

PROPOSED RESIDENTIAL DEVELOPMENT, LAND WEST OF LOWER ROAD, BREACHWOOD GREEN, SG4 8NS
SCHEDULE OF EXTERNAL MATERIALS

22/02871/FP

Plannin

Decisio 4 December 2023

Condition 3 (external materials) and Condition 6(c) (hard surfacing and means

Submit of enclosure)

Job nu: 3660

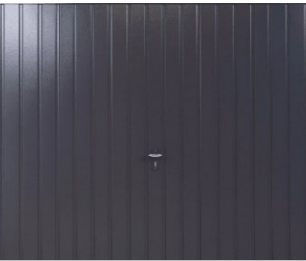
Prepar Pentangle Design Ltd

Local planning authority:	North Hertfordshire District Council
Applicant:	Mr & Mrs Long Pentangle Design Ltd, Suite 1, 21 Bancroft, Hitchin, SG5 1JW
Agent:	
Date:	September 2026
Revision:	B

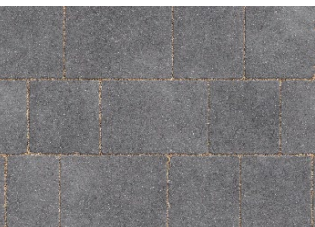
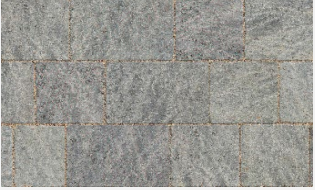
Condition 3: "Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site."

Ref	Element	Location / extent	Material	Manufacturer / supplier	Product reference	Colour / finish	Image	Approved drawing ref	Notes
SECTION A - CONDITION 3: MATERIALS TO ALL EXTERNAL ELEVATIONS AND THE ROOF									
A1	Roof covering - dwellings	All pitched roofs, Plots 1-6	Concrete tile	Redland	Redland Mini Stonewold, 334 x 418mm	Slate Grey		06C, 10B, 29A, 30	
A2	Ridge and hip tiles	All pitched roofs, Plots 1-6	Concrete tile	Redland	Redland Half Round Ridge Tile	To match roof tile		06C, 10B, 29A, 30	Half round tiles with dry fixed system
A3	Verge detail	All gable verges, Plots 1-6	Clay / dry verge	Redland	Continuous dry verge - Redland Double Roman Cloaked Verge Tile	To match roof tile		06C, 10B, 29A, 30	Dry verge with clips
A4	Flat roofs to dormers	Dormer flat roofs, all plots as drawn	Milled lead sheet to BS EN 12588	-	Code 5 milled lead sheet, wood-cored roll detail	Natural lead, patinated		06C, 10B, 29A, 30	Laid in accordance with Lead Sheet Training Academy guidance. Bay sizes to LSTA limits.
A5	Dormer cheeks	Dormer side cheeks, all plots as drawn	Milled lead sheet to BS EN 12588	-	Code 4 milled lead sheet, welted / lapped vertical cladding	Natural lead, patinated		06C, 10B, 29A, 30	Code 4 for vertical cheeks, Code 5 to flat roofs above.

Ref	Element	Location / extent	Material	Manufacturer / supplier	Product reference	Colour / finish	Image	Approved drawing ref	Notes
A6	Flashings, soakers and valleys	All abutments and valleys	Milled lead sheet to BS EN 12588	-	Code 4 soakers; Code 4/5 flashings	Natural lead, patinated		06C, 10B, 29A, 30	
A7	Facing brickwork	All brick elevations, Plots 1-6 and garages	Clay facing brick	Traditional Brick & Stone (TBS)	Hampton Rural Blend facing brick, 215 x 102.5 x 65mm	Red multi blend		06C, 10B, 29A, 30, 11A, 31	
A8	Through-coloured render	Rendered elevations / panels, Plots 1-6 as drawn	Silicone through-coloured render	Weber	Weberpral M Chalk	Chalk White		06C, 10B, 29A, 30	
A9	Windows	All windows, Plots 1-6	uPVC	To be confirmed by contractor	uPVC casement windows	Anthracite Grey		06C, 10B, 29A, 30	
A10	Rainwater goods	Gutters and downpipes, all plots and garages	Anthracite grey uPVC	-	Half-round gutter and circular downpipe	Anthracite Grey		06C, 10B, 29A, 30	
A11	Fascias, soffits and bargeboards	All eaves and verges, Plots 1-6 and garages	Anthracite grey uPVC	-	Fascia, ventilated soffit and bargeboard	Anthracite Grey		06C, 10B, 29A, 30	
A12	Garages - Plots 3 and 4	Detached garages	Brick and clay plain tile	As A1 and A7 above	To match the dwelling served	To match dwelling		11A, 31	

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	Garages - Plots 3 and 4	Garage Doors	Anthracite grey UPVC			Anthracite Grey			

A13

SECTION B - CONDITION 6(c): HARD SURFACING AND MEANS OF ENCLOSURE									
B1	Access road and turning area	Main access and refuse / fire appliance turning area, extent as approved site plan	Bituminous macadam (tarmac)	-	Close-graded surface course to BS EN 13108-1 on suitable base	Black / natural bitumen		12E, 25, 27	Extent of tarmac and block paving as indicated on approved site plan 12E. Construction build-up to be agreed with HCC Highways under the Construction Method Statement (Condition 13).
B2	Shared surface	Shared surface areas, extent as approved site plan	Concrete block paving	Marshalls	Standard concrete block paving	Charcoal		12E	
B3	Parking spaces	All parking bays, Plots 1-6 and visitor spaces	Concrete block paving	Marshalls	Drivesett Tegula	Pennant Grey		12E	Bays to be marked out and available before first occupation (Condition 4).
B4	Footpaths	All pedestrian footpaths within the site	Concrete block paving	Marshalls	Drivesett Tegula	Pennant Grey		12E	Confirm thickness - 50mm is normal for pedestrian-only areas.
B5	Edgings and kerbs	Edges to roads, paths and parking	Precast concrete	Marshalls	Concrete kerbs	self finished		12E	
B6	Boundary fencing	Plot boundaries as approved site plan	Timber close-boarded fencing	-	1.8m high close-boarded fence panels (Green) with concrete posts and gravel boards	Natural timber, pressure treated, Green		12E	