



[Architecture] [Interior Design]

DETAILS AND MATERIAL SCHEDULE (CONDITIONS 5 & 6)

**DEMOLITION OF 2 EXISTING OUTBUILDINGS AND ERECTION OF
A DETACHED SINGLE STOREY BUNGALOW WITH ASSOCIATED
AMENITY SPACES, VEHICLE PARKING, BICYCLE AND BIN
STORES**

**AT LAND TO THE REAR OF 30-36 STAR ROAD,
UXBRIDGE UB10 0QH, HILLINGDON**

**Allowed under Appeal Ref: APP/R5510/W/22/3297015
Decision Date 14th October 2022**

to:

London Borough of Hillingdon Council c/o Private Residential Property

Council Ref: 6964/APP/2021/3369 dated 5 September 2021

Rev: 00

Our Ref: A-PD-SR-3036-A

Date: January 2023

Prepared by: MGDC LTD

MGDC LTD
246 Watson Heights, Chelmsford CM1 1AP

Tel: 02037 157751
Email: office@mgdc.info

Mob: 07731 387952

Condition 5

No development above foundation level shall take place until samples of all external facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.

The proposal: the demolition of 2 existing outbuildings and erection of a detached dwelling with associated amenity spaces, vehicle parking, bicycle and bin stores

The single storey bungalow includes a pitched central protrusion and a small roof overhang at both ends of the front façade.

The elevations will be finished in off-white colour. The hipped roof will be finished in grey colour roof tiles with visible eaves (characteristic to surrounding area).

The front of the property (facing the external amenity / garden) will have a wide glazed opening in the form of bi-folding and French doors.

EXTERNAL WALLS U value = 0.17.

- external render - Ceresit CT137 Mineral Render 1.5 mm grain (stone texture)
- 100mm. Conc block outer leaf
- 105mm. Cavity with insulation Rockwool 100mm
- 100mm. Conc block inner leaf. Thermal type.
- 12.5mm Plasterboard and skim.

D.p.c, to be min 150mm above outside ground level.

Wall ties to be stainless steel min 225mm long. Space wall ties at 750mm horizontally and 450mm vertically staggered and at every block course 300mm from reveals.

Reveals to be closed with insulated dpc cavity closers.

EXTERNAL FINISH

Ceresit CT137 Mineral Render 1.5 mm grain (stone texture) is used for making thin layer plasters on concrete substrates. The plaster CT137 is manufactured in several colours to be applied as the final layer of the external wall.

- white colour
- approximate consumption of about 2.0 – 2.4 kg/m²
- breathable
- resistant to atmospheric conditions
- naturally resistant to the growth of fungi, algae and mould
- good adhesion
- possibility of machine application
- vapour permeable
- hydrophobic



ROOF. U Value = 0.18. hip type roof

Concrete roof tiles (colour and type to match roofs of neighbouring properties) will have to be fixed on cross battens on roofing battens on 3 layers of felt on Sterling roofing board on 50x150C24 rafters at 400mm centres.

Also fix rafters to a 50x100C24 wall plate strapped to the walls.

Provide lateral restraint straps at gable wall/roof tie level. Fix over min 3 number rafters at 400mm centres.

200mm Rockwool insulation laid between joists with 150mm laid perpendicular over.
U Value 0.11W/m2K.

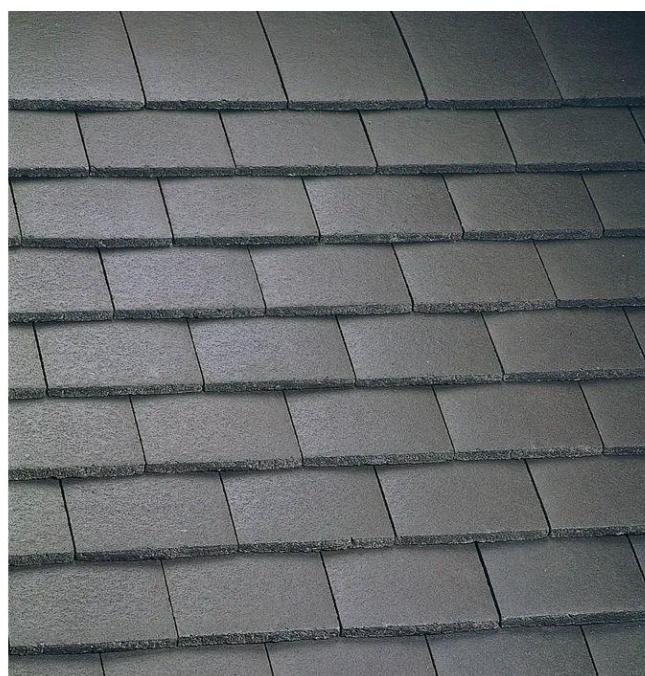
ROOF TILES

Marley Concrete Plain Tile Smooth grey 9S) MA14028

The design of the **Concrete Plain Tile** by Marley is authentic and traditional which means its look matches its astonishing versatility.

the product has been accredited to the *BES 6001* framework standard for *Responsible Sourcing*.

