Material Schedule

PLANNING APPROVAL: 142669/FO/2025

PLANNING CONDITION NO. 1

H&S Job No. 14,273

PROPOSED MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT AT THE FORMER DUCIE ARMS PUBLIC HOUSE, 424 STOCKPORT ROAD, LONGSIGHT, MANCHESTER. M12 4EX.

REVISION – A – JULY 2026

HOWARD & SEDDON PARTNERSHIP
RIBA CHARTERED ARCHITECTS

64 Washway Rd, Sale, Cheshire, M33 7RE.
Tel: 0161 973 8296 / Fax: 0161 962 3485
admin@howardandseddon.co.uk
www.howardandseddon.co.uk
In association with Townland Consultants H.K

PROJECT NO. : 14,273

CLIENT: Dr Noman Ehsan - Shellco 148 Ltd

PROJECT ADDRESS: Proposed Medical Centre and Residential Development At The Former Ducie Arms Public House, 424 Stockport Road, Longsight, Manchester. M12 4EX.

PLANNING APPROVAL REF: 142669/FO/2025

PROJECT DESCRIPTION: Erection of a four storey mixed use development to provide a ground floor medical centre (Class E(e)) and residential accommodation comprising 9 apartments (Class C3) with associated external works and car parking.

PLANNING CONDITION: NO. 1

A. Facing Brick:

Type: Wienerberger Kassandra Multi
Coursing: Stretcher
Mortar Colour: Mid / Light Grey





Technical data	
Production Plant	Beerse
Production Method	hand moulded
Pack Quantity	528
Length x Width x Height	215 x 102.5 x 65 mm
Size Tolerance	T1
Range Tolerance	R1
Gross Dry Density	1650 kg/m^3
Compressive Strength	>=12 N/mm^2 (EN 771-1)
Thermal Conductivity	0.690 W/(m·K) (EN 1745:2012: S1)
Durability Designation	F2 (EN 771-1)
Water Absorption	<=15 % (EN 771-1)
Reaction to Fire	A1 class
Active Soluable Salts	S2

B. Roof Covering:

Polyroof Protec in Chromite Grey as shown in the image below.

The BBA and FM approved Protec system, which is also CE Marked and has an ETA, is our most popular and versatile roofing system. With a proven life expectancy of over 25 years and ideal for all flat roof types, size and designs, Protec is able to offer unrivalled performance and speed of application. Protec's liquid roof membrane has a unique flexible hybrid polymer formulation and can be applied to virtually all common roof surfaces. Where new insulation is required, Protec can be applied directly to approved insulation boards as part of a simple but effective warm roof design.

Features:-

- A unique flexible hybrid polymer waterproofing system with the optimum combination of flexibility and robustness.
- RapidCure technology for extremely fast application with cure times as low as 30mins.
- Ability to be applied direct to existing roof coverings allows for economical refurbishments with minimum disruption.
- The Protec Warm Roof System is unrivalled in terms of efficiency and performance with no need for over-decking, carrier layers or mechanical fixings.
- Carries Polyroof's trusted Accredited System Guarantee
- Fire performance: Classified as BROOF(t4), the top rating achievable for a flat roof system and designating Protec as unrestricted under the national Requirements.
- BBA and FM approved, CE Marked and has achieved ETA Certification with a proven lifespan of at least 25 years.





C. External Doors:

Type: Aluminium
Colour: RAL 7016

Proposed door types include:

- Single glazed entrance door
- Double glazed entrance door
- Louvre Refuse Store door

All doors are to be aluminium framed double glazed finished in Anthracite Grey RAL 7016. All ironmongery is to match.

All doors will comply with Secured by Design.



