

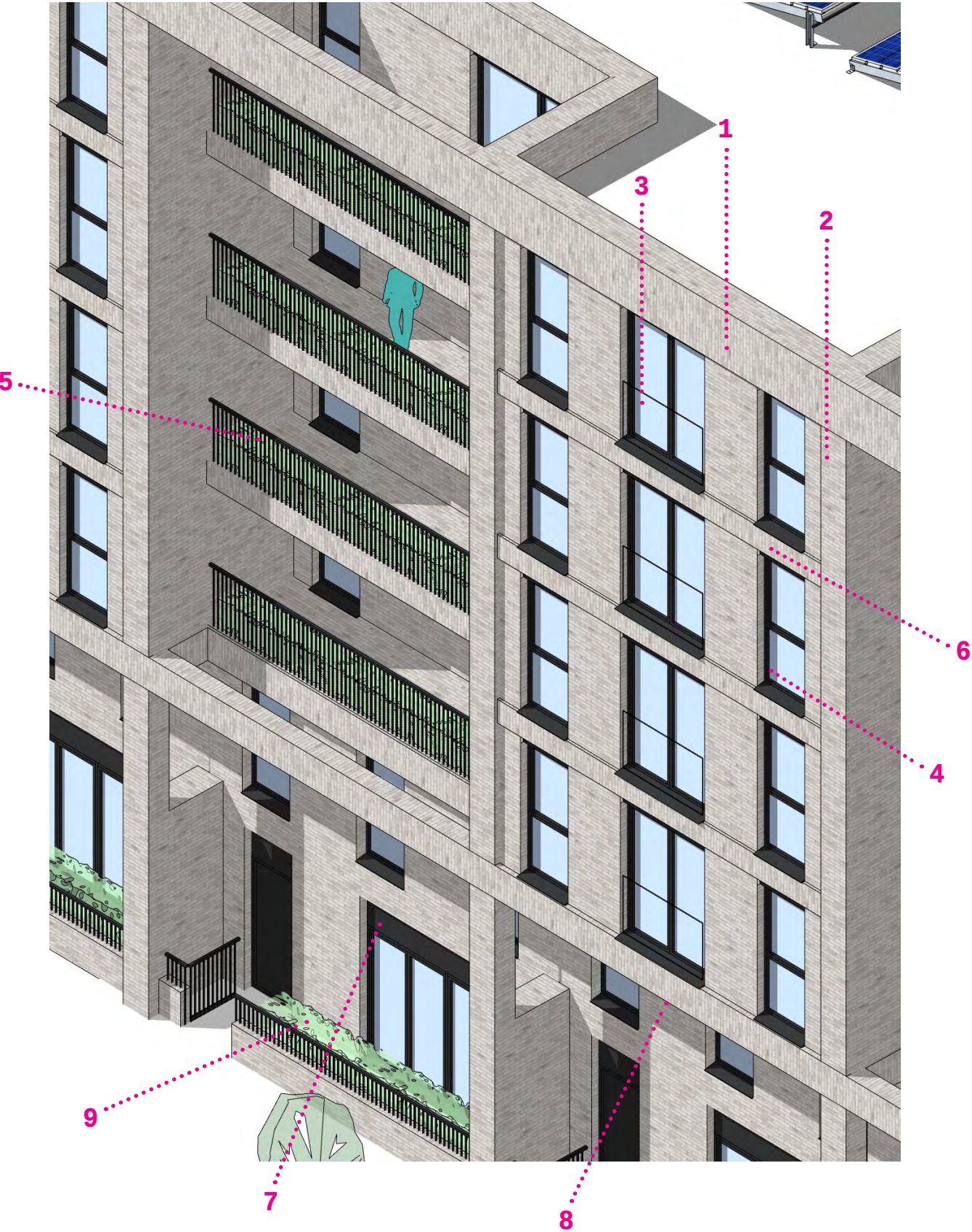
# OSBORNE YARD MANCHESTER

## DISCHARGE OF CONDITION 13 - EXTERNAL MATERIALS

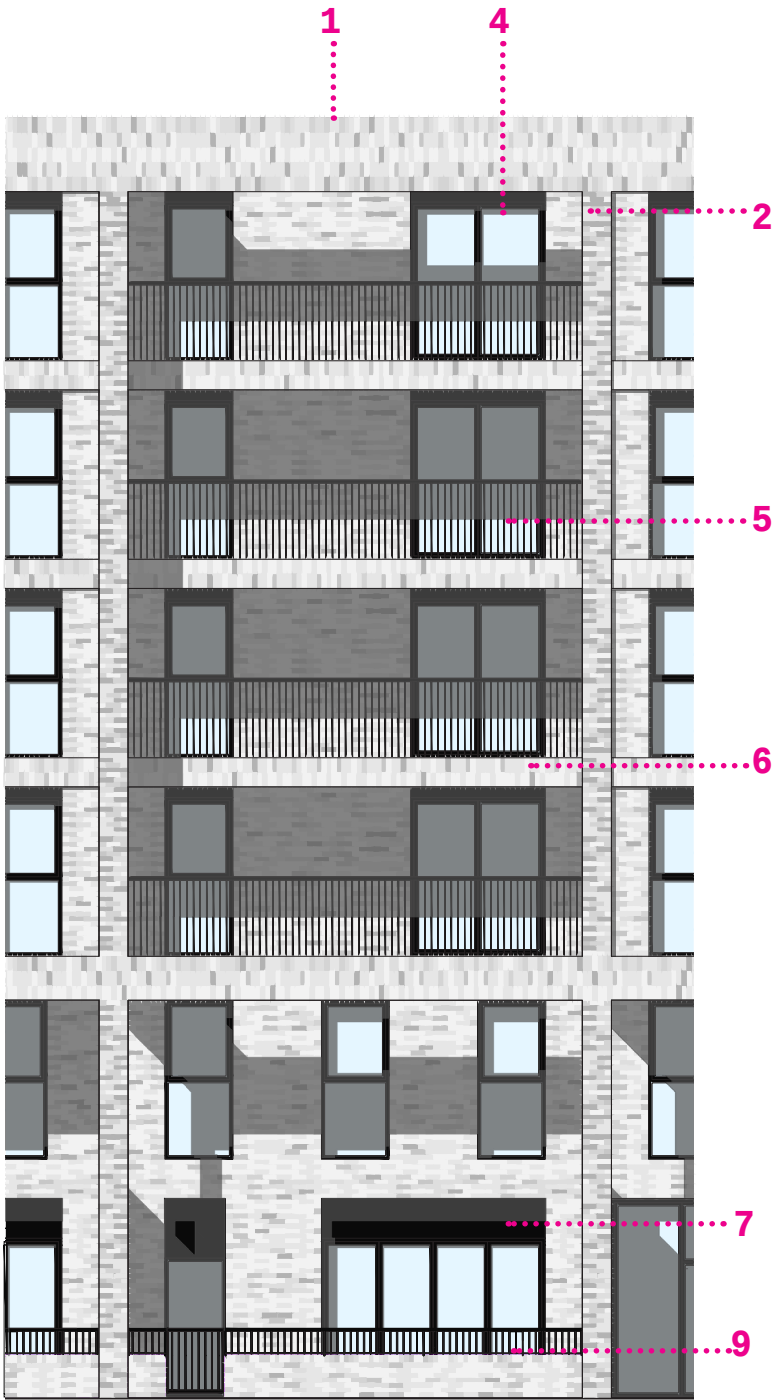
02/07/21 - REV\_0

01/11/21 - REV\_1 MORTAR COLOUR AMENDED



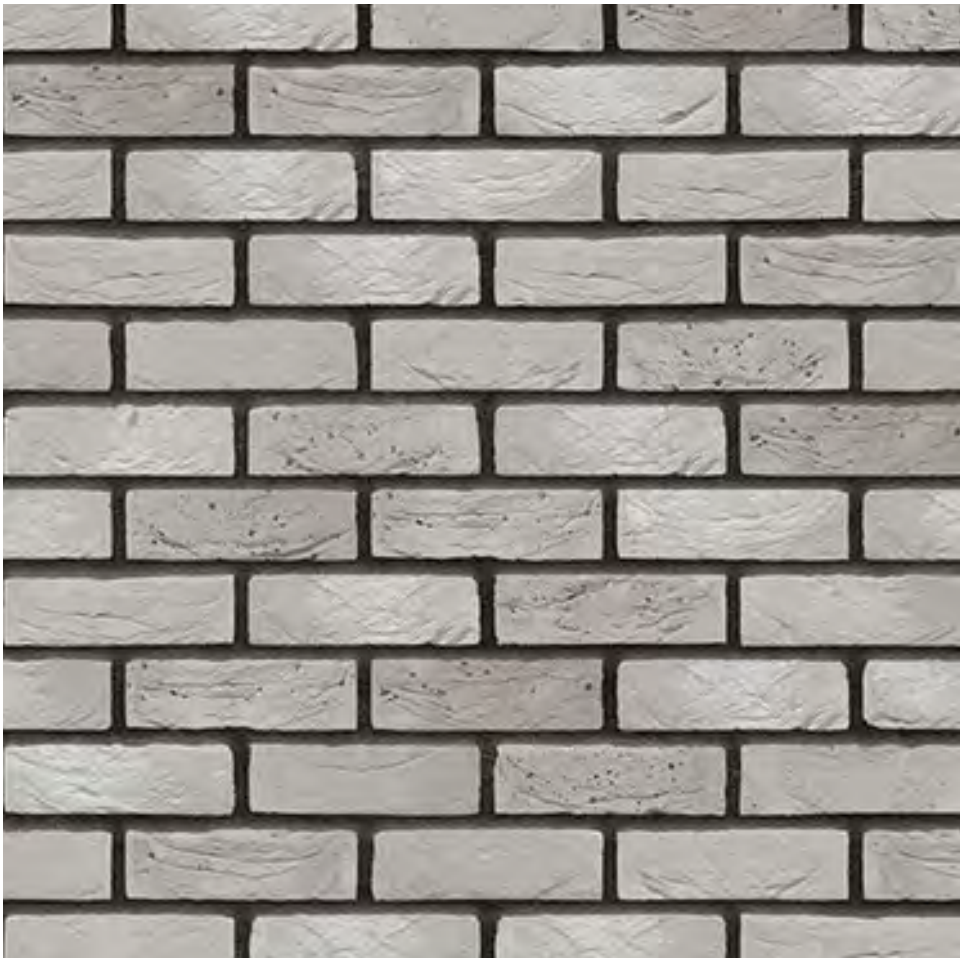


- 1 Soldier course brick, 70mm projection from main facade
- 2 Brick piers at regular centres across facade. Set with 70mm projection from main facade
- 3 Frameless glazed balustrade to juliet balconies. Boss fixings to cheeks of window reveal, set min. 50mm into reveal from main facade
- 4 Flush casement aluminium windows, minimal profile, with polyester powder coat (PPC) finish. All windows to be set back min. 200mm from main elevation
- 5 Flat bar metal balustrade with PPC finish. Brick soldier course to leading edge of balcony
- 6 Brick soldier course 35mm projection from main elevation
- 7 PPC pressing to cover vents over windows. Ventilation provided by single continuous slot gap to full width of reveal
- 8 Soffit board - colour to match brick
- 9 Planting behind PPC metal vertical flat bar railings to front of town-houses to offer screening and separation from the street



Typical recessed bay

BRICK:



Vandersanden Riga with dark grey mortar joints.

WINDOWS & METALWORK:

