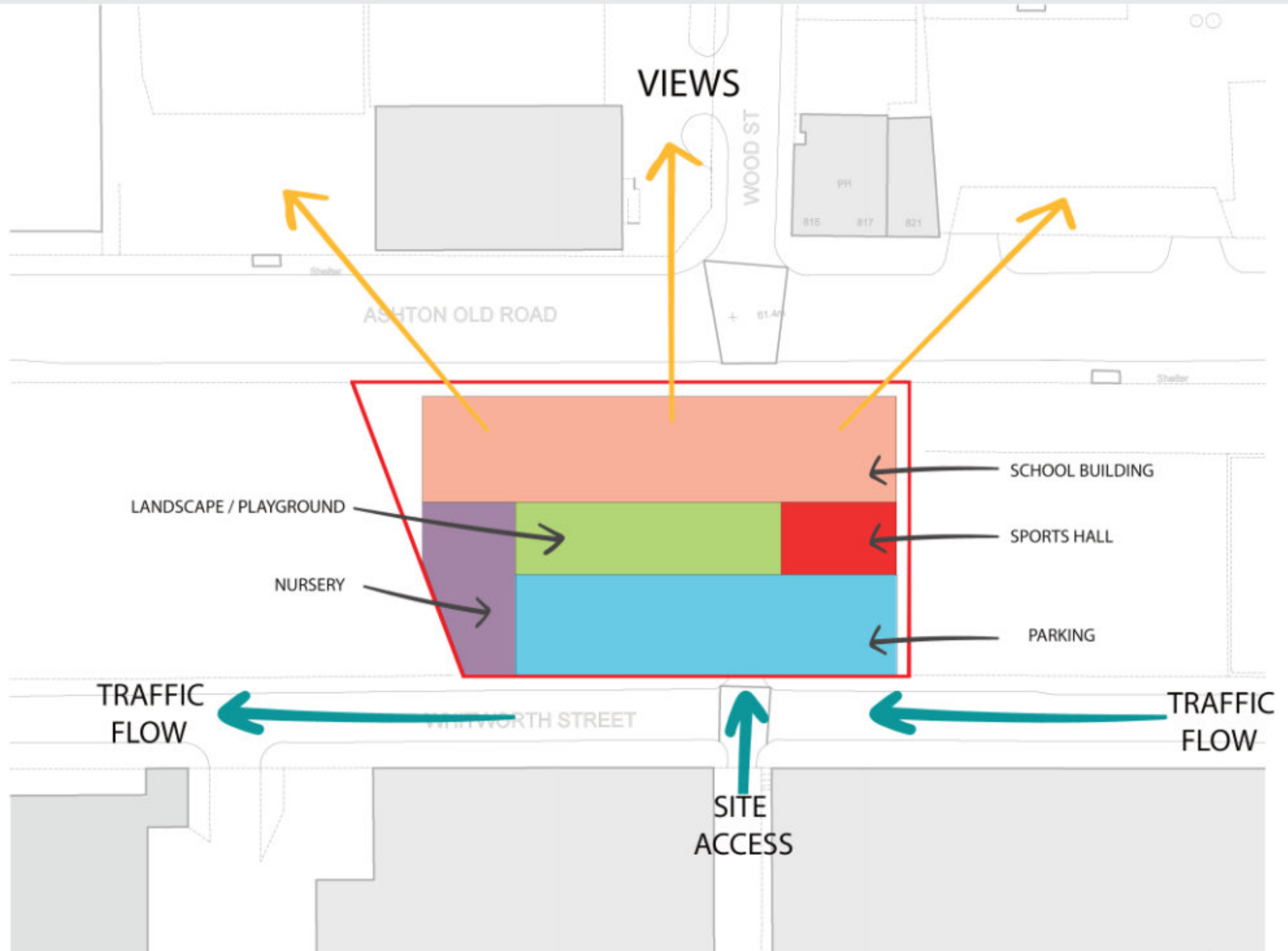
 Site Boundary

## 5.0 PROPOSED CONCEPT

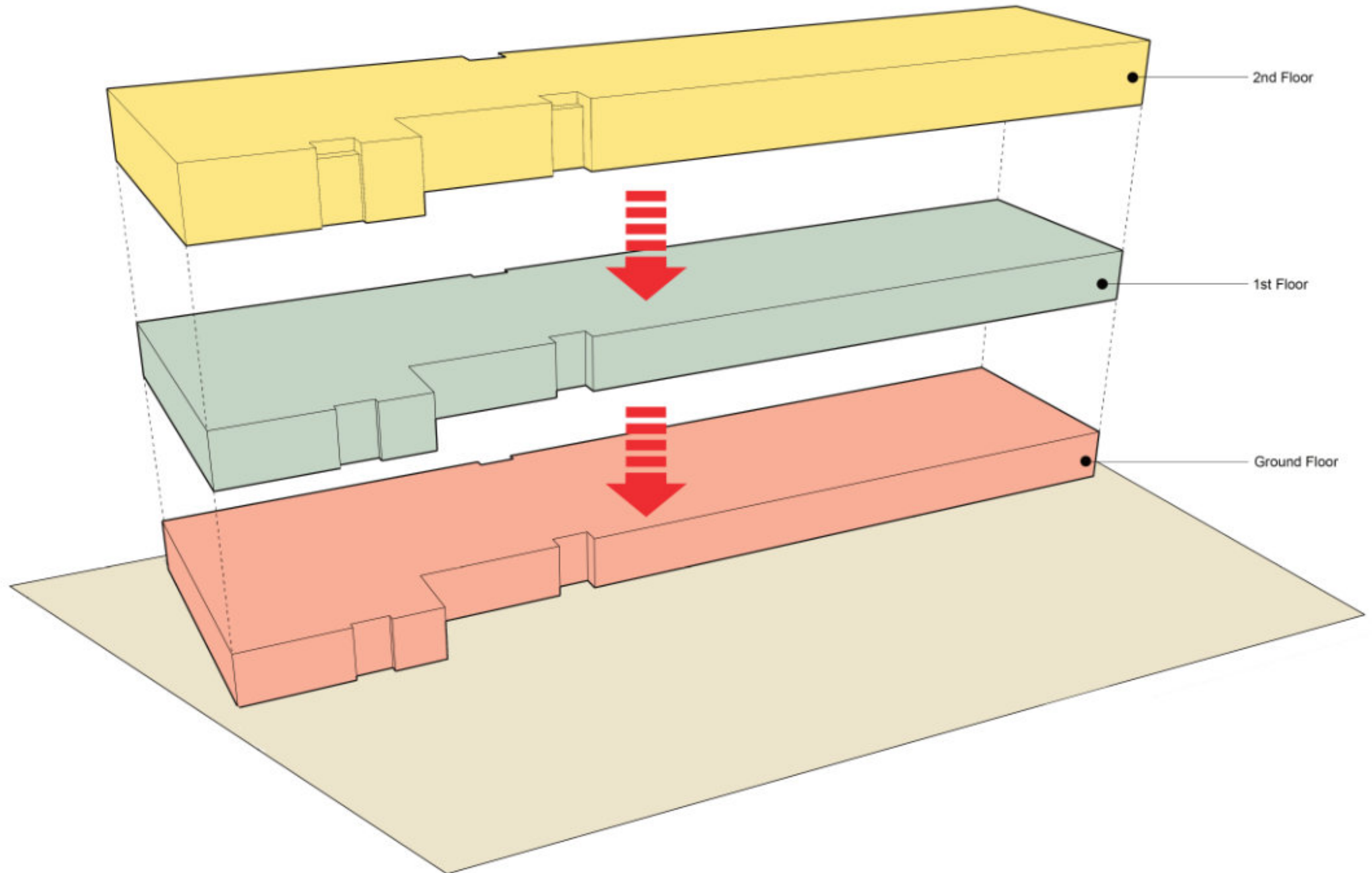
# PRECEDENT STUDIES



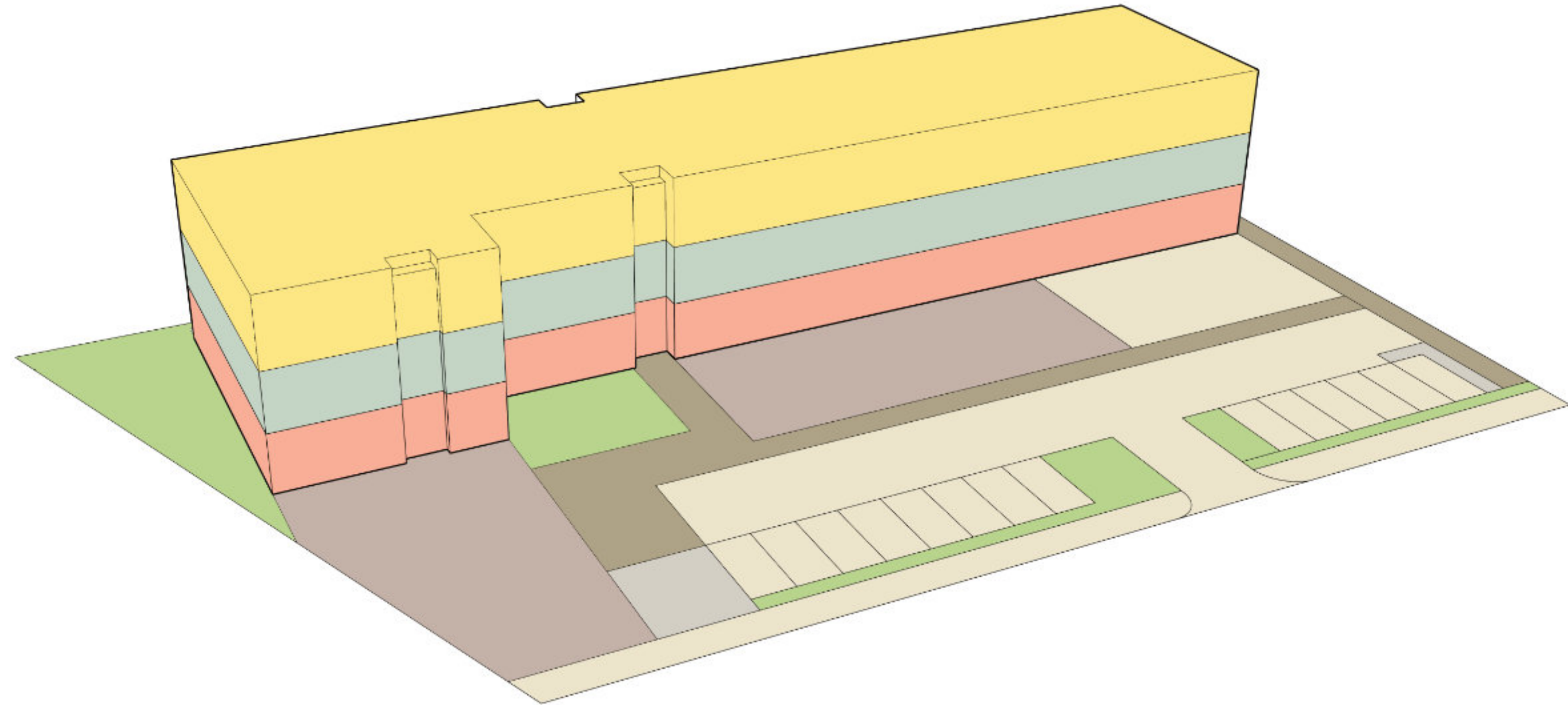
