



MATERIALS & FINISHES STATEMENT

Householder Planning Application & Listed Building Consent

Proposed Loft Conversion and Replacement of Existing First-Floor Rear Windows

17A Hillingdon Road, Uxbridge UB10 0AD

Local Planning Authority: London Borough of Hillingdon

1. Introduction

This Materials & Finishes Statement has been prepared in support of the Householder Planning Application and Listed Building Consent for the proposed loft conversion and replacement of the existing first-floor rear kitchen and entrance windows at **17A Hillingdon Road, Uxbridge UB10 0AD**.

The purpose of this statement is to outline the external materials and finishes proposed as part of the development and demonstrate that the material selection has been carefully considered to preserve the architectural character and historic significance of the Grade II Listed Building. Throughout the design process, particular emphasis has been placed on retaining existing historic materials wherever practicable and ensuring that any new materials remain sympathetic to the existing building.

The specification has been informed by ongoing discussions, site meetings and written correspondence with the Council's Heritage Officer and reflects the recommendations incorporated into the final design.

The proposal includes a modest rear dormer, conservation-style rooflights, **a proposed dormer window to match the existing style and appearance**, the replacement of the existing first-floor rear kitchen and entrance windows with **new windows matching the existing dimensions and style**, and warm roof construction above the existing rafters. Together, these elements have been carefully selected to minimise visual impact, preserve the character of the listed building and support its long-term conservation.

2. Existing Building

The application property retains many traditional architectural features that contribute positively to its historic significance.

The existing roof is finished in natural slate and forms an important element of the building's traditional appearance. Existing timber windows, masonry construction and traditional roof detailing contribute to the architectural character of the property.

Wherever practicable, existing historic materials will be retained, repaired and preserved. Only those elements necessary to facilitate the proposed loft conversion and the approved replacement of the existing first-floor rear kitchen and entrance windows will be altered.

The proposed replacement windows have been designed to match the existing dimensions and style, ensuring the character and appearance of the listed building is preserved.

3. Proposed External Materials

The proposed development has been carefully designed to minimise visual impact and ensure compatibility with the existing listed building.

Main Roof

The existing natural slate roof covering will be retained wherever practicable.

Where replacement slate is required, it shall match the existing natural slate in size, thickness, colour, texture and finish. This approach will ensure continuity of appearance and preserve the traditional character of the roofscape.

Rear Dormer

The proposed rear dormer has been designed as a modest addition positioned on the rear roof slope.

The dormer cheeks will be clad in natural slate to visually integrate with the existing roof covering and reduce its prominence.

A flat roof has been adopted due to the significant headroom constraints within the existing loft. This approach follows discussions with the Council's Heritage Officer and represents the most practical architectural solution whilst maintaining a subservient appearance.

The flat roof will be finished with a high-quality waterproof membrane concealed behind the dormer upstands and will not be readily visible from surrounding public viewpoints.

Windows

The proposed dormer window will **match the existing style and appearance**.

In addition, the existing first-floor rear kitchen and entrance windows will be replaced with **new windows matching the existing dimensions and style**.

The replacement windows have been included following discussions with the Council's Heritage Officer, who confirmed that these works could be incorporated within the current Listed Building Consent application.

The proposed windows have been carefully designed to remain sympathetic to the character and appearance of the listed building whilst respecting its architectural significance.

The proposed windows have been carefully designed to complement the existing rear elevation and minimise visual impact.

Rooflights

The proposal includes conservation-style rooflights incorporating central glazing bars.

These have been selected specifically to reduce visual impact when viewed from surrounding public areas whilst providing appropriate levels of natural daylight within the proposed loft accommodation.

The number and positioning of the rooflights have been carefully considered to balance internal functionality with heritage considerations and follow the advice received from the Council's Heritage Officer.

Insulation

Warm roof construction above the existing rafters is proposed.

This approach provides improved thermal performance whilst reducing the need for significant internal alterations and helping maximise usable headroom within the loft.

Importantly, the warm roof solution reduces intervention to the existing roof structure, limits alterations to the historic fabric and supports the long-term sustainability of the listed building.

4. Heritage Compatibility

The proposed material palette has been intentionally limited and remains consistent with the character and appearance of the existing Grade II Listed Building.

The proposal avoids the introduction of modern materials or detailing that would detract from the building's historic significance.

Instead, the selected materials directly reflect the recommendations provided by the Council's Heritage Officer through ongoing discussions, site meetings and written correspondence during the design development of the proposal.

The use of natural slate, conservation-style rooflights with central glazing bars, **a proposed dormer window to match the existing style and appearance, replacement of the existing first-floor rear kitchen and entrance windows with new windows matching the existing dimensions and style**, and warm roof construction have been carefully incorporated to preserve the architectural character of the building whilst allowing its continued and sustainable use.

The replacement of the existing first-floor rear kitchen and entrance windows has also been designed to preserve the established appearance of the rear elevation by matching the existing dimensions and style.

Overall, the proposal maintains the visual integrity of the listed building whilst enabling sensitive adaptation for continued residential occupation.

5. Sustainability

The proposal incorporates measures to improve the environmental performance of the building whilst respecting its heritage significance.

The introduction of warm roof insulation above the existing rafters will significantly improve thermal efficiency, reduce heat loss and enhance occupant comfort without requiring extensive alterations to the historic internal structure.

The reuse and retention of existing materials wherever practicable further supports sustainable construction principles by reducing unnecessary waste and preserving valuable historic fabric.

The proposed windows will also contribute towards improved thermal performance whilst maintaining the character and appearance of the listed building.

6. Conclusion

The proposed materials and finishes have been carefully selected to preserve the architectural character and historic significance of the Grade II Listed Building.

Traditional materials, sympathetic detailing and conservation-led design principles have been adopted throughout the proposal. The **proposed dormer window, replacement of the existing first-floor rear kitchen and entrance windows with new windows matching the existing dimensions and style**, natural slate cladding, conservation-style rooflights with central glazing

bars and warm roof construction have all been selected to integrate successfully with the existing building whilst respecting its historic character.

The proposal reflects the heritage advice received throughout the ongoing discussions, site meetings and written correspondence with the Council's Heritage Officer and demonstrates a balanced approach between heritage conservation, practical functionality and long-term sustainability.

It is therefore considered that the proposed materials are entirely appropriate for the listed building and will preserve its special architectural and historic interest.