Size of tile 267mm x 168mm

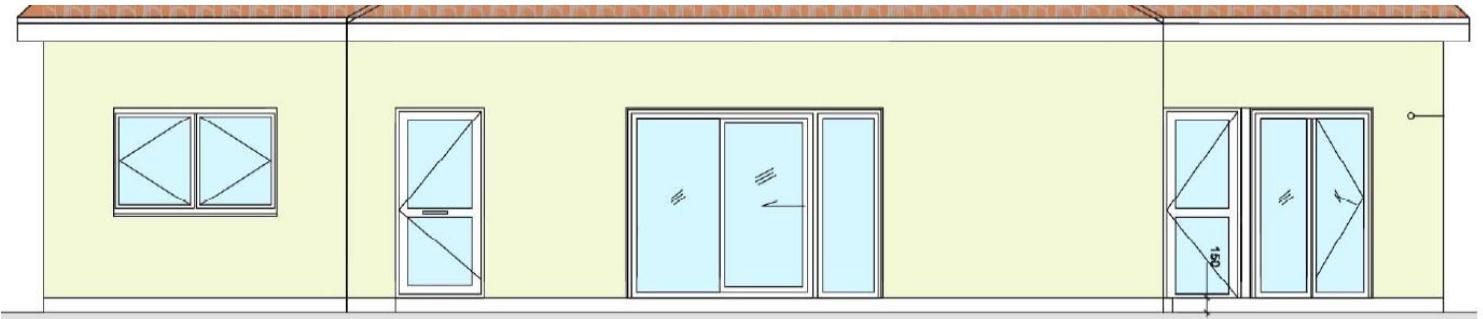


WINDOWS and DOORS

Upvc triple glazed to achieve a U value of 1.6. Use low e Planitherm glazing with a 16mm air gap argon gas filled. Frames to have ventilators. Colour and partitioning in keeping with the local area (white frames). Please see elevation drawings.

Any glazing below 800mm from sill to floor level and aluminium frame Bi-folding Doors to have toughened safety glass to Part K.

Bespoke Windows to match the character of the surrounding buildings with characteristic division and mullions.



About 26% of all domestic heat loss escapes through the windows (Energy Savings Trust) triple glazing out performs the best, most energy efficient double glazed windows and can help lower the heating bills. PVC triple glazed windows can be up to 40% more energy efficient than PVC double glazing.

Frames are made to the same high standards as Double Glazed windows, with multi-chambered profile, internally beaded and with fully welded corners.

A triple glazed glass unit is thicker than a double glazed one and a slimmer internal bead is used to accomodate them.

Triple glazing can also help to reduce noise entering the home from outside.



Condition 6

No development above foundation level shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: - 1. Details of Soft Landscaping 1.a Planting plans (at not less than a scale of 1:100), 1.b Written specification of planting and cultivation works to be undertaken, 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate 2. Details of Hard Landscaping 2.a Refuse Storage 2.b Cycle Storage 2.c Means of enclosure/boundary treatments 2.d Motorcycle Parking Layouts 2.e Hard Surfacing Materials 2.f External Lighting 2.g Other structures (such as play equipment and furniture) 5. Schedule for Implementation. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

1. Details of Soft Landscaping

Schedule of plants and specification

- Existing trees: T1 Sycamore C, T2 Sycamore C, Horse chestnut C – refer to Arboricultural Method Statement for information
- Existing Lawson cypress G1 – refer to Arboricultural Method Statement for information
- New planting:
Native hedge – along the southern, western, and partially northern boundary for natural screening
Mix of:

Crataegus monogyna – hawthorn

A small, rounded deciduous tree with glossy, deeply lobed leaves and flat sprays of cream flowers, followed by dark red berries in autumn
Ultimate height
4–8 metres

Time to ultimate height
20–50 years

Ultimate spread
4–8 metres

Cultivation: Useful specimen trees for town, coastal or exposed gardens. Can be used for hedging



