



# Planning Permission, Architecture Designs & Structure Consultants

## EXTERNAL MATERIALS AND FINISHES STATEMENT

### Site Address:

Land adjacent to 51 Bishops Road, Hayes, UB3 2TF

### Condition 4:

All external materials and finishes to be used on the building, all hard ground surfacing materials

### Planning Reference:

64416/APP/2023/1459

### Local Planning Authority:

London Borough of Hillingdon



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## Introduction

This External Materials and Finishes Statement has been prepared in support of the approved development at land adjacent to 51 Bishops Road, Hayes, UB3 2TF. The purpose of this statement is to confirm the proposed external materials and finishes for the development and to demonstrate that they are appropriate to the character and appearance of the surrounding area and the adjacent property at No. 51 Bishops Road.

The selected materials reflect the prevailing suburban residential context of Bishops Road and are intended to ensure that the proposed dwelling integrates comfortably within the existing streetscape.

## Condition 4:

Prior to any works above ground level, precise details of all external materials and finishes to be used on the building, along with all hard ground surfacing materials, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

## Proposed External Materials

### Roof tiles –V2 RED Colour

The roof of the proposed dwelling will be finished with red concrete interlocking roof tiles. This material and colour are characteristic of nearby residential properties along Bishops Road and the wider area. The use of red concrete tiles provides a durable, low-maintenance solution while ensuring visual consistency with adjacent and neighbouring dwellings.

Dimensions Length: 385mm.

Width: 230mm.

Coverage: 16.1/m<sup>2</sup>.

Pitch: 17.5° to 70°.

Batten size: 38mm x 25mm for spans up to 450mm. 50mm x 25mm for spans from 450mm x 600mm.

Fixings: Aluminium nail - 50mm x 3.35mm.



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## External Walls

The external walls of the dwelling will be finished in a smooth render finish. The render will be applied in a neutral, light tone to complement the surrounding built form and to provide a clean, contemporary appearance that remains sympathetic to the established residential character of the area.

The use of render is considered appropriate within the local context, where rendered and painted finishes are present alongside traditional brick-built dwellings.



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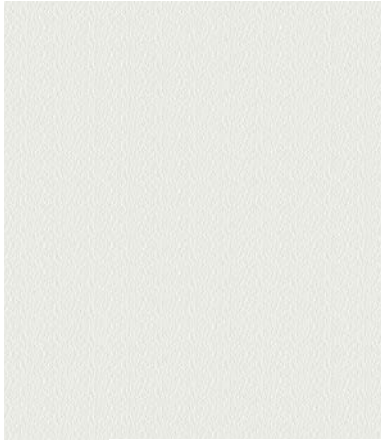
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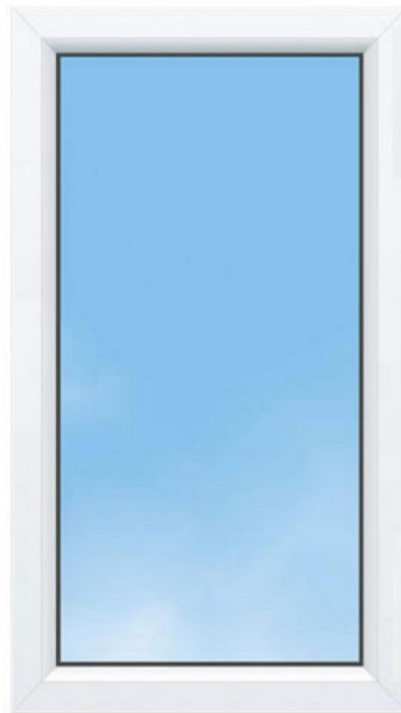


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## Windows and External Doors

All windows and external doors will be double-glazed uPVC units. These will be finished in a neutral colour, such as white or grey, to reflect common window and door finishes found on neighbouring properties.

The proposed uPVC units will provide high levels of thermal efficiency, acoustic performance, and durability, while maintaining a simple and unobtrusive appearance that does not detract from the character of the street scene. The first-floor landing window on the side elevation will be fitted with non-opening Pilkington Level 5 obscure glazing to prevent overlooking and protect neighbouring amenity.