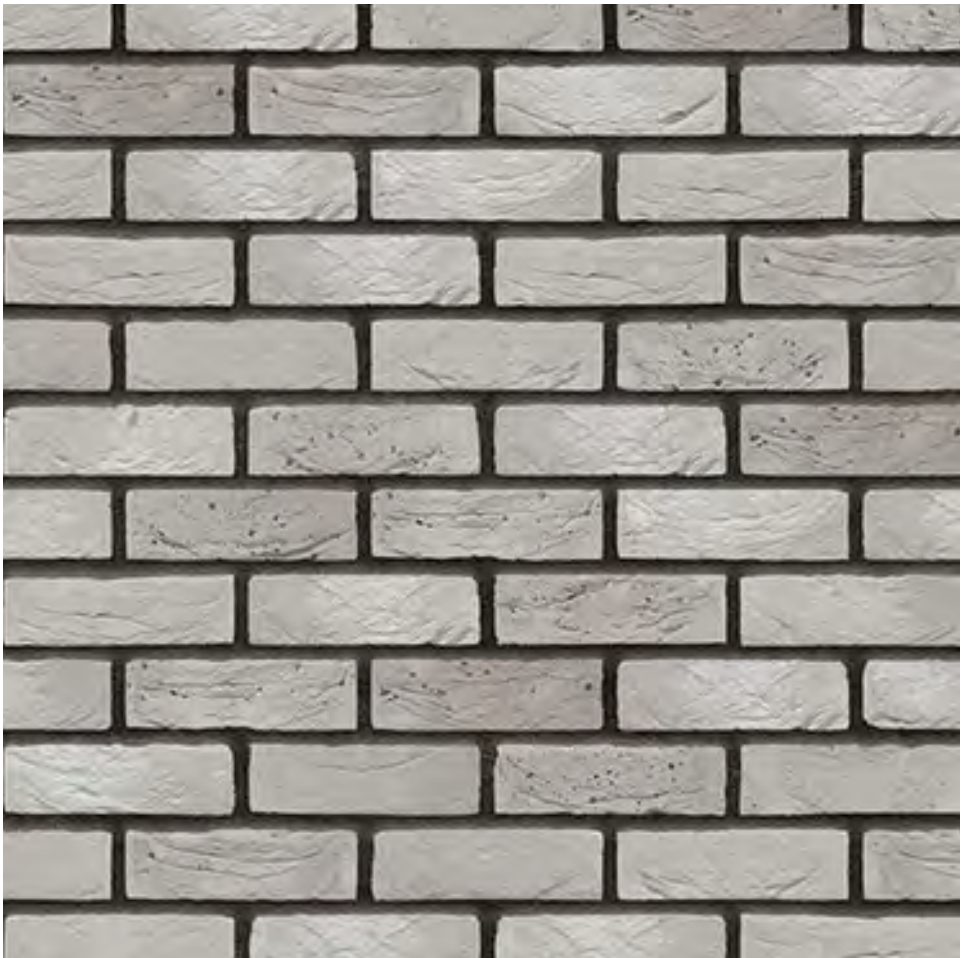


RAL 9005 Jet Black Gloss



Examples of Vandersanden Riga brick with black, aluminium, flush casement windows

FIRST FLOOR SOFFITS:

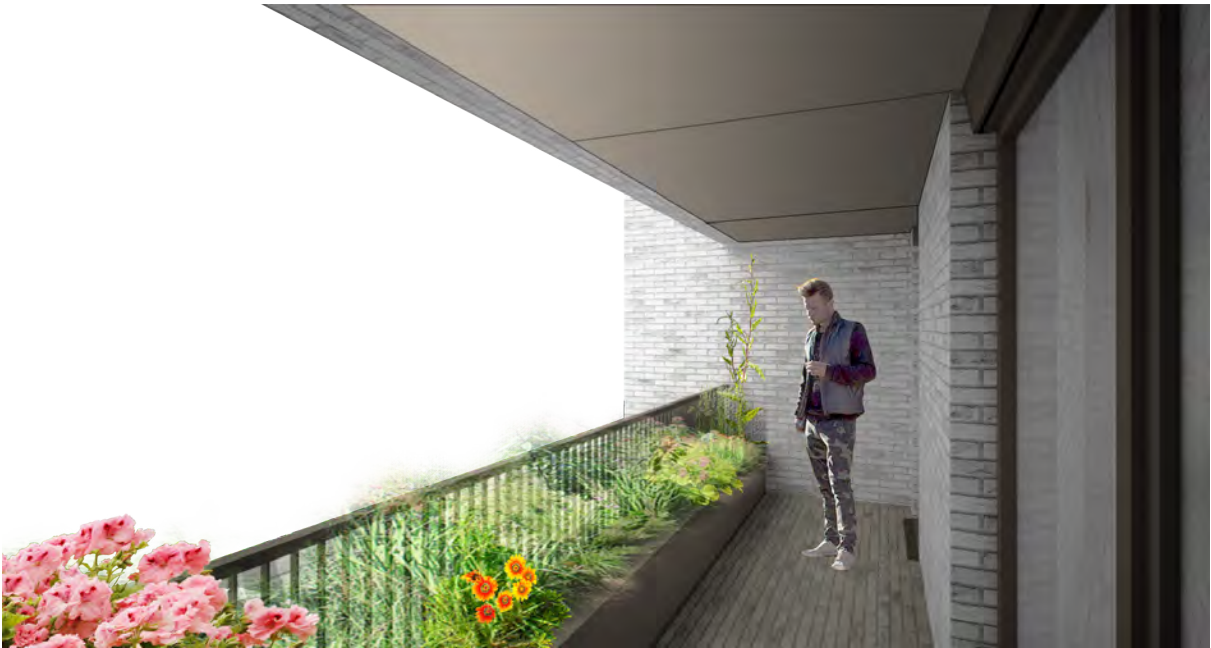


Vandersanden Riga with dark grey mortar joints.

BALCONY SOFFITS:



Non-combustible cement board to be painted RAL 7047 Telegrey 4 with all fixing holes filled and smoothed.



Sketch visual of balcony soffits to upper floors.