# SITE LAYOUT DIAGRAM



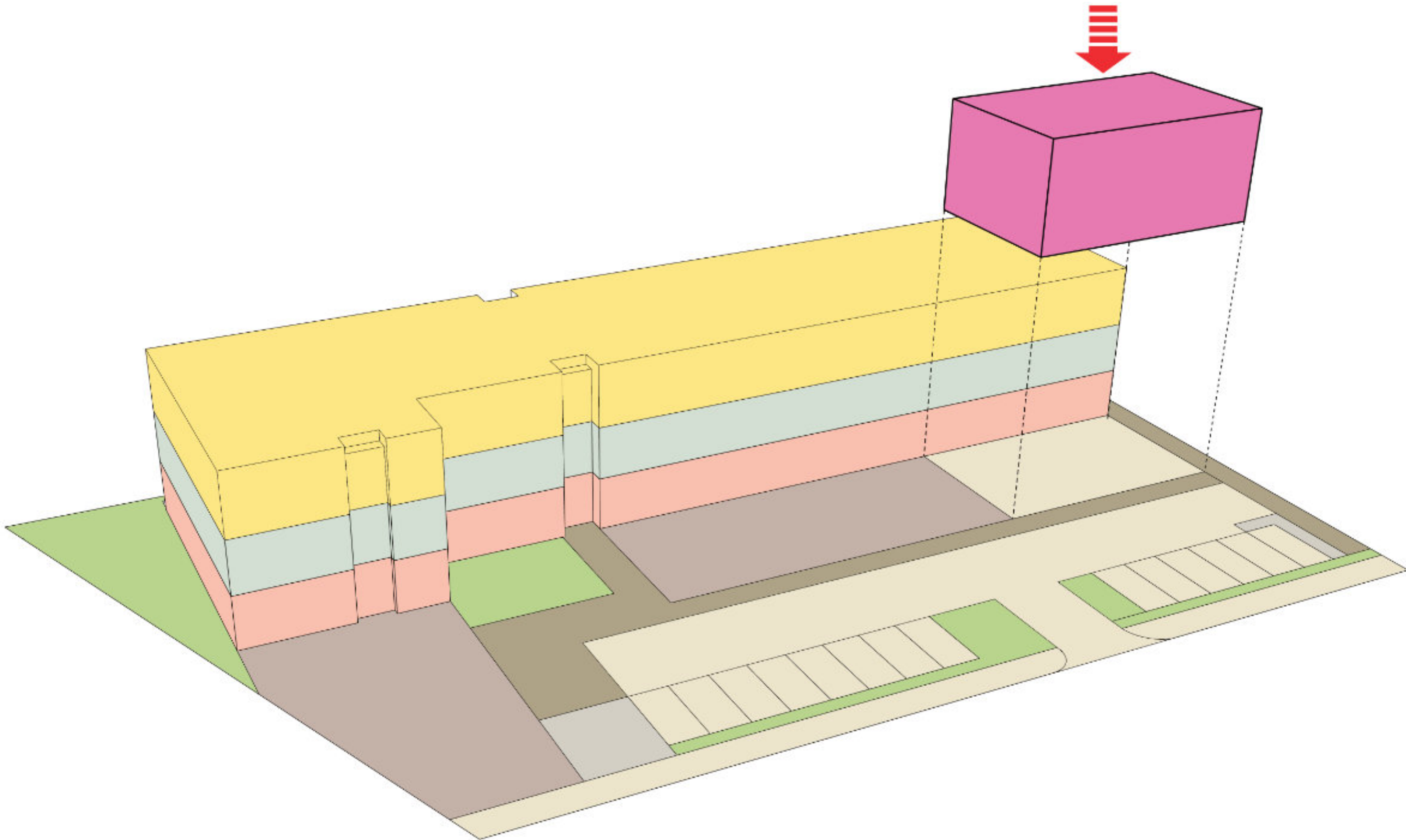
# CONCEPT DIAGRAM



# CONCEPT DIAGRAM

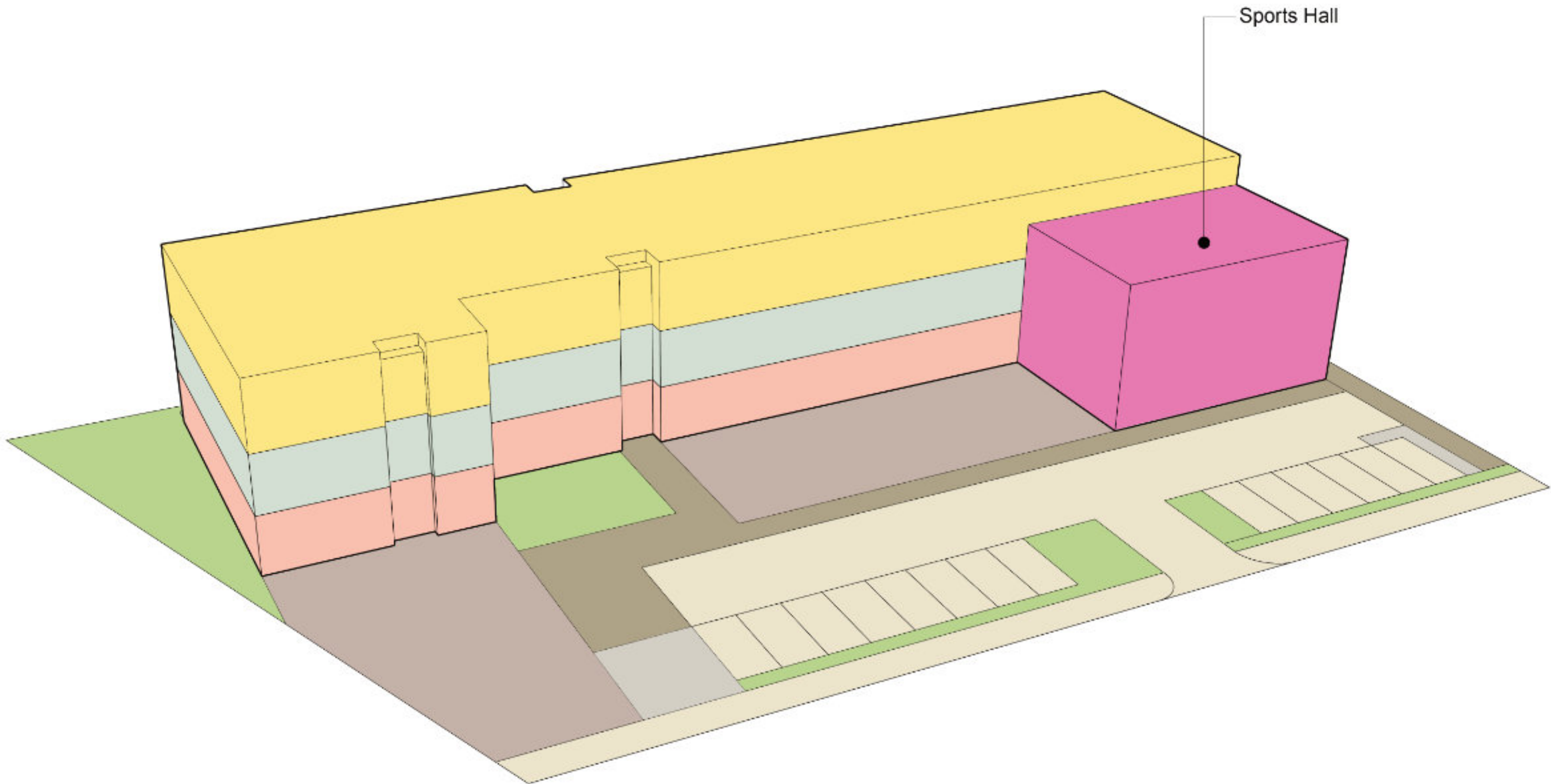


