MATERIALS SCHEDULE



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ERECTION OF NINE DETACHED BUNGALOWS ON LAND OFF CROSSGATE LANE, PINCHBECK, SPALDING, LINCS PE11 3XW. EASTING 524282. NORTHING 326509

CLIENT ; MELBOURNE PROPERTIES LIMITED

DATE ; FEBRUARY 2024. V2

PROJECT REF ; JDA/2022/775
LPA REF ; H14-0348-23

This document is part and parcel of a Condition Discharge Application submitted to South Holland District Council

H14-0348-23 – Condition Number 3 - Pre-commencement Condition

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

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External Materials

Facing bricks ;

Clumber Red Stock bricks by Forterra – Main Walling, Soldiers and Cills



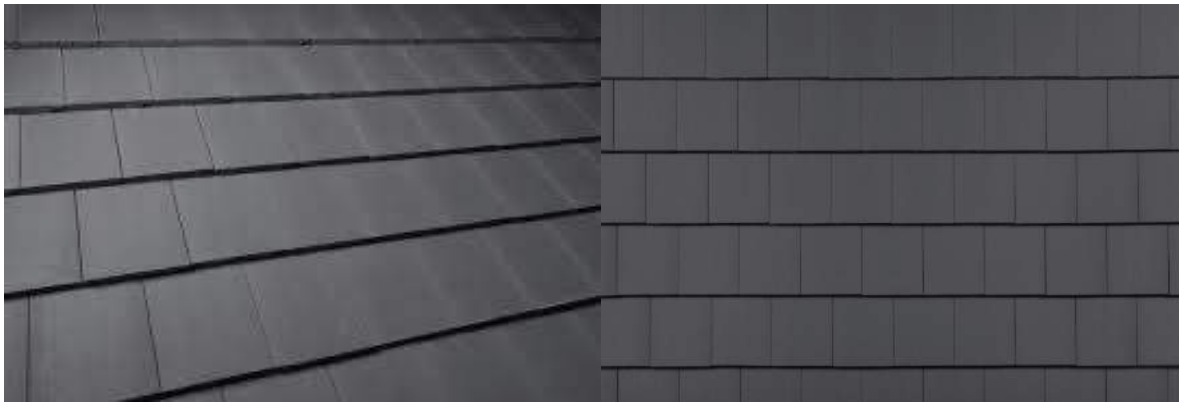
Mortar ;
Pre-mixed M4 Grey mortar to BS EN 998-2 - ready to use with the addition of clean water.
M4 (designation iii) 4 N/mm^2 compressive strength 1:1:4 cement: hydrated lime: sand mortar.
Do not use admixtures unless approved by S.O. All materials are to be measured by using clean gauge boxes. Proportions are for dry sand - allow for bulking if the sand is damp.
Do not use after initial set has taken place, do not re-temper.
Adequately protect new walling against snow or rain by suitable covering when precipitation has begun and at completion of day's work.
Rake out and replace any mortar damaged by frost.
Bricks shall comply with BS 3921. sand to comply with BS 1200 table 1. water to be clean and free from any harmful matter.
All brickwork shall be uniform, true and level, all perpends shall be vertical and in line. joints are to be solid - filled with mortar.
Bricks are to be laid frog uppermost. no masonry is to be laid when the temperature is below 2c.
Movement joints to be provided at the following maximum spacing:
Clay brickwork - 12m.
Calcium silicate brick - 7.5-9m.
Lightweight concrete block - density not exceeding 1,500kg/m3 - 6m.
Dense concrete block - density exceeding 1,500kg/m3 – 7.5-9m.
Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.

Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm.
Additional movement joints may be required where the aspect ratio of the wall (length: height) is more than 3:1.
Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

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Roof Tiles

Russell Roof Tiles – Grampian – Grey



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RW Goods

Brett Martin Cascade - Black PVCU



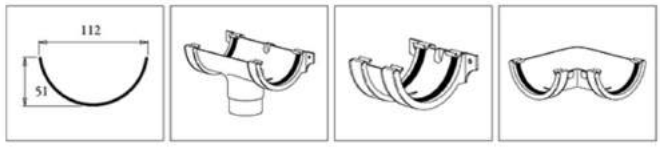
The Roundstyle cast iron style rainwater system is synonymous with traditional cast iron styling and blends perfectly with the architectural detailing on heritage buildings, being virtually indistinguishable from original cast iron systems.

The authentic styling of the Roundstyle system is suitable for both period styled new build and renovation projects alike.

Incorporates 68mm Round Downpipe.

