

# Materials

Condition 3  
of  
21/05551/FULL1 (appeal APP/G5180/W/22/3293737)

Conversion and extension of existing dwelling  
into 5 self-contained flats

at

20 Manor Road  
Beckenham BR3 5LE

MAR 2024

**jmartin** ■ 6 Rye Field, Ashtead, Surrey KT21 2EH  
architects ■ Tel : 0208 191 8612 mob: 07921 495839  
■ jmartinarchitects @ btconnect.com

 RIBA  
Company Registered in England Reg number 11523475 Registered Office: 1 Brook Court, Blakeney Road, Beckenham Kent BR3 1HG

## Introduction

This Statement has been prepared in respect of Condition 3, attached to planning approval 21/05551/FULL1 granted by appeal on 17<sup>th</sup> November 2022. (ref APP/G5180/W/22/3293737)

The property is located at 20 Manor Road, Beckenham BR3 5LE.

The approval was for the conversion and extension of an existing building currently used a single dwelling into 5no.flats.

The planning drawings were prepared and submitted by Robert Fish Associates accompanying the application. Condition 3 of the approval (given by the Appeal Inspector) states that:

*No development shall take place, including any works of demolition, until a sample panel of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed material, bond, pointing technique and palette of materials (including roofing) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development.*

The Developer LMO Construction has notified us that the panel will be ready on site for your inspection and approval as necessary.



# MATERIALS

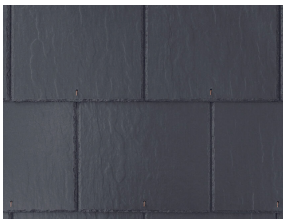
The materials being used are:



Yellow stocks to match existing. These are reclaimed imperial bricks and are the same bricks being used in the development opposite at 39 Manor Road.



Red feature contrasting bricks to match existing. These will be a reclaimed brick where possible or alternative matching new brick such as '*new imperial Victorian wire cut brick*' by Windsor Reclamation.



Cedral Rivendale cement fibre slate effect tiles in blue/black. The existing roof has modern concrete interlocking tiles which are not consistent with the original buildings in the area. The planning drawings noted the whole roof was to be replaced with new slate effect tiles.



Windows (new and replacement) White upvc sliding sash/mock sash windows to suit existing style. As per planning approval at 39 Manor Rd (currently under construction)



**Proposed finish to parking area.**

Gravel on heavy duty plastic grid by IBRAN or similar. SUDs compliant (free draining) and made for all part M compliant (wheelchair accessible) domestic and commercial parking, driveways and footpaths. 50mm concrete edging strip to flush landscaping edges. Stainless steel car parking markers suited to parking grid system to demark parking spaces



**Proposed finish to footpath area.**

450x450x50 Marshalls Saxon 'natural' paving slabs on 50mm sand on 150 well consolidated hard core. 50mm concrete edging strip to flush landscaping edges. paving walkways and terraces to be laid to fall to drain naturally into landscaped areas.



**Proposed finish to Bin store and side path area.**

Permeable paving -SUDS drainage. 100 x 200 x 60 Formpave Aquaflo paving blocks (red brindle) laid on 50mm layer of crushed stone (5mm stone) on Inbitex membrane on Sub base (OGCR) depth to suit ground conditions comprising 20mm open graded clean crushed stone (allow for capping layer if ground drainage conditions poor with CBR below 5%) 50mm concrete edging strip to flush landscaping edges.