# CONCEPT DIAGRAM

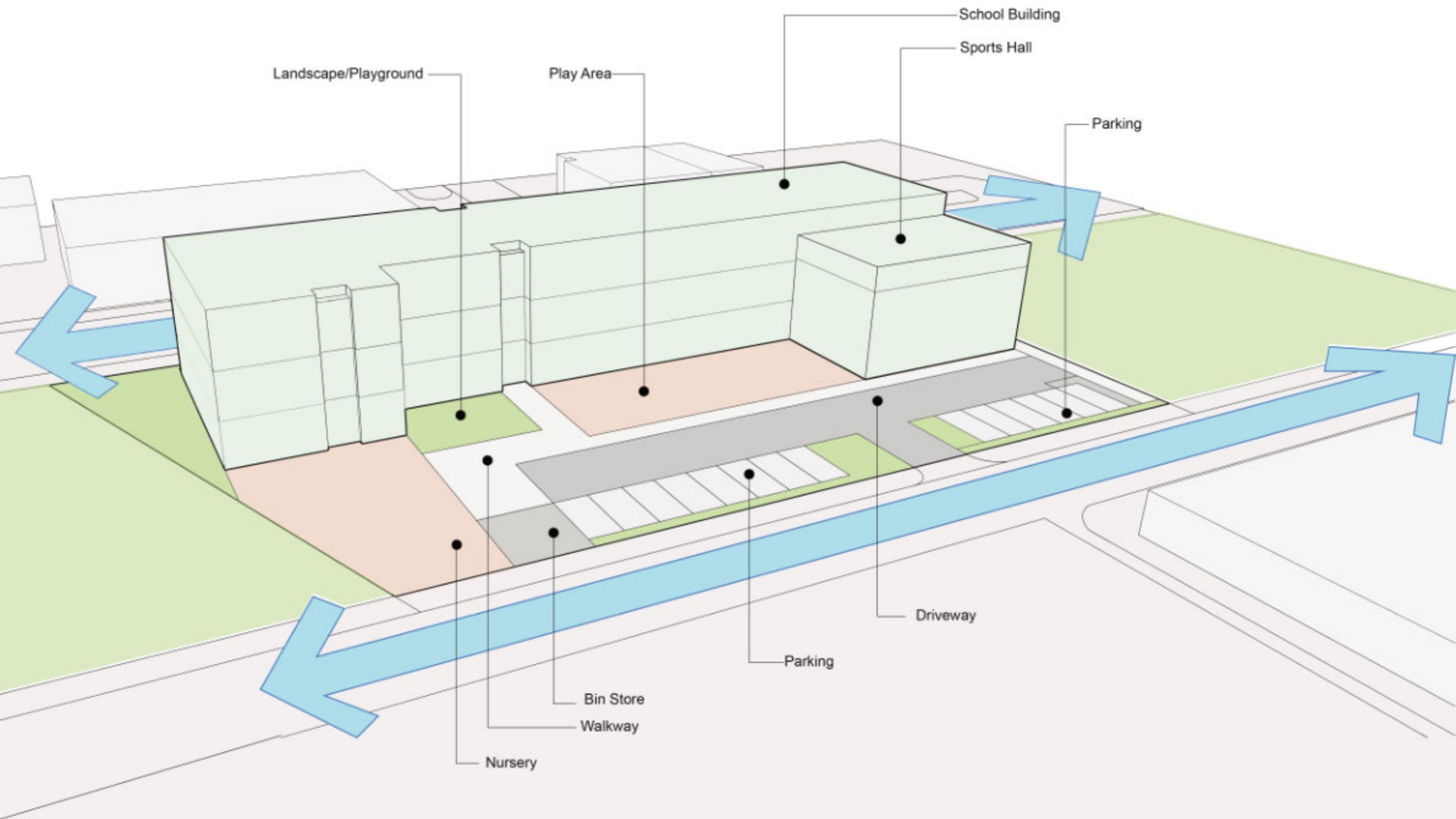


# CONCEPT DIAGRAM

Sports Hall



# CONCEPT DIAGRAM - TRAFFIC FLOW & ZONING



## 6.0 PROPOSED DESIGN

PROPOSED SITE PLANS

