

MATERIALS SCHEDULE

Planning Code : 23/01808/FUL

Location: 63
PARSONAGE LANE
SIDCUP
DA14 5EZ

Proposal: Erection of a detached single storey dwelling with new access, parking and landscaping following demolition of former stable building and mobile home.

Issue Date: 26/02/2024

1.0 INTRODUCTION

1.1 This schedule has been produced to support the information presented for the conditions requirements having received been granted planning permission for a new build dwelling at the address of 63 Parsonage Lane, Sidcup DA14 5EZ.

1.2 This schedule has been submitted to enable the material details of the proposed building to be fully explained. It is structured as follows and is to be read in conjunction with drawing provided as part of conditions application:

1.3 Where a specific product listed cannot be matched due to availability the nearest likeness will be substituted in place thereof.

Section 2 Describes, in full, Materials to be used

Section 3 Sets out those materials in a Table format

2.0 DWELLING MATERIALS

- 2.1 The site is located along Parsonage Lane, Sidcup DA14 5EZ the proposed dwelling is to be constructed using Timber Framing methods with a Block and K Render Outer Skin. The roof is to be covered in machine/man made slate all soffit' and fascias are to be timber effect UPVC in white, gutters downpipes & fixings in UPVC Black. Windows are to be powder coated aluminium coloured Anthracite Grey RAL 7016 and are to be contemporary in style with appropriate Obscure Glazing and Openings for M.O.E as required. Rear patio and side utility Door are to be Powder Coated Aluminium Anthracite Grey RAL 7016 full glazed panel with Front door in Solid Wood RAL 7016 with obscure glass infill panel & fixed glazed top light.

1 - EXTERNAL FACADE

TC30 K-Render Pearl, on top of
Sterling Grey Engineering Brick



2 - ROOF COVERINGS

Cedral Birkdale fibre cement roofing slates & ridges 803 Mist Grey or 804 Pewter Grey



3A - SOFFIT

UPVC T&G. White

3B - FASCIA

UPVC Timber Effect. 7016 Grey



4 - GUTTERS AND DOWNPIPES

112mm UPVC Half Round Guttering & 82mm Dia. Downpipes. 7016 Grey



5 - FRONT DOOR

External 72mm Aluminium & Steel
with Glazed Insert & Top Light
RAL 7016 Grey



6 - PATIO/SIDE DOOR

Aluminium Slim Frame Single Leaf,
3 Leaf Bi-Fold & Double Leaf French
Glazed Full Panels RAL 7016 Grey



7 - CASEMENT WINDOWS

Aluminium Slim Frame Casement
RAL 7016 Grey



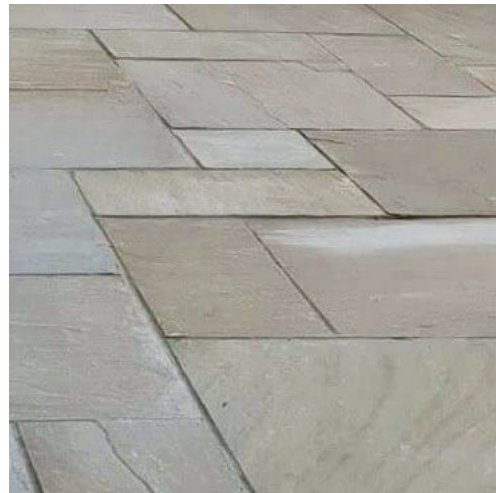
8 - HARD LANDSCAPING - PATHS

Porcelanosa Porcelain Paving Tile Grey



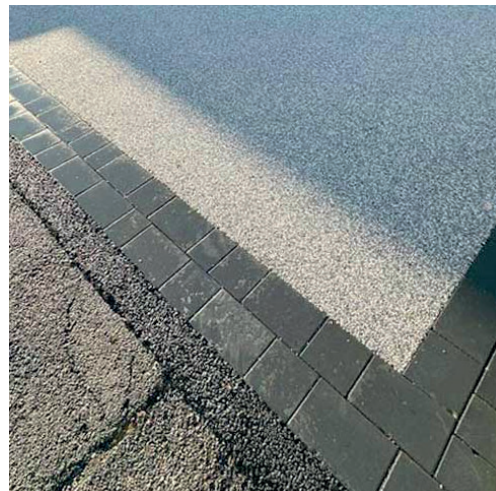
9 - HARD LANDSCAPING - PATIO

Sandstone Paving Slabs Natural



10 - HARD STAND - DRIVE

Sure Set Permeable Asphalt Light Grey
Engineering Brick Edge Dark Grey



11 - EXTERNAL LIGHTING

Brushed Metal / Stainless Steel
Low-E LED Wall Hung Light downward
illumination with External PIR



12 - RECYCLING & WASTE

Prefabricated Wooden Quadruple
Waste & Recycling Store



13 - BICYCLE STORAGE

Timber Secured Bicycle Storage



14A - BIODIVERSITY

Woodstone Estella Sparrow Box
composite Concrete/Wood



14B - BIODIVERSITY

Hedgehog Dome, painted steel frame
(mesh free) water-proofed roof lining,
covered with a natural rattan finish.