Ilex aquifolium – holly

It is a large evergreen tree, slow-growing when young, with dark, glossy green, usually strongly spiny leaves. Small white flowers in spring are followed by bright red berries, on pollinated female plants

Ultimate height

Higher than 12 metres

Time to ultimate height

20–50 years

Ultimate spread

4–8 metres



Cultivation: Grow in moist but well-drained soil in a sunny position; also suitable for partial shade

Propagation: Propagate by semi-ripe cuttings in late summer or early autumn or propagate by hardwood cuttings in January with bottom heat

Prunus spinosa

It is a small thorny deciduous tree with dark green, ovate leaves, and small white flowers in early spring, followed by ovoid, bloomy black fruits 1.5cm across. If left unchecked, it can produce suckers both upwards and outwards which may become a nuisance, so removal of these is advised unless you require a solid thicket

Ultimate height

2.5–4 metres

Time to ultimate height

20–50 years

Ultimate spread

2.5–4 metres



Cultivation

Easy to grow native shrub or small tree, that can be used for hedging. Grows in any moist well-drained soil in full sun

Propagation

Propagate by softwood cuttings in early summer with bottom heat or propagate by seed

Decorative Landscaping:

Rudbeckia fulgida "Goldsturm" – total 10

It is an herbaceous perennial forming a clump to 60cm in height, with erect stems bearing narrowly ovate leaves and dark-eyed, deep yellow flowers to 12cm across

Ultimate height
0.5–1 metres

Time to ultimate height
2–5 years

Ultimate spread
0.1–0.5 metres

Cultivation: Grow in humus rich, moist but well-drained soil in full sun or partial shade. Able to tolerate drought once established.

Propagation: Propagate by division in spring or autumn



Nepeta racemosa "Walker's Low"-total 7

Has attractive colouring, the flowers being quite a deep blue-mauve, the leaves silvery and aromatic, and the stems dark. Comes into flower in early summer, and will continue into autumn if flushes are deadheaded. It is variable in habit according to growing conditions, and can make a tight mound to 60cm in height in poor soils, or in richer ground grow to 90cm and be more sprawling

Ultimate height
0.1–0.5 metres

Time to ultimate height
2–5 years

Ultimate spread
0.1–0.5 metres

Cultivation: Grow in any well-drained soil in full sun or partial shade



Propagation: Propagate by division in spring or autumn. Propagate by softwood cuttings in early summer

Pruning: Trim after flowering to keep plants compact and to encourage a second flowering

***Echinacea purpurea* – total 7**

An upright perennial with coarsely hairy, ovate or lance-shaped leaves and solitary flower-heads to 12cm across with slightly reflexed, light purple rays and brown central disk

Ultimate height
1–1.5 metres

Time to ultimate height
2–5 years

Ultimate spread
0.1–0.5 metres

Cultivation: Grow in deep, well-drained, humus-rich soil ideally in full sun although they can tolerate some shade

Propagation: Propagate by seed sown at 13°C in spring. Propagate by division in spring or autumn although they resent a lot of disturbance. Propagate by root cuttings from late autumn to early winter.

Pruning: Cut back stems as the blooms fade to encourage further flower production



***Vinca minor “Rubra”* – total 10**

dark purple-flowered periwinkle
A wide-spreading evergreen perennial about 10cm in height, with ovate, dark green leaves and deep reddish-purple flowers 2.5cm in width

Ultimate height
Up to 10cm

Time to ultimate height
5–10 years

Ultimate spread
1–1.5 metres

Cultivation
Easy to grow in all but the driest soils. Flowers best in full sun but very useful for shady areas. Can be invasive



Propagation

Propagate by division in spring or autumn and by semi-hardwood cuttings in summer

Calamagrostis "Karl Foerster" - total 4

feather reed grass 'Karl Foerster'

'Karl Foerster' is a clump-forming deciduous perennial grass with flat, arching leaves to 90cm in length, and bronze flowering panicles that fade to pale brown

Ultimate height
1–1.5 metres

Time to ultimate height
2–5 years

Ultimate spread
0.5–1 metres

Cultivation: Easy to grow in most moist, humus-rich, well-drained fertile soils, but will tolerate all but the poorest soils



Propagation: Propagate by division in mid-spring

Pruning: Cut back old stems to the ground in early spring before growth resumes

***Alchemilla mollis* – total 1**

lady's mantle

An herbaceous perennial forming a clump of softly hairy, light green leaves with scalloped and toothed edges. Small, bright yellow flowers are borne in large sprays just above the foliage

Ultimate height
0.1–0.5 metres

Time to ultimate height
2–5 years

Ultimate spread
0.1–0.5 metres

Cultivation: Will tolerate any soil so long as there is some moisture; suitable for sun or shade.