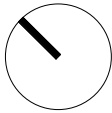
1:500



LEGEND

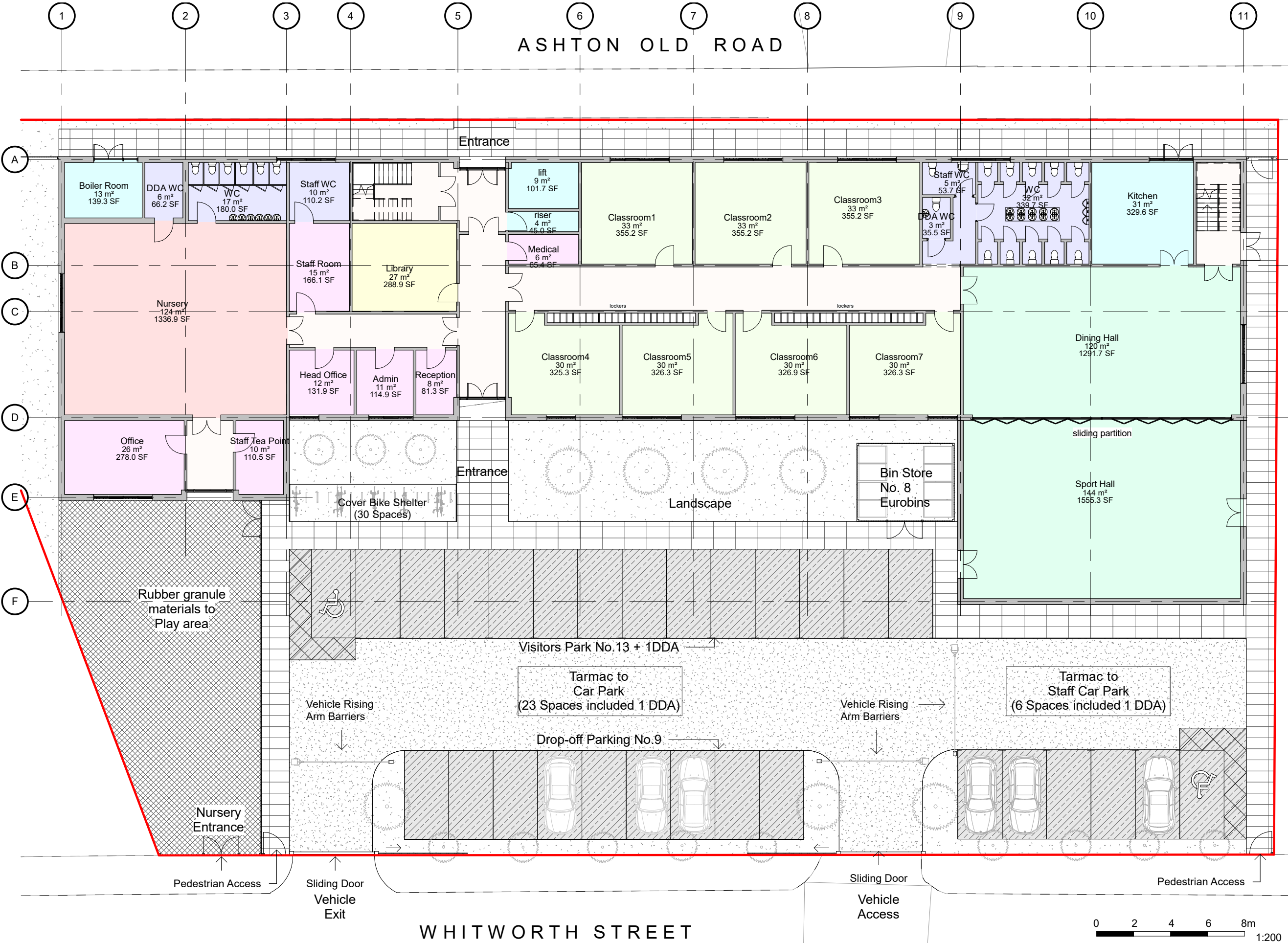
- Site Boundary
- 2.1m High anti-climb security fence