**SIDE OBSECURED WINDOW – UPVC WHITE COLOUR FINISH**



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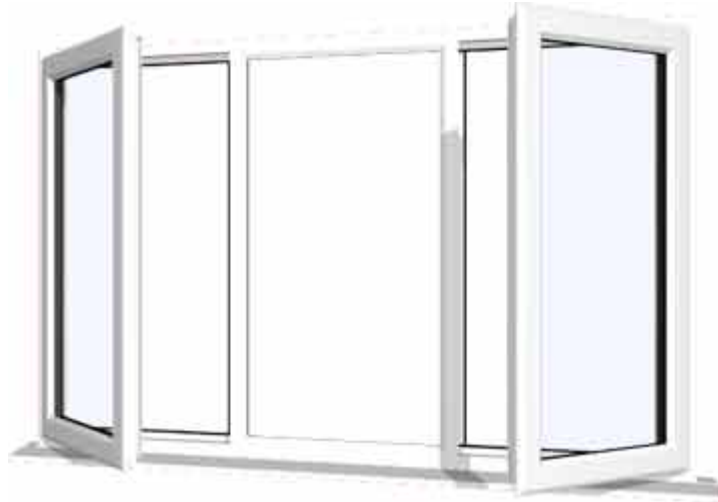
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**FRONT WINDOWS – UPVC WHITE COLOUR FINISH**



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**REAR PATIO DOOR – UPVC WHITE COLOUR FINISH**



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**FRONT DOOR WITH WINDO – UPVC WHITE COLOUR FINISH**



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## Pavedrive 50mm Charcoal Paver

ITEM CODE: 456601167

6 reviews

**£0.25** Ex VAT
£12.50 per m<sup>2</sup>

£0.30 Inc VAT

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An ideal material to use when you need a practical solution that transforms driveways. Pavedrive Pavers are constructed from a hardwearing water-permeable concrete that easily handles constant contact with vehicles

### Benefits

- Functional & Versatile providing a practical solution to any driveway transformation
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- Perfectly coordintes with Charcoal Pavekerb
- Suitable for standard domestic use with 50mm thickness

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4.8 6 Reviews

## CONDITION-4

Hard surfacing which allows water to soak into it will be built with permeable concrete brick paving. The material has open voids across the surface of the material or around the edges of bricks that allow water to soak in. The surface is constructed over a permeable sub-base.



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Height	50mm
Width	100mm
Length	200
Thickness	200mm
Weight (kg)	1,098kg
Coverage (m2)	0.02
Coverage Per	EA
Material	concrete block paving
Load Capacity	3.5 tonnes
Use	external
Colour	Charcoal



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- Overview
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**Manufacturer Code:** KP310501

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## Materials Calculator

[Tiles](#)[Concrete](#)[Bricks](#)[Paint](#)[Hardcore](#)[Loft Insulation](#)

## Dimension

Length (metres)

Height (metres)

## Bricks

Preset

Mortar joint

Brick Length (mm)

Brick Height (mm)

## Materials:

Area (sq m): 1

Bricks required: 60

## Conversion Calculator

[Area](#)[Length](#)[Volume](#)[Weight](#)

Please choose a tool from the menu.

Soft surface

Please note there will be no trees except the grass

Mown grass as per plan.





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## Design and Visual Integration

The combination of red concrete roof tiles, rendered external walls, and double-glazed uPVC windows and doors has been carefully selected to ensure that the proposed dwelling:

- Respects the scale, appearance, and materials of surrounding residential properties;
- Sits comfortably alongside the adjacent property at No. 51 Bishops Road;
- Avoids visually intrusive or overly contrasting finishes; and
- Contributes positively to the overall character of the Bishops Road streetscape.

## Hard Ground Surfacing Materials

### Driveway and Parking Area

The proposed parking and driveway area will be finished in concrete block paving. The paving will be laid in a neutral tone such as charcoal, brindle, or natural grey to reflect materials commonly used along Bishops Road and within the surrounding residential area. Where practicable, permeable block paving will be used to assist with surface water drainage and to reduce surface water runoff.

The selected block paving provides a durable, visually appropriate surface that integrates well with the adjacent property at No. 51 Bishops Road and the wider streetscape.

## Conclusion

This statement confirms that the proposed external materials and finishes are appropriate for the site and its surroundings. The materials are durable, visually compatible with the local area, and consistent with the expectations of the London Borough of Hillingdon.

The development will be carried out strictly in accordance with this External Materials and Finishes Statement unless otherwise agreed in writing by the Local Planning Authority.



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