Title:

Discharge of Planning Condition: ‘External Materials’.

Planning Application: AWDM / 0585 / 22

Planning Condition:

Prior to commencement of any works above slab level:

a) details of all materials to be used on all external faces of the buildings hereby approved, including windows and doors and roofs, colours and finishes as well as any proposed photovoltaic solar panels, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out only in accordance with the details thereby approved.

b) Brick samples will be shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out only in accordance with the details thereby approved.

Date Prepared: 12th January 2024

Prepared By: George Holdsworth (Development Manager for Applicant)

A) <u>'details of all materials to be used on all external faces of the buildings hereby approved, including windows and doors and roofs, colours and finishes'</u>

The image below shows the external materials for units: 1, 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 22. The items highlighted on the image are detailed below:

1. Base 'Pale' brick: Pearl Spa Stock, concrete brick from Marshalls (see Section B of this Report).
2. Bronze 'Highlight' brick: Dymock Bronze, concrete brick by Marshalls (see Section B of this Report).
3. Composite windows: Polyester powder coated, RAL colour 7015 (slate grey).
4. Window sill: Pre-cast concrete, smooth finish, colour to be 'Limestone'.
5. Artificial slate roof tiles, grey.
6. Rainwater goods: RAL colour 7015 (slate grey) UPVC.
7. Stone spandrel panel - pre-cast concrete, smooth finish, colour to be 'Limestone'.
8. Porch, metal canopy with internal concealed RWP. Metal soffit panel with recessed lighting. All exposed flashing to match windows (RAL 7015).
9. Gutter: RAL colour 7015 (slate grey) UPVC.
10. Hopper: RAL colour 7015 (slate grey) UPVC.
11. Porch frame: black stained timber slats.
12. Timber side access gate: weather-treated timber finish.
13. Black stained timber slats to louvre panel to allow secure night time purge ventilation to mitigate overheating.



*Image 1: external materials for units: 1, 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 22

The image below shows the external materials for units: 3, 4, 7, 8, 11, 12, 15, 16, 19, 20. The items highlighted on the image are detailed below:

1. Base ‘Pale’ brick: Pearl Spa Stock, concrete brick from Marshalls (see Section B of this Report).
2. Dark ‘highlight’ brick: Earlswood Grey, concrete brick by Marshalls.
3. Composite windows: Polyester powder coated, RAL colour 7015 (slate grey).
4. Window sill: Pre-cast concrete, smooth finish, colour to be ‘Limestone’.
5. Artificial slate roof tiles, grey.
6. Garage precast concrete parapet coping stone, colour to be ‘Limestone’.
7. Stone spandrel panel - pre-cast concrete, smooth finish, colour to be ‘Limestone’.
8. Porch, metal canopy with internal concealed RWP. Metal soffit panel with recessed lighting. All exposed flashing to match windows (RAL 7015).
9. Rainwater goods: RAL colour 7015 (slate grey) UPVC.
10. Black stained timber slats to louvre panel to allow secure night time purge ventilation to mitigate overheating.
11. Porch frame: black stained timber slats.
12. Metal garage door, up and over, colour to match front door, RAL 7015 ‘slate grey’.



*Image 2: external materials for units: 3, 4, 7, 8, 11, 12, 15, 16, 19, 20

Windows – Further Details:

- Composite windows.
- Internal: white painted timber.
- External: powder coated aluminium, RAL 7015 ‘slate grey’.
- Louvre: Black stained timber slats to louvre panel to allow secure night time purge ventilation to mitigate overheating.





*Image 3 and 4: Images of Windows to support Notes Above

Front Doors – Further Details:

- Composite front door.
- Colour to be RAL 7015 ‘slate grey’.



*Image 5: Images of Entrance for Detached 4 Bed Homes.



*Image 6: Images of Entrance for 2 and 3 Bed Homes, Semi-Detached / Terraced.

B) <u>Brick samples shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out only in accordance with the details thereby approved.</u>

As shown on the previous elevations, the homes will have a pale base brick, then either a bronze or dark highlight brick, on the front elevation only. The other three elevations will be entirely constructed with the pale bricks.

A stretcher bond will be used throughout. On the front elevation, the highlight brick will always have two pale bricks in between, to reduce the density of the highlight, and ensure the base remains prominent.

The three bricks proposed are:

- Base Brick – 'Pearl Spa Stock' concrete brick by Marshalls (number 2 below)
- The Bronze Highlight – 'Dymock Bronze' concrete brick by Marshalls (number 1 below)
- The Dark Highlight – 'Earlswood Grey' concrete brick by Marshalls (number 3 below).

The mortar will be a light grey, using a bucket handle joint.