0 5 10 15 20m  
1:500



PROPOSED GROUND FLOOR PLAN

1:200



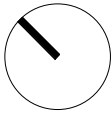
PROPOSED FIRST FLOOR PLAN

1:200



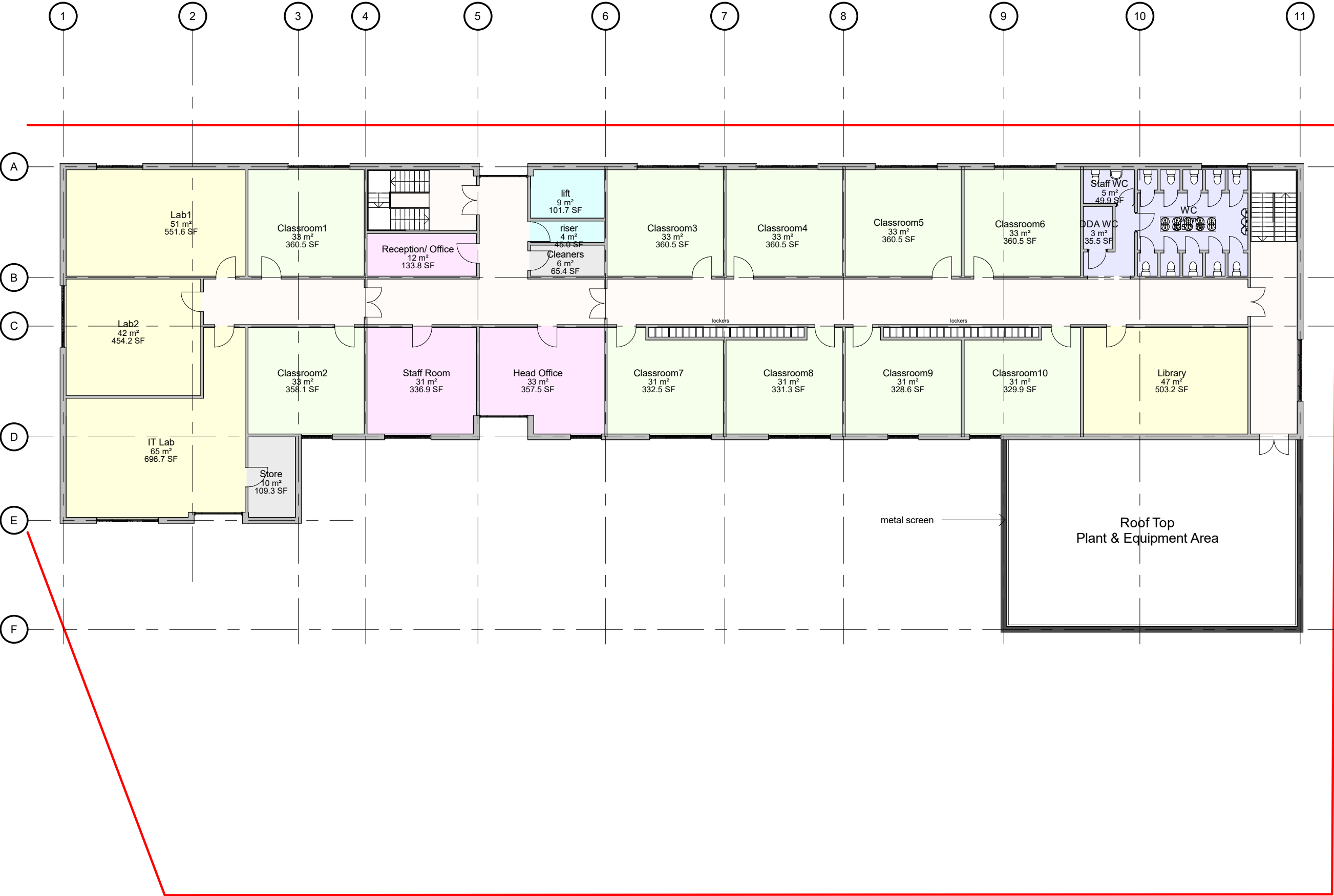
LEGEND

- Site Boundary
- Circulation
- Classroom
- Hall & Dining
- Lab
- Nursery
- Service
- Staff
- WC



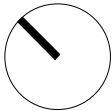
PROPOSED SECOND FLOOR PLAN

1:200



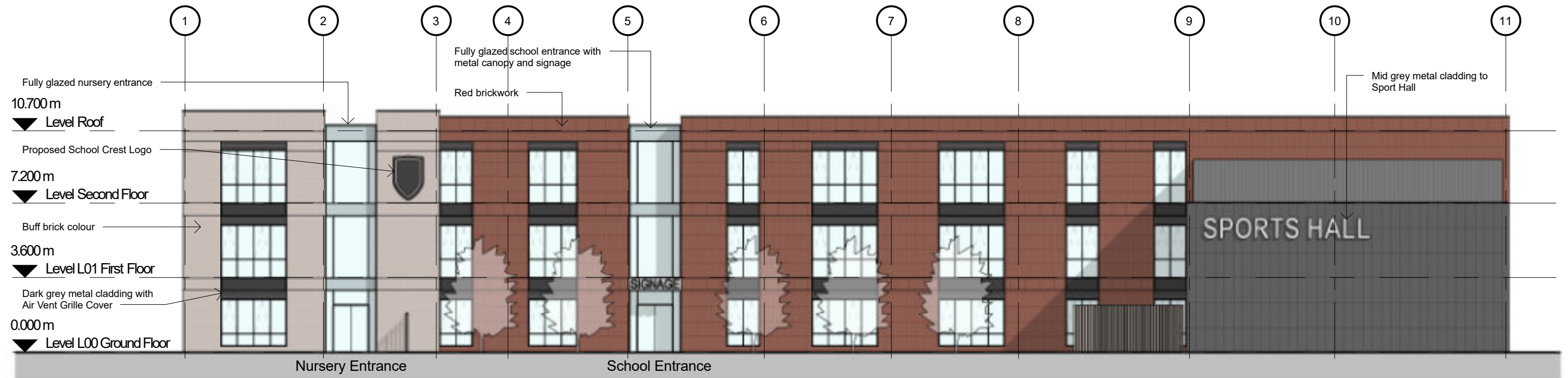
LEGEND

- Site Boundary
- Circulation
- Classroom
- Hall & Dining
- Lab
- Nursery
- Service
- Staff
- WC