Prone to self-seeding



Propagation: Propagate by seed in pots in a cold frame in spring or by division in spring or autumn

Deschampsia cespitosa "Goldtau"

- total 7
tufted hair grass 'Goldtau'
A smaller-growing form of *D. cespitosa*, with dark green leaves ageing to golden brown. The long-lasting flower plumes, held up to 75cm, are silvery brown and green, turning warm gold as they mature, giving a shimmering effect

Ultimate height
0.5–1 metres

Time to ultimate height
2–5 years

Ultimate spread
0.5–1 metres

Cultivation: Grows well in well-drained to moist but well-drained, humus-rich soils in full sun or partial shade. Prefers acid conditions

Propagation: Propagate by division in early summer

Pruning: Cut back old stems to the ground in early spring before growth resumes.

***Astrantia major "Alba"* - total 11**

masterwort 'Alba'
'Alba' is a herbaceous perennial with leaves palmately divided and stems bearing branching umbels of small neat pale greenish white pincushion flowers with a ruff of greenish bracts in summer

Ultimate height
0.5–1 metres

Time to ultimate height
2–5 years

Ultimate spread
0.5–1 metres

Cultivation: Thrives in moist fertile humus-rich soil. Sun will improve the foliage colour.

Propagation: Propagate by division

Pruning: Cut back after flowering for fresh new foliage and second flowering. Deadhead before seed ripens to prevent self-seeding



***Brunnera macrophylla* – total 6**

Siberian bugloss

An herbaceous perennial forming a clump to 45cm, with broad sprays of small, clear blue flowers, followed by large heart-shaped, long stalked leaves

Ultimate height
0.1–0.5 metres

Time to ultimate height
2–5 years

Ultimate spread
0.1–0.5 metres

Cultivation: Best grown in moderately fertile, humus-rich soil that is moist but well-drained. A cool site in partial shade or shade is preferred



Propagation: Propagate by division in early spring or take root cuttings in winter

Anthriscus sylvestris "Ravenswing"

- total 9

cow parsley 'Ravenswing'

'Ravenswing' is a decorative cow parsley with deep-purple leaves and pink-tinged flowers. It is a short-lived perennial

Ultimate height
1–1.5 metres

Time to ultimate height
1–2 years

Ultimate spread
0.1–0.5 metre



Cultivation: Grow in any well-drained soil in full sun or partial shade. Cut down to near ground level in early autumn and mulch well

Propagation

Propagate by seed; sow seeds in a cold frame in autumn or spring and select dark-leaved seedlings

Pruning

Deadhead to prevent prolific self-seeding.

Skimmia japonica "Fragrant Cloud"

- total 5
skimmia 'Fragrans'

'Fragrans' is a small, bushy evergreen shrub forming a low dome with aromatic, dark green, obovate leaves to 10cm in length, and dense clusters of small, fragrant white male flowers

Ultimate height
0.5–1 metres

Time to ultimate height
10–20 years

Ultimate spread
0.5–1 metres



Cultivation: Grow in moderately fertile, moist but well-drained humus-rich soil in shade. Full sun may be tolerated when planted in damp soil. Also tolerant of atmospheric pollution and neglect. May become chlorotic if over-exposed to sun or on poor dry soil

Propagation: Propagate by semi-hardwood cuttings in late summer

Hebe rakaiensis "Golden Dome"

- total 3
Rakai hebe

A compact, rounded evergreen small shrub to 90cm in height, with small, bright green leaves and short spikes of white flowers from early summer

Ultimate height
0.5–1 metres

Time to ultimate height
5–10 years

Ultimate spread
1–1.5 metres



Cultivation: Grows well in poor to moderately fertile soil in sun or partial shade and is tolerant of some pollution

Propagation: Propagate by seed sown in containers in a cold frame as soon as ripe. Cultivars will not come true. Root semi-hardwood cuttings in late summer or autumn with added bottom heat

Geranium sanguineum

- total 4
bloody cranesbill

A spreading rhizomatous perennial to 20cm, with palmately lobed leaves divided into narrow lobes, and vivid magenta-pink flower 3-4cm across throughout summer