The brick bond and patterning is demonstrated below:

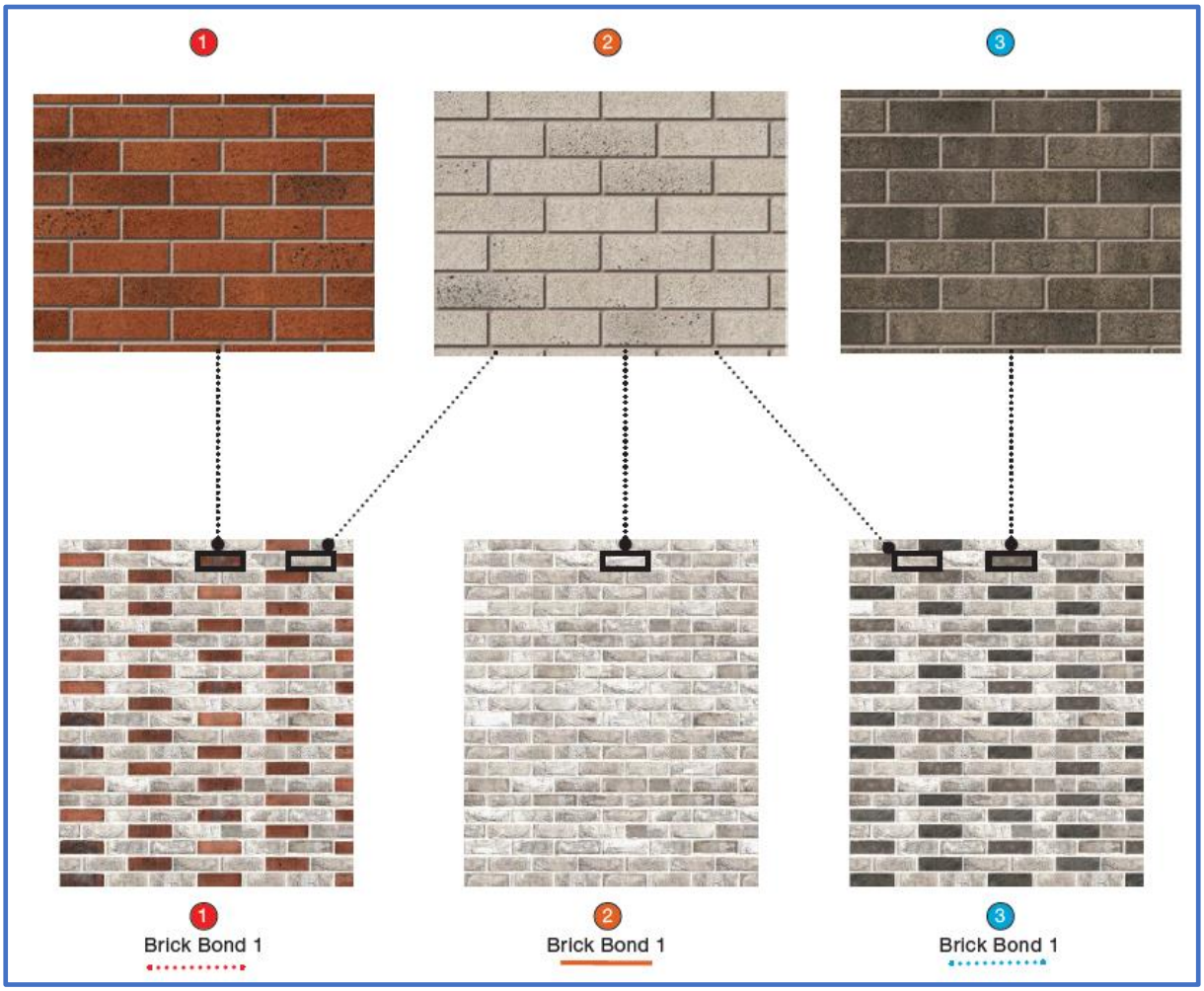


*Image 7: Brick Bond and Pattern of Pale vs Highlight Bricks.

The image below shows the pattern of ‘highlight’ bricks around the Site: the red dots relate to the ‘bronze’ highlight and the blue dots relate to the ‘dark’ highlight.

The bronze highlight elevations will be on units 1, 2, 5, 6, 9, 10, 13, 14, 16, 17, 21, 22.

The dark highlight elevations will be on units 3, 4, 7, 8, 11, 12, 15, 16, 19, 20.



*Image 8: location of highlight bricks around the Site.

The Applicant has had real brick panels built by a local bricklaying supplier (NJS – in Chichester), to see the bricks in the natural light along the South Coast. Photo’s of these are included below.

The Applicant has also delivered physical brick samples of each of the three proposed bricks to the Local Planning Authority (F.A.O. James Appleton).



*Image 9: Photo’s of brick panels of proposed bricks – with bronze shown against the dark highlight.





*Images 10 and 11: Photo’s of individual brick panels of the bronze and pale bricks, and the dark and pale bricks.