

Proposal: ERECTION OF 1NO. RESIDENTIAL DETACHED DWELLING

Location: LAND ADJ. 12 CHAPEL STREET & LAND NORTH OF 13 BOARDMAN STREET
BLACKROD BOLTON BL6 5AH / BL6 5AJ

Reference: 15568/23

Condition 6: *Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or full details of materials to be used externally on the building including [sic] the proposed screening have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The approved materials shall be implemented in full thereafter.*

PROPOSED MATERIALS

EXTERNAL WALLS

The external leaf of the cavity wall construction [of the dwelling] is to receive either render or timber cladding above DPC / finished floor level, with a **minimum of 2 courses of engineering brickwork below DPC / FFL** (to ground level).

Render:

The rendered finish will comprise 20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive OR a through-coloured render system by K-Rend, WEBER or equal and approved. With reference to the same, it is proposed to use either the Granite or Limestone White options from the current K-Rend range of colours:

▼ Granite



▼ Limestone White



Timber Cladding:

The cladding will comprise a combination of Teak, Walnut and Red Sandalwood (natural timber or composite). The images below show the Teak and Walnut options of Castle Composite's [composite] cladding range and are provided for reference only as the products might be sourced from an alternative supplier. Notwithstanding, they show the proposed aesthetic in context.

▼ Teak Cladding (*by Castle Composites*)



▼ Walnut Cladding (*by Castle Composites*)



Reference: <https://www.castlecomposites.co.uk/product/composite-cladding/>

Roof:

The proposed dwelling comprises [warm] flat roof construction to all levels with single-ply membrane finish, although the proposed parapet detail is such that the roof will not be visible from ground level.

The terraced areas will receive external-grade tiles on a pedestal system (by Buzon, Wallbarn or equal and approved). The design has not yet been specified [by the applicant] but, again, the proposed parapet detail is such that the roof will not be visible from ground level.

Similarly, the flat-roof roof window to be installed above the hallway void cannot be seen from ground level, so the following image is provided for reference only:

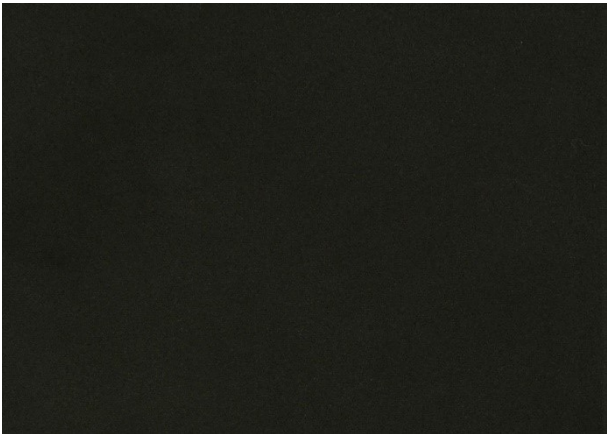
▼ Flat-Roof Roof Window



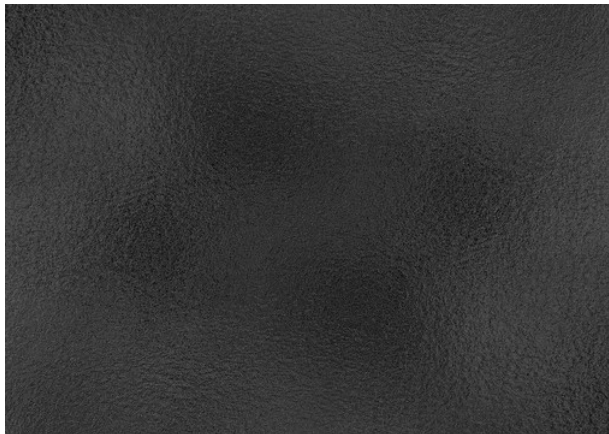
Screening:

The screening to the terraced areas will comprise black frosted or opaque glazing panels:

▼ Frosted



▼ Opaque



Doors & Windows:

It is proposed to use aluminium door and window frames in order to provide the modern / contemporary aesthetic appropriate to the design of the dwelling.

Proposed finish: Grey aluminium (RAL 7016 – Anthracite Grey, or similar).



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