# PROPOSED SOUTH & EAST ELEVATIONS

1:200



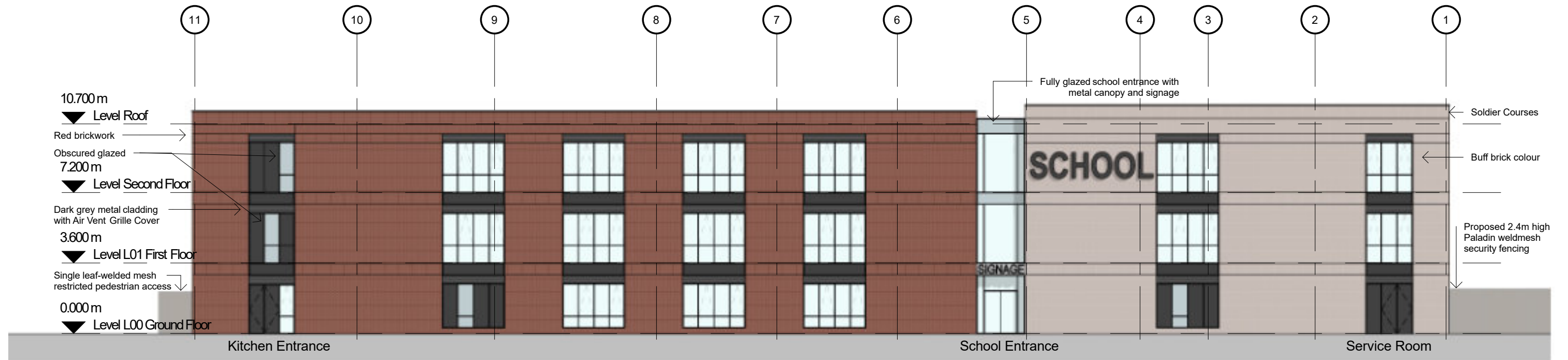
1 Proposed South Elevation  
1:200



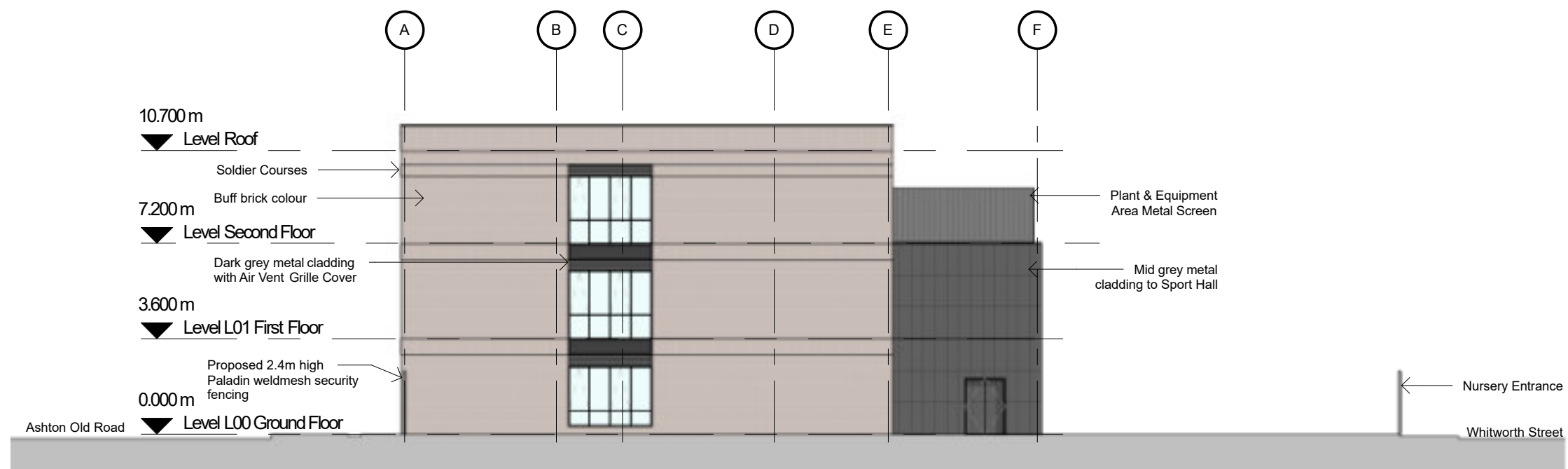
2 Proposed East Elevation  
1:200

# PROPOSED NORTH & WEST ELEVATIONS

1:200



1 Proposed North Elevation  
1: 200



2 Proposed West Elevation  
1: 200

0 1 2 3 4m  
1:100



1 Proposed Ashton Old Road View1



2 Proposed Ashton Old Road View2



3 Proposed Rear View

## EXTERNAL CGI's



## TYPICAL CLASSROOM CGI's



## NURSERY CGI's

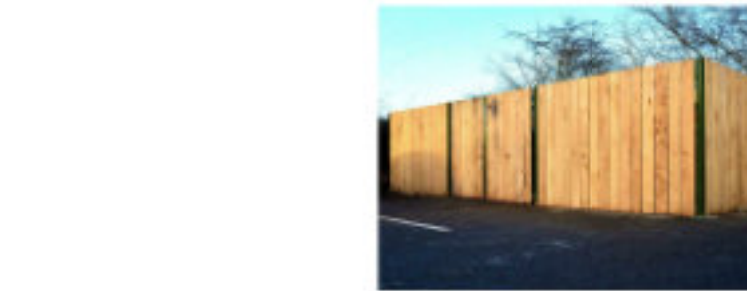
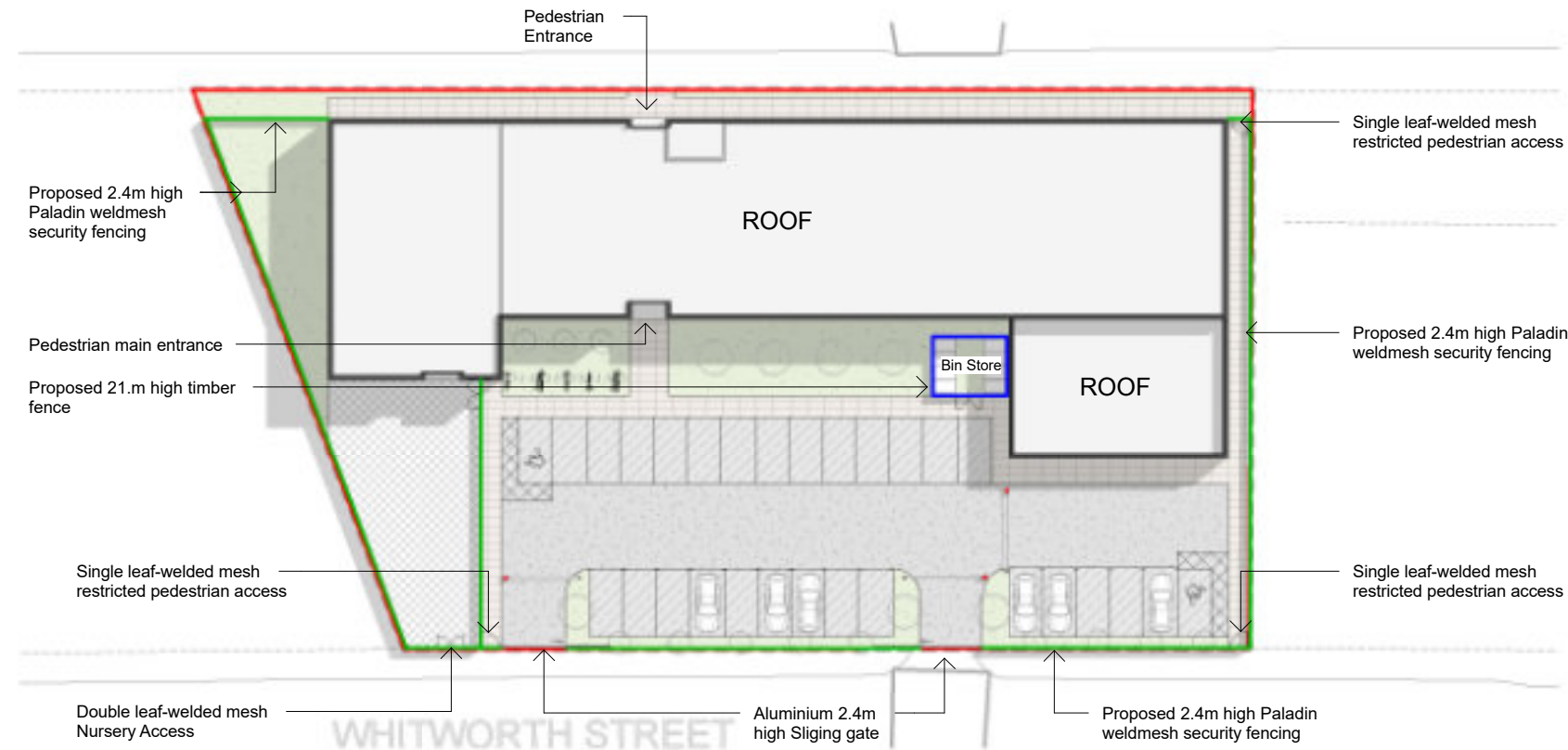


# SPORTS HALL CGI's



# PROPOSED BOUNDARY TREATMENT

1:500



Timber Fence Bin Storage



Paladin Weldmesh Fence

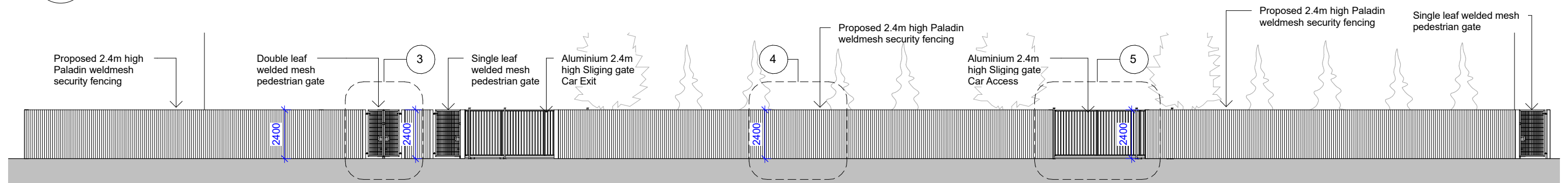


Metal Sliding Gate

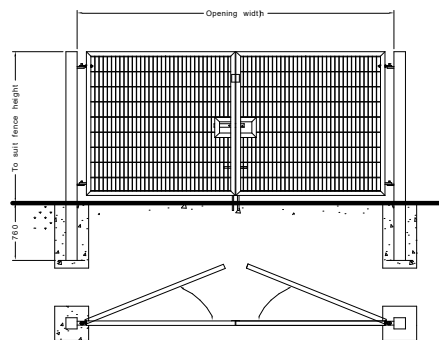
## LEGEND

- Site Boundary
- Proposed 2.4m high Paladin weldmesh security fencing to site perimeter
- Proposed 21m high timber fence to bin store