Ultimate height
0.1–0.5 metres

Time to ultimate height
2–5 years

Ultimate spread
0.1–0.5 metres

Cultivation: Good for rock garden or effective as groundcover

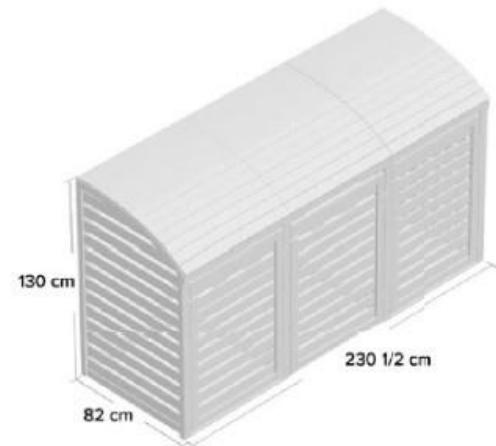
Propagation: Propagate by seed, basal cuttings or division

Pruning: Remove flowered stems and old leaves to encourage the production of fresh leaves and flowers



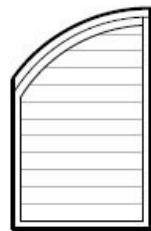
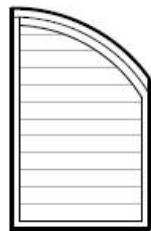
2. Details of Hard Landscaping

2.a Refuse Storage



Overall Height - Top to Bottom	130cm
Overall Width - Side to Side	230.5cm
Overall Depth - Front to Back	82cm
Overall Product Weight	60kg

- Max Bin Size: 106cm H x 74cm W x 74cm D



01 SIDE ELEVATION
1:50

01 SIDE ELEVATION
1:50

01 SIDE ELEVATION
1:50

2.b Cycle Storage

Asgard BIKE STORAGE X 2
Metal Bike Locker - Storage For 2 Bikes
Product code: BL3

<http://www.asgardsss.co.uk/twin-bike-locker>

Twin Bike Locker - Features

Secure bike locker - storage for 2 bikes**

- **Perfect for the side of a house or flat** - compact, secure bike storage.
- **The Twin Bike Locker is made from strong, thick, galvanised (weather proof) steel, which means it is rust resistant.** *Please note this unit does not have an integral galvanised steel floor - this product is bolted down directly to the ground (concrete base)
- **99kg in weight (that's over 15 stone)** - substantial units suitable for public and private use.
- **Made and designed in West Yorkshire with a 10 Year Warranty** - our units are built to last.
- **Fitted with our tough locking system** - excellent secure cycle storage.
- **Pick and drill resistant lock** - beat the thieves!
- **Reinforced handle surround** - for added security.
- **Large single door access** - effortless loading and unloading of your bikes.
- **Multiple units bolt together for additional security** - great for Schools or Councils.
- **An open floor area means there is no restriction on how you store your bike.**
- **Includes 2 kit hooks** - hang helmets and bags with your bikes.
- **The twin bike store can be bolted down to the ground** - using the supplied securing bolts.

- **Self assembly using the easy to follow illustrated instructions.**
- **A full assembly service is available** - professional installation from Asgard.
- **All exposed screw ends are hidden** - safe and secure.
- **A choice of colours** - looks great anywhere!
- **Maintenance free** - no tedious repainting - 10 Year Warranty.
- **Free UK Mainland Delivery***

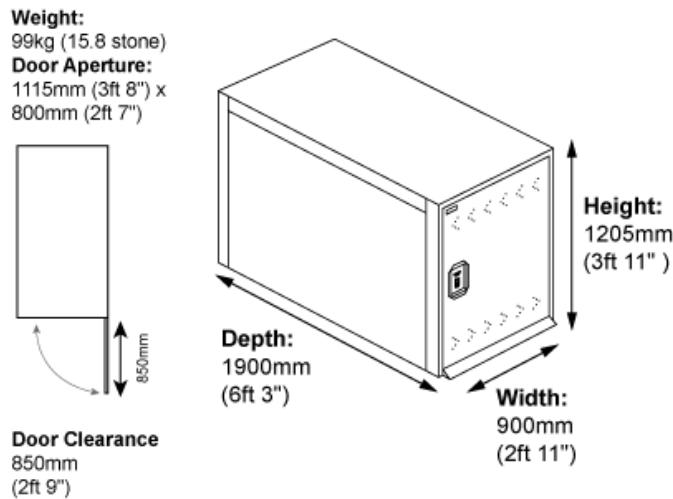
Please note: This unit does not have an integral metal floor - this product is bolted down directly to the ground (concrete base).

