



BSM CROWN ARCHITECTURE

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Re: CONDITION APPLICATION - 26 Dickens Avenue, Uxbridge , UB8 3DL

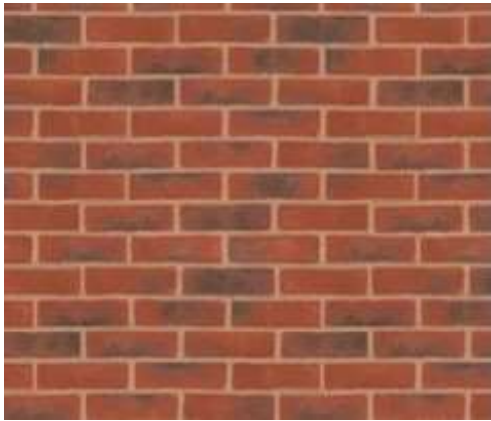
In reference to the **Approval of details reserved by a condition application submission**, for the following Condition:

Condition No.3:

3. Prior to the commencement of any work above damp proof course level of the development hereby approved, details of all materials and external surfaces, including details of the windows, doors, guttering and soffits, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.

REASON: To ensure that the development presents a satisfactory appearance and preserves the character of the Conservation Area in accordance with Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Below is a table outlining the materials to be used for the above-mentioned application site:

		Material details	Example
1.1	All External Walls & Soldier Coursing	Type: Facing brick – red/orange multi stock Manufacturer: Forterra (or similar approved UK supplier) Reference: Red Multi Facing Brick (or equivalent) Finish: Lightly textured / sand faced Colour: Warm red/orange multi	

2.0	Roof and Cladding	Type: Interlocking concrete roof tiles Manufacturer: Marley (or similar approved UK supplier) Reference: Marley Modern (or equivalent) Colour: Brown / dark terracotta Profile: Low-profile interlocking	
3.0	Fascia's	UPVC White	
4.0	Soffit's	UPVC White	
5.0	Rainwater Goods:	UPVC Black	
6.0	Doors: Front door	Material: uPVC / Composite Manufacturer: Solidor / Door-Stop (or similar approved) Colour: Anthracite Grey (RAL 7016) Finish: Smooth Style: Contemporary panel door (with glazed insert where applicable)	

7.0	Doors (Others):	UPVC / Composite White	
8.0	Windows:	Material: uPVC Manufacturer: Eurocell / Veka / REHAU (or similar approved) Style: Casement Colour: White Finish: Smooth Glazing: Double glazed	
9.0	Boundary Treatment	Closeboard fencing	
10.0	Path/Driveway	Type: Standard concrete block paving Manufacturer: Marshalls (or similar approved UK supplier) Reference: Standard Concrete Block Paving Colour: Charcoal Finish: Smooth / lightly textured Laying Pattern: 45° or 90° herringbone (or to match existing where applicable)	

11.0	Pathway & Patio Areas	Type: Natural Indian Sandstone slabs (24mm) Manufacturer/Supplier: Travis Perkins (or similar approved UK supplier) Product Range: Natural Paving Indian Sandstone Colour: Yellow / buff tones Finish: Naturally riven surface	
12.0	Garden Lighting for Pathway & Patio Areas	Type: Low-level waymarker garden lighting Product: Elipta Waymarker 180 Manufacturer/Supplier: Lighting for Gardens (or similar approved UK supplier) Material: Stainless steel Finish: Brushed stainless steel Location: Installed along pathways and patio areas	

Ends