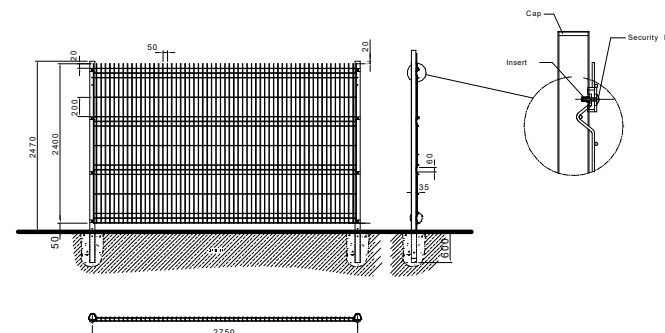
## 1 Treatment Boundary Plan 1: 500



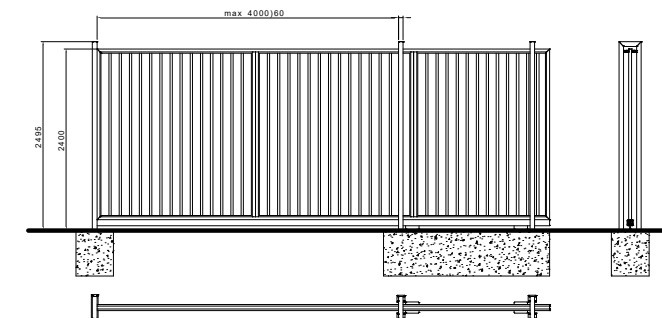
## 2 Treatment Boundary 1: 200



Detail Welded Mesh Gate



Detail Welded Mesh Fence



Detail Sliding Gate

# PROPOSED LANDSCAPE PLAN

1:500



## Rubber Granulate



Permeable PCC block paving



Granite finish paving



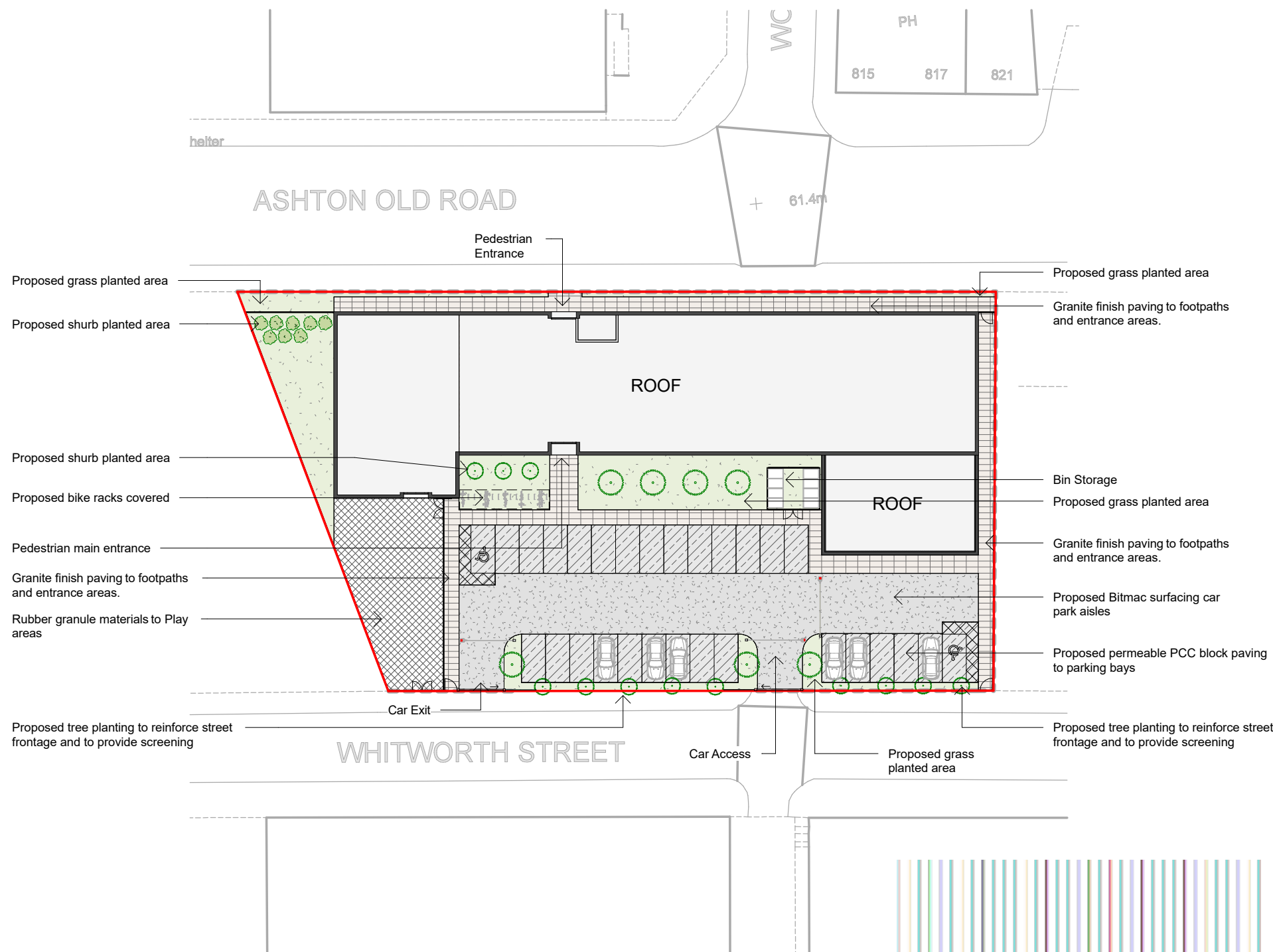
Shrub



### Formal Street Tree

|                                                                                     |                                                                                                                                                          |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Proposed formal street trees to reinforce street frontage and provide screening.<br/>Prunus avium, pinus nigra, prunus avium or similar approved.</p> |
|  | <p>Shrub planted area. Hebe rakaiensis, hebe winder, hakonechloa macra aureola, santolina chamaecyparissus or similar approved.</p>                      |
|  | <p>Low maintenance lawn.<br/>Zoy Sia grass or similar approved</p>                                                                                       |
|  | <p>Proposed Bitmac surfacing car park aisles</p>                                                                                                         |
|  | <p>Proposed permeable PCC block paving to parking bays</p>                                                                                               |
|  | <p>Granite finish paving to footpaths and entrance areas.</p>                                                                                            |
|                                                                                     | <p>Rubber granule materials to Play areas</p>                                                                                                            |

### LEGEND

 Site Boundary

### GENERAL PLANTING SPECIFICATION

## PLANTING

**PLANTING**  
Times Of Year For Planting: Deciduous trees and shrubs: Late October to late March. Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided.

Herbicide and Cultivation: Prior to planting, all planting areas shall be cleared of any grass I weed growth physically and/or chemically with a proprietary translocated herbicide and a period of time shall be allowed to elapse (as recommended by the manufacturer) before commencement of soil preparation for planting. Spraying to be carried out in accordance with COSHH regulations 1994.

Cultivation of Planting Areas: Topsoil depth to be 400mm.

Leave surface regular and even, with levels as required.

Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 50mm in any dimension, roots, tufts of grass and foreign matter. Do not dig or cultivate within the root spread of trees and shrubs to be retained.

Incorporate Fisons 'Ficote' 140 day 16.10.10 slow release fertiliser in accordance with manufactures instructions. Compost to be of peat free type.

All container grown and root bailed planting stock to be thoroughly watered before planting on the same day as the planting operation.  
Imported top soil shall be to BS3882 1994 Specification for topsoil, and be of medium texture with high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds, weed seeds and other materials injurious to plant growth. All topsoil to be stacked in heaps, not exceeding 2m high.