15A- BOUNDARY TREATMENT

Timber Post & Feather Edged
Closed Board Panel.
Height 1.9m & 1.2m



15B- BOUNDARY TREATMENT

Timber Post & Open Rail Height 1.2m



16A - PLANTING - TREES

Crab Apple - *Malus Evereste* (Top),
Birch- *Betula Pendula* (Bottom Right),
Hawthorn - *Crataegus Viridis* (Below)



16B - PLANTING - SHRUBS/HEDGES

Hawthorn - *Crataegus Monogyna* (Top),
Dog Rose - *Rosa Canina* (Middle),
Holy - *Ilex Aquifolium* (Bottom Right),
Hazel - *Corylus Avellana* (Below),



17- ENERGY EFFICIENCY

Valiant, or similar, External Free Standing Air Source Heat Pump



18 - ELECTRICITY

External Wall Mounted EV Charger



19 - WATER RE-USE

UPVC 280ltr Water Butt



3.0 MATERIALS SCHEDULE TABLE

3.1 The following table lists the information presented in Section 2

1	FACADE	TC30 K-Render Pearl on top of Sterling Grey Engineerin Brick
2	ROOF COVERINGS	Cedral Birkdale fibre cement or similar. 803 Mist Grey or 804 Pewter Grey
3A	SOFFIT	UPVC T&G White
3B	FASCIA	UPVC Timber Effect RAL 7016 Grey
4	GUTTERS AND DOWNPIPES	UPVC 112mm Half round Guttering, 82mm Dia. Downpipes RAL 7016 Grey
5	FRONT DOOR	External 72mm Aluminium & Steel with Glazed Insert & Top Light RAL 7016 Grey
6	PATIO/SIDE DOOR	Aluminium Slim Frame Single Leaf, 3 Leaf Bi-Fold & Double Leaf French Glazed Full Panels RAL 7016 Grey
7	CASEMENT WINDOWS	Aluminium Slim Frame Casement RAL 7016 Grey
8	HARD LANDSCAPING - PATHS	Porcelanosa Porcelain Paving Tile Grey
9	HARD LANDSCAPING - PATIO	Sandstone Paving Slabs Natural
10	HARD STAND - DRIVE	Sure Set Permeable Asphalt Light Grey Engineering Brick Edge Dark Grey
11	EXTERNAL LIGHTING	Brushed Metal / Stainless Steel Low-E LED Wall Hung Light downward illumination with External PIR
12	RECYCLING & WASTE	Prefabricated Wooden Quadruple Waste and Recycling Store
13	BICYCLE STORAGE	Powder Coated Mild Steel and Timber Secured Bicycle Storage
14A	BIODIVERSITY	Woodstone Estella Sparrow Box composite Concrete/Wood
14B	BIODIVERSITY	Hedgehog Dome, painted steel frame (mesh free) water-proofed roof lining, covered with a natural rattan finish.

15A BOUNDARY TREATMENTS	Timber Post & Feather Edged Panel
15B BOUNDARY TREATMENTS	Timber Post & Open Rail
16A PLANTING - TREES	<p>Crab Apple - Malus Evereste Mature Height 3 m <i>approx.</i> Spread 3 m <i>approx.</i> Planting Size 1.5m</p> <p>Birch- Betula Pendula Mature Height 8-18 m +. Spread 6-8 m + Planting Size 2-3.5m</p> <p>Hawthorn - Crataegus Viridis Mature Height 7-11 m <i>approx.</i> Spread 7-11 m <i>approx.</i> Planting Size 1.5-2.0m</p>
16B PLANTING - SHRUBS/HEDGES	<p>Hawthorn - Crataegus Monogyna Mature Height 5 m <i>approx.</i> Spread 4 m <i>approx.</i> Planting Size 1.25-1.5m Hedge Guide 3 Plants/m</p> <p>Dog Rose - Rosa Canina Mature Height 1-3 m <i>approx.</i> Spread 1-3 m <i>approx.</i> Planting Size 0.5-1m Hedge Guide 3 Plants/m</p> <p>Holy - Ilex Aquifolium Mature Height 4-15 m <i>approx.</i> Spread 4 m <i>approx.</i> Planting Size 30-40cm Hedge Guide 305 Plants/m</p> <p>Hazel - Corylus Avellana Mature Height 4-8 m <i>approx.</i> Spread 4-8 m <i>approx.</i> Planting Size 1-1.2m Hedge Guide 3-5 Plants/m</p>
17 ENERGY EFFICIENCY	Valiant, or similar, External Free Standing Air Source Heat Pump
18 ELECTRICITY	External Wall Mounted EV Charger
19 WATER RE-USE	UPVC 280ltr Water Butt

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