Gutter capacities

		Gutter Flow Capacity Litres per second		Maximum Roof Area m²	
		Level	1:600	Level	1:600
112mm Roundstyle	Outlet at one end	1.00	1.3	48	62
	Outlet at centre	1.82	2.43	87	116



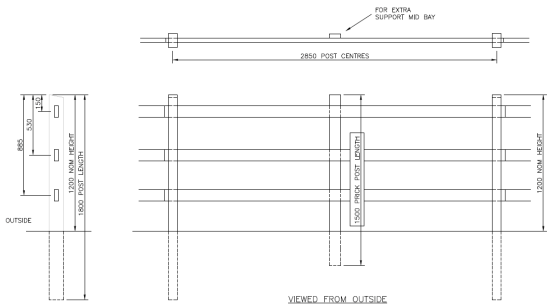
Doors and windows

PVCU – Anthracite Grey – RAL 7016. Flush casements

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Boundary Treatment

Post and Rail fencing (three rail configuration) where shown (bottom extremity of rear gardens)



Post and Rail Fencing

Close Boarded Hedgehog Friendly 1.8m high fencing to side boundaries



CLOSE BOARDED FENCING



Front Boundaries

Estate style steel railings – black -RAL 9005



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Fascias and Soffitts

PVCU – Anthracite Grey – RAL 7016.



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Woodburner Flues - Black

Flue to be fitted in compliance with Approved Document J BS EN 15287, BS EN 1443, BS EN 1806 and manufacturer's details.
All installations must include compliance to the following:
- Flue to be a minimum diameter 150mm or as manufacturer's details
- Flue to have the same diameter as that of the appliance and no smaller than recommended by the manufacturer and at least the size shown in table 2 Approved Document J
- Flue to be continuous and adequately supported throughout its length.
- Number of Joints in the flue to be kept to a minimum.
- Flue to have no more than two offsets and those offsets to be no greater than 45°. Ensure only proprietary manufacturers offset components are used.
- single skin flue pipes must be at distance minimum three times their diameter away from combustible materials or appropriately heat shielded with cement based fire board
- Combustible material should be at least 200mm from the inner surface of the flue
- A suitable register plate must be fitted

- A suitable guard to be provided where a twin wall flue passes through a roof space or cupboard placed no closer than 50mm to the flue.
- Any flue within a void should be provided with appropriate means of access for inspection (min 300 x300mm access panels).
- Flue should be smoke tested. Also test for spillage on completion.
- Flue to be checked on completion to show that it is free from obstructions.

Outlets from Flues. (Non easily ignited roof coverings only)
The top of the flue pipe should terminate:
- 2300mm horizontally away from any openings (i.e. windows) or 1000mm above openings.
- 600mm above any adjoining or adjacent building that is within 2300mm measured horizontally.
- At least 1000mm above flat roofs.
- At least 2300mm (horizontally) from the roof surface

Or

Where the flue is within 600mm (horizontally) away the ridge the flue should extend at least 600mm above the ridge.

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Paths and Patios

Limestone colour concrete slabs



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Drives & Parking Areas

Clee Hill Grey Decorative Aggregate or similar approved

https://www.simplypaving.com/products/decorative-aggregates/clee-hill-aggregate/



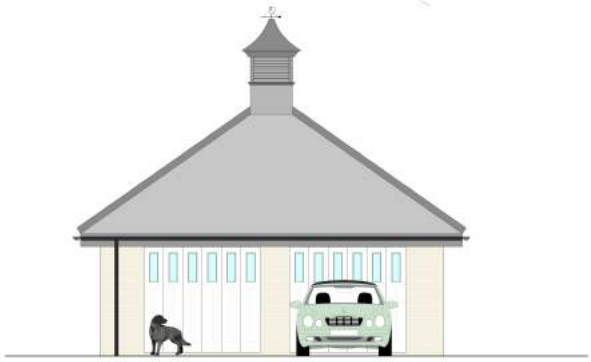
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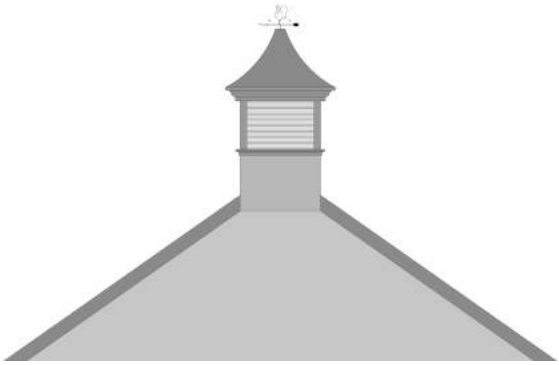
The Main Private Drive and Footpaths

Main Roadway (inc footpaths) in Ashphalt



Cupolas to Garages – Plots One and Nine
GRP by Wessex Products or similar approved





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Garage Doors
Up and over (or sectional) by Samson or similar approved. Anthracite Grey – RAL 7016.





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This Materials Specification has been prepared by John Dickie Associates on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which John Dickie Associates was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). John Dickie Associates accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this Specification