**After Planting:** **Watering:** Immediately after planting, thoroughly and without damaging or displacing plants or soil. **Firming:** Lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

Mulching Planting Beds: Material: Melcourt Ornamental Bark Mulch or similar with particle size 5 to 35mm; Melcourt Industries, Tel: 01666 502711.- Purity: Free of pests, disease, fungus and weeds. Preparation: Clear all weeds. Water soil thoroughly.Coverage: 75 mm deep.

## GENERAL GRASS TURF PLANTING

**GENERAL GRASS TURF PLANTING**  
Areas to be turfed shall be stone picked, cultivated to a fine tilth and graded to smooth flowing contours prior to laying either Rolawn Medallion turf (or equivalent). Topsoil to grass areas to be 150mm deep.

### FAILURES OF PLANTING:

**FAILURES OF PLANTING:**  
General: Plants/ trees/ shrubs that have failed to thrive (unless due to theft or malicious damage after completion) during maintenance period, will be regarded as defects due to materials or workmanship. Replace with equivalent plants/ trees/ shrubs. Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater. Timing of making good: During the next suitable planting season.

Allow for 12 months maintenance and plant defect guarantee after practical completion.

## CLEANLINESS

**CLEANLINESS**  
General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

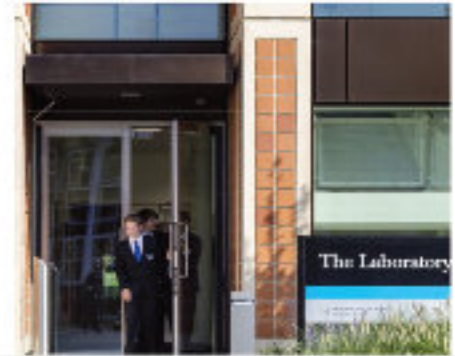
**BRITISH STANDARDS:**

**BRITISH STANDARDS:**  
BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces)  
BS 3936:-1 1992 Nursery stock. Specification for trees and shrubs  
BS 3936-10:1990 Nursery stock. Specification for ground cover plants  
BS 7370-4:1993 Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf)

MATERIALS SCHEDULE

| MATERIAL          | DESCRIPTION                                                                                                                                                                              | LOCATION                                  | COLOUR      | TYPE   | PRODUCT SAMPLE IMAGE                                                                  | NOTES                                                                                                                                                                                                                                                                                     |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------|--------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXTERNAL FINISHES |                                                                                                                                                                                          |                                           |             |        |                                                                                       |                                                                                                                                                                                                                                                                                           |
| BRICKWORK         | Wienerberger Facing Brick<br>Oast Russet Sovereign<br>Facing Bricks (H)65 x (L)215 x (W)102.5mm                                                                                          | To outer leaf of new construction         | Red         | Bricks |    | Mortar to be sand colour.<br>To be constructed in accordance to manufacturers requirements<br><br><a href="https://www.wienerberger.co.uk/product-range/bricks/oast-russet-sovereign-stock.html">https://www.wienerberger.co.uk/product-range/bricks/oast-russet-sovereign-stock.html</a> |
| ROOF TILES        | Wienerberger Facing Brick<br>Clifton Grey Multi<br>Facing Bricks (H)65 x (L)215 x (W)102.5mm                                                                                             | To outer leaf of new construction         | Buff%Bricks |        |   | Mortar to be sand colour.<br>To be constructed in accordance to manufacturers requirements<br><br><a href="https://www.wienerberger.co.uk/product-range/bricks/oast-russet-sovereign-stock.html">https://www.wienerberger.co.uk/product-range/bricks/oast-russet-sovereign-stock.html</a> |
| CLADDING          | Interlocking / V25 is metal cladding profile that has a simple design element. Used in-wall cladding applications, panels can be installed horizontally, vertically, or even diagonally. | Sport Hall%Dark Grey%Interlocking Profile |             |        |  | To be constructed in accordance to manufacturers requirements<br><br><a href="https://acladding.com.au/interlocking-metal-cladding/">https://acladding.com.au/interlocking-metal-cladding/</a>                                                                                            |

# MATERIALS SCHEDULE

| MATERIAL    | DESCRIPTION                                                             | LOCATION    | COLOUR    | TYPE      | PRODUCT SAMPLE IMAGE                                                                  | NOTES                                                                                                                                                                                                                                                                                                      |
|-------------|-------------------------------------------------------------------------|-------------|-----------|-----------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WINDOWS     | uPVC Double glazed units as Euromax or similar                          | Window      | Dark Grey | uPVC      |    | To be installed in accordance to manufacturers requirements                                                                                                                                                                                                                                                |
| ENTRANCE    | Full glazed entrance with metal canopy above                            | Entrance    | Dark Grey | Aluminium |   | To be installed in accordance to manufacturers requirements                                                                                                                                                                                                                                                |
| ROOF COPING | Metal Roof Coping, Alumasc Skyline Aluminium Flat Roof Wall Coping - 3m | Roof coping | Dark Grey | Metal     |  | <p>Colour to match metal cladding<br/>To be constructed in accordance to manufacturers requirements</p> <p><a href="https://www.roofgiant.com/aluminium-coping-fascia/alumasc-skyline-aluminium-coping-3m/">https://www.roofgiant.com/aluminium-coping-fascia/alumasc-skyline-aluminium-coping-3m/</a></p> |

# MATERIALS SCHEDULE

| MATERIAL  | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LOCATION             | COLOUR | TYPE                 | PRODUCT SAMPLE IMAGE                                                                  | NOTES                                                                                                                                                                                                                                                                   |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------|----------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FENCE     | 2.4m High Paladin Weld Mesh Security Fencing, 2400mm (Installed, including ground clearance)<br>Panel Dimensions 2330mm [H] x 3000mm [W], V mesh fencing comes pre-galvanised and powder coated in a RAL colour as standard.                                                                                                                                                                                                                                                                   | Site Perimeter       | Black  | Pre-Galvanised Steel |    | To be constructed in accordance to manufacturers requirements<br><br><a href="https://www.firstfence.co.uk/mesh-fencing/mesh-security-fencing/v-mesh-security-fencing">https://www.firstfence.co.uk/mesh-fencing/mesh-security-fencing/v-mesh-security-fencing</a>      |
| GATES     | Black Sliding Gates                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | External - Front     | Black  | GRP composite        |   | To be installed in accordance to manufacturers requirements                                                                                                                                                                                                             |
| BIN STORE | Hardwood Timber & Steel bin storage compounds fabricated by Barricade Ltd. Standard timber bin store features a galvanised steel frame fixed with hardwood timber slats to form a secure storage compound with the option of lockable doors and a roof. The bin store is a sturdy, durable, weather resistant and aesthetically pleasing storage unit designed to hide unsightly waste. Bin stores are fabricated in-house and can be designed exactly to the customers bespoke specification. | External - Bin Store | Timber | Hardwood Timber      |  | Mortar to be sand colour.<br>To be constructed in accordance to manufacturers requirements<br><br><a href="https://www.wienerberger.co.uk/product-range/bricks/forum-smoked-prata.html">https://www.wienerberger.co.uk/product-range/bricks/forum-smoked-prata.html</a> |

Architecture | Planning | Visualisation



Graphics | Branding | Websites

| Author | Checked | Revision | Date       |
|--------|---------|----------|------------|
| SA     | SH      | P1       | 07/11/2022 |
| SA     | SH      | P2       | 21/11/2022 |
|        |         |          |            |

**Create It Studio Architects**

Universal Square | Devonshire Street North | Manchester | M12 6JH  
0161 974 6165

[www.createitstudios.co.uk](http://www.createitstudios.co.uk)  
[info@createitstudios.co.uk](mailto:info@createitstudios.co.uk)