Please note: Before installation can take place a level, firm surface will be required. (e.g. concrete, tarmac, patio 50mm/2" thick) before installation. The base must be solid, completely flat and secure. Are you left-handed? The door handing of this unit can be changed for the user (either right-handed or left-handed) and to suit your location - Please specify when placing your order.*

Used by the Police:

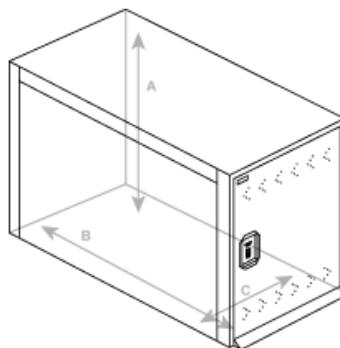
The Asgard Storage for two bikes are considered one of the securest bike lockers on the market and we have supplied our double metal bike locker to the Police.

EXTERNAL MEASUREMENTS



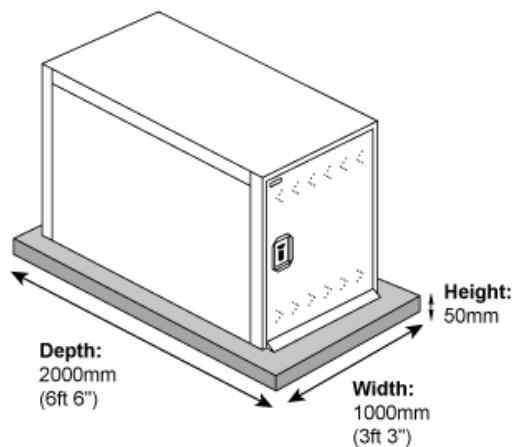
INTERNAL MEASUREMENTS

A. Internal Height:
1170mm (3ft 10")
B. Internal Depth:
1800mm (5ft 11")
C. Internal Width:
840mm (2ft 9")



BASE SIZE

Base Size:
2000mm (6ft 6") x
1000mm (3ft 3")
Base Depth:
Min. 50mm
Recommended:
Concrete,
Tarmac,
Paving Flags



*ALL MEASUREMENTS ARE APPROXIMATE

2.c Means of enclosure/boundary treatments

The 5ft Vertical Tongue & Groove Fence Panel from Forest is a high specification, vertical board panel featuring thick section interlocking Tongue & Groove boards housed in a quality rebated frame with mortise and tenon joints.

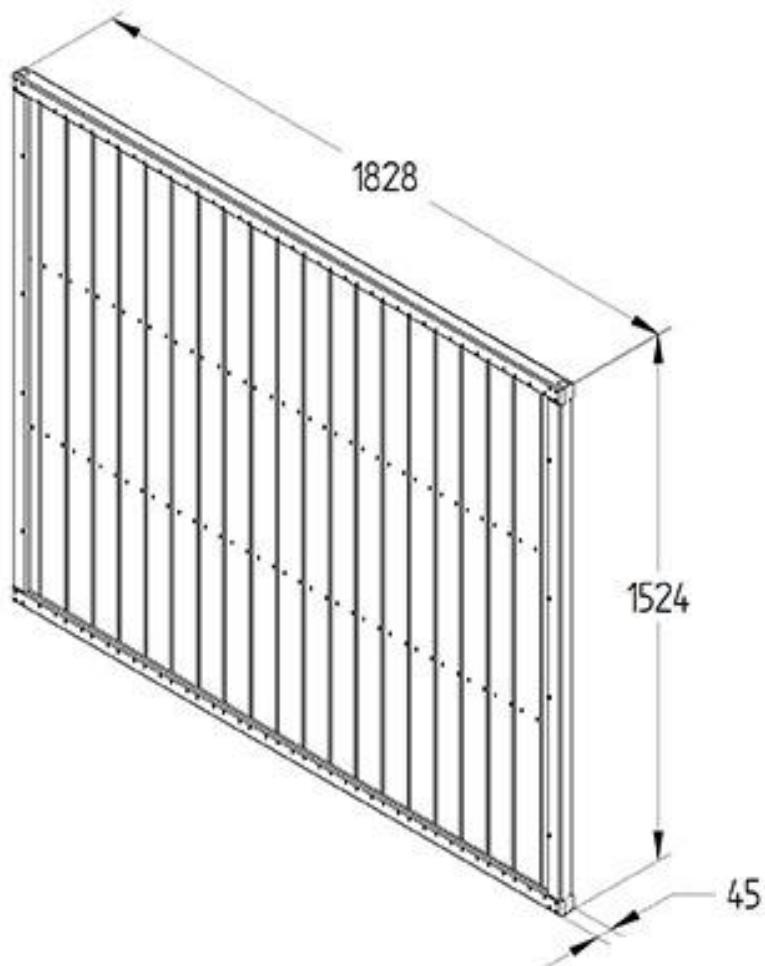
Dimensions 4.5 x 183 x 152cm

This contemporary panel is ideal for garden boundaries or divides where privacy or security is required. With Pressure Treated smooth planed timber all-round, this strong panel is built to last and look great.

