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CHARTERED ARCHITECTURAL SERVICES



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Date: 3rd November 2025

Our ref: 25.3681

Your ref:

Project: Part Retrospective Application for the Erection of a Replacement Building to be used as Holiday Let.

Location: 53 Red Lumb Street Edenfield Rochdale

MATERIAL SPECIFICATION

This document is provided to support the above part retrospective Planning Application by providing specifications of the proposed materials to be used within the construction of the building as well as specifying the materials used throughout the works that have been completed to date.

External Façade

The proposed external façade of the building is to be a mixture of reclaimed natural stone and timber cladding. Part of the external stone façade has been constructed on site and can be inspected during the application.



Stone Façade

New stone façade to be natural reclaimed stone. Courses are to be random with corners provided with natural stone alternating quoins.



Timber Façade

New timber cladding is to be reclaimed timber cladding that has been treated to an external grade.

Windows and Doors



New windows and doors to be UPVC cottage style windows and doors.

Roofing



New roofing to be Box Profile 0.7 PVC Plastisol Coated Roof Sheet Anthracite.

Eaves / Fascia and Gutters



Eaves / Fascia

New eaves / fascia to be metal profile to match new clad finish to roof.

Material: 2mm marine-grade aluminium (6063 T6 alloy)

Finish: Polyester Powder Coated (PPC) to BS EN 12206

Profile Type: SF1 - Standard fascia profile with a smooth, flat face and a 25mm drip return @75°.

Gutters

New gutters to be UPVC square guttering.

Colour: Black

Construction Material: uPVC

Gutter Diameter: 114 mm

