D WOODMAN
DEVELOPMENTS LIMITED
PROFESSIONAL PROPERTY DEVELOPERS

342 SLADE LANE, MANCHESTER, M19 2BX



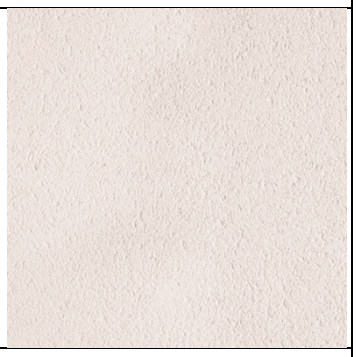
136026/FO/2023
CONDITION 3
EXTERNAL MATERIALS

The schedule below sets out details of the proposed external materials to be used on the development which has been granted planning permission by Manchester City Council under reference 136026/FO/2023 for 5 new dwellings on the site of 342 Slade Lane, Manchester, M19 2BX.

The image on the first page has been created to give an indication of how the proposed materials collectively on the external façade will appear.

The developer therefore requests condition 3 is discharged.

WINDOWS	For the external windows we would propose these to be UPVC frames in the colour white which is in keeping with other properties neighbouring the site.	
DOORS	We propose to install composite front doors in the colour of black in a traditional Cottage style.	
ROOF TILES	For the external roof tiles to include the dormer roofs and porches we propose FP McCann Double Roman Roof tile in the colour of Rustic Red or similar. This is to incorporate traditional features within the development in line with the surrounding properties	

EXTERNAL BRICKS	The proposed brick to be used to external walls of all 5 dwellings and the external walls on the boundary treatments is Wienerberger Kassandra or similar. This particular brick has a traditional appearance and we consider it would be in keeping with other properties in the area.	
RENDER	We propose the area above the bay window between the lounge and bedroom window along with the dormer cheeks of each dwelling to be rendered in an off white colour VPI Blanc Ecru or similar. We believe this will offer a contrast to the brick and roof tiles and in line with rendered aspects of neighbouring properties.	
FASCIAS & BARGEBOARDS	We propose to install fascias and bargeboards in UPVC material in the colour black.	
GUTTERS	For the rainwater goods to the property these are proposed to be half round deep flow gutters in black UPVC.	
HARD SURFACING TO PATHS AND PATIOS	We propose to use permeable block paving in grey to paths and patio areas of the properties for drainage.	

HARD SURFACING TO DRIVES	We propose to install permeable tarmacadam to driveways for drainage.	
FENCING TO BOUNDARIES	For the fencing around the properties we propose to install close board timber fencing and gates.	
CILLS	The incorporation of stone cills will offer traditional features. As a contrast we would install semi dry stone in a red colour. The dormer will have a standard UPVC cill within the window with no stone feature incorporated.	
VELUX ROOF LIGHTS	For the top floor bedroom windows sited in the roof tiles we propose the installation of velux roof lights.	