The timber is Pressure Treated to give a 15 year Anti-Rot guarantee

- Premium quality Interlocking boards in a rebated frame
- 12mm Tongue & Groove boards for a strong and long lasting panel
- Contemporary fence panel with clean vertical lines
- Smooth-planed timber is Pressure Treated for a longer life
- 5ft height and excellent build-quality offer a high level of privacy and security
- 15 year Anti-Rot guarantee
- Manufactured from FSC certified timber from sustainable sources



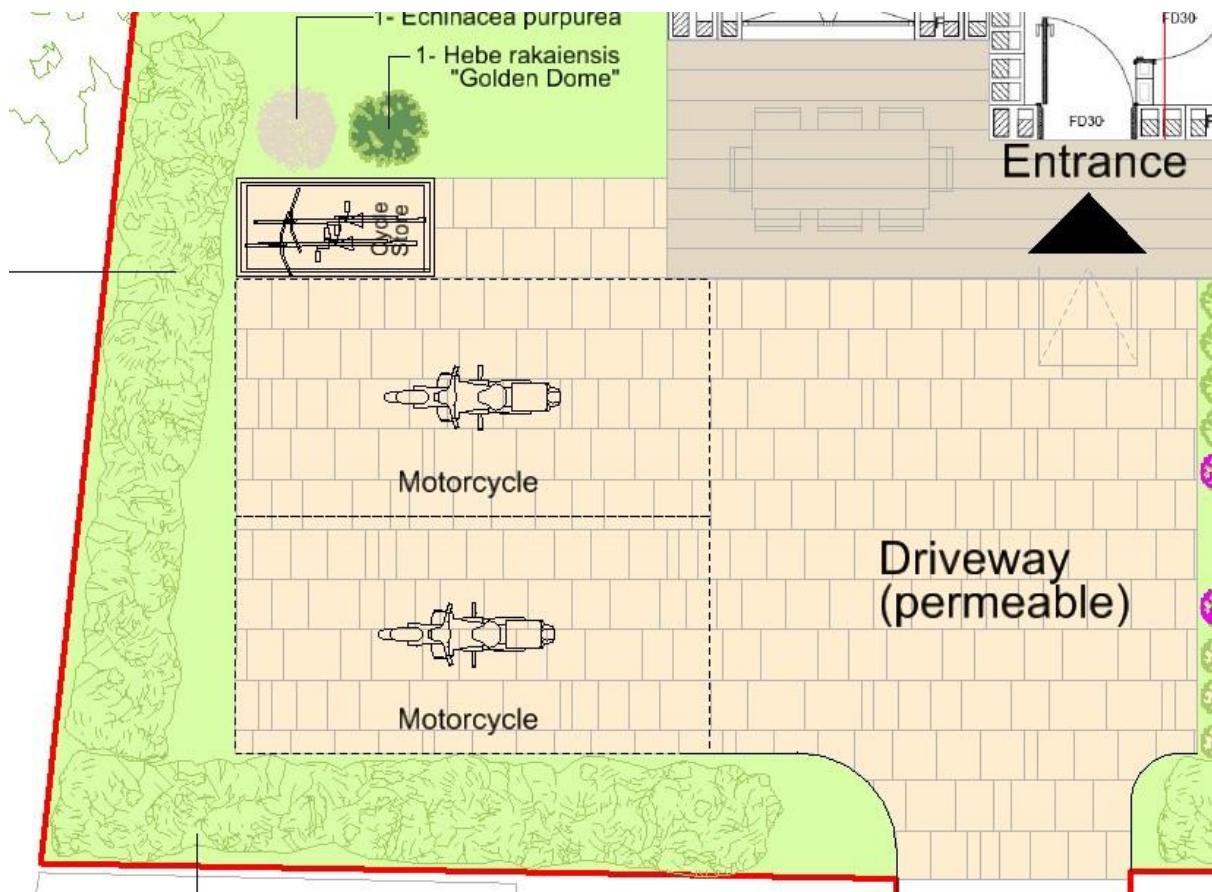


FRONT OF PANEL



BACK OF PANEL

2.d Motorcycle Parking Layouts



2.e Hard Surfacing Materials

Front driveway – permeable block paving Burnt Ember Beamish Cobble Block 50mm. Beamish Cobbles can produce a truly authentic driveway. The genuine random cobble appearance is created using two widths of block, 170mm and 130mm, incorporating four varying lengths.



