



## PLANNING CONDITION STATEMENT

13 KIRKSTALL ROAD, LONDON, SW2 4HD

November 2023

### CONDITION 03

This statement accompanies an application to discharge planning conditions relating to application **22/01292/FUL**. The application was allowed at appeal, ref: APP/N5660/D/22/3303554. This application addresses condition No. 3 which reads as follows:

*No development above ground level shall be carried out unless and until samples of all external materials, including a panel of facing brickwork, have been made available to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details / samples.*

In order to satisfy **Condition 3** of the planning permission and to ensure that the appearance of the development is satisfactory, the following pages set out details of the proposed external facing materials of the development.

The extent and location of these materials can be seen on the proposed drawings that were approved: 156-PP-01, 02, 03, 04, 05, 06, 07, 08.



Figure 1 - Rendered extension of 13 Kirkstall Road

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## LONDON YELLOW STOCK BRICKWORK TO EXTENSION

We are proposing to use London yellow stock brickwork, in keeping with the existing house. These handmade bricks have been crafted by master brickmakers to recreate the look of traditional London bricks. The warm yellow tones create an authentic London stock brick look to match existing buildings.



*Figure 2 – Swatch of London yellow stock brick, image from Reclaimed Brick Company*



*Figure 3 – Built example using London yellow stock brick, image from Reclaimed Brick Company*



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## ALUMINIUM-FRAMED WINDOWS & DOORS AND TRIMS

The slim frame double glazed aluminium glazing within the extension will have a frame colour which compliments the colour of the London yellow stock brick. This will create a homogenous and elegant appearance, whilst being distinct to the existing property. The same colour will be used for the copings and trims on the extension.

The chosen colour is RAL 1035, Pearl Beige, which is a pearlescent colour that has a metallic finish.



*Figure 4 – RAL 1035*



*Figure 5 – RAL 1035 glazing set within buff brickwork*

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## QUARTZ-ZINC ROOF

The quartz-zinc roof will distinguish the extension from the main property, while being a subtle addition within the conservation area. Supplied by VMZINC, the finishes available offer exceptional colour stability. This ensures that maintenance requirements will be minimal throughout the system's design life and that the material's installed appearance will be retained for many years.



*Figure 6 – Example of quartz-zinc roof, image by VMZINC*



*Figure 7 – Example of quartz-zinc roof, image by VMZINC*