Tang & Associates Ltd
Chartered Architects

External Material Specification:
October 2026

Change of Use of the existing lower ground floor level into 1 no. self-contained 2-bed apartment with external alterations to include new windows and lightwells.

89 Old Lansdowne Road, Manchester, M20 2NZ
Planning Application Number: 145492/FO/2026

1 Introduction

This statement has been prepared for the discharge of **condition 3** for the planning application **145492/FO/2026** referring to the External Material Specification for the change of use of the existing lower ground floor level into 1 no. self-contained 2-bed apartment with external alterations to include new windows and lightwells at **89 Old Lansdowne Road, Manchester, M20 2NZ.**

2 Brickwork

Forterra Facing Brick Sherwood Red Mixture Blend to match existing brickwork or similar.



3 Mortar

PM 105 mortar to match the existing mortar colour or similar.



4 Windows

Proposed Window's style and colour to match existing windows (PAS24 Certified) or similar.





5 Balustrade

B&Q Ball Top Railing Panel or similar.