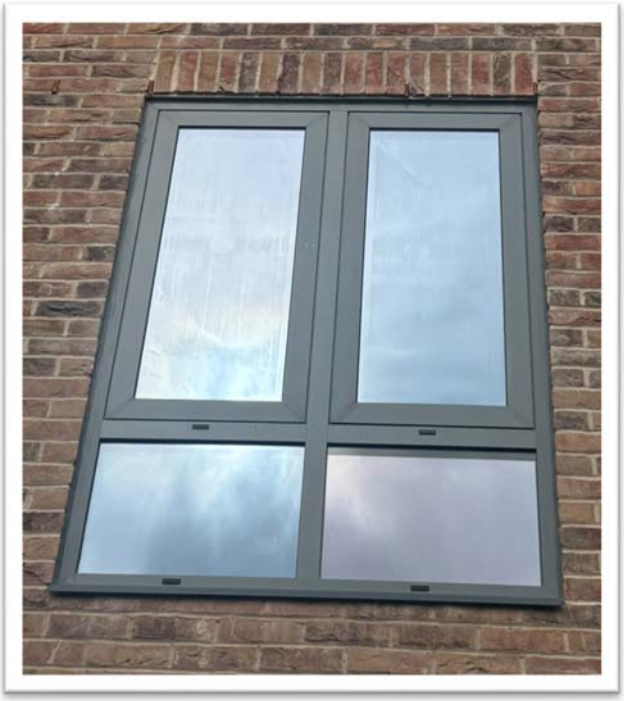


Anthracite Grey (RAL 7016) matt finish

D. Windows:

Ground Floor Windows
Type: Aluminium
Colour: RAL 7016
All ground floor windows are to be aluminium framed double glazed finished in Anthracite Grey RAL 7016. All ironmongery is to match.
All ground floor windows to comply with Secured by Design.

First Floor Windows
Type: Aluminium
Colour: RAL 7016
All first floor windows are to be aluminium framed double glazed and finished in Anthracite Grey RAL 7016. All ironmongery is to match.
All first floor windows to comply with Secured by Design where required.
Brick soldier course is proposed to the first floor window heads.



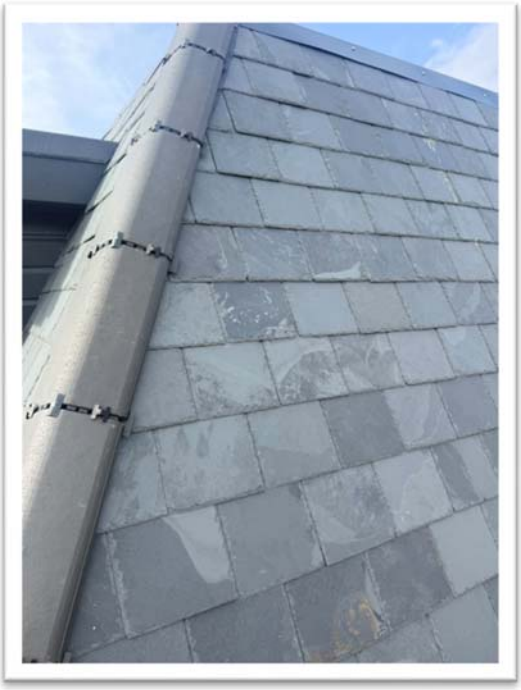


Anthracite Grey (RAL 7016) matt finish

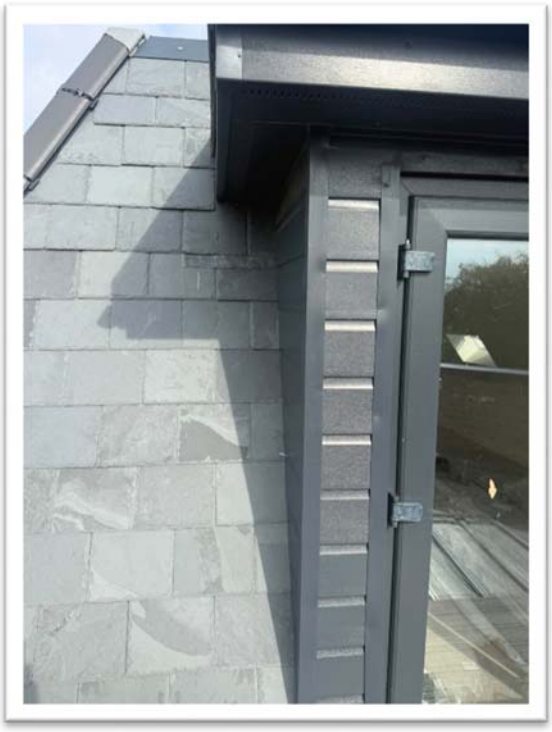
E. Pitched Roof & Dormers:

Grey natural slate roof tiles to pitched roof.





Anthracite Grey Cladding to dormer walls – RAL 7016.



F. Rainwater Goods:

Black UPVC round rainwater pipes and hoppers