Front patio/decking will be made of composite decking by Deck Plus
Deck boards are exceptionally sturdy and weather resistant. All of the boards in the WeatherDek range come with a 10 year warranty as standard. The only maintenance required is an occasional wash.



2.f External Lighting

ELLUMIERE Stainless Steel Outdoor Low Voltage LED Bollard Light 3W

Range: Landscaping

Depth: 120 mm

Height: 360 mm

Width: 110 mm

Finish: Stainless steel

Bulb Type: LED

Bulb Supplied: Yes

Depth: 120 mm

Height: 360 mm

Width: 110 mm

Finish: Stainless steel

Bulb Type: LED

Bulb Supplied: Yes

Energy Efficiency

Rating: A

Wattage: 3W

Voltage: 12V

Lumens: 40lm

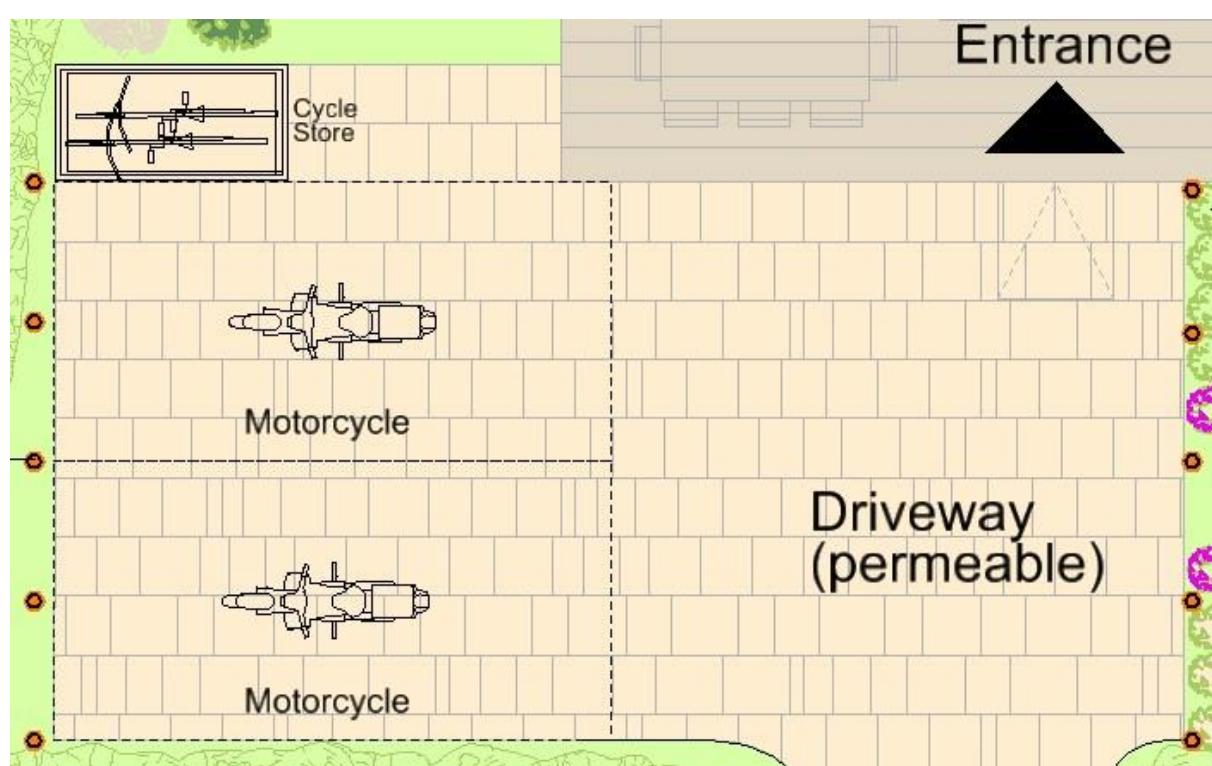
Power Type: Mains

IP Rating: IP44

PIR Sensor: No



High quality, durable and fully waterproof material. Includes 0.5m of robust above or below ground cable and easy to install non rust base or spike fixing options



5. Schedule for Implementation

TASK	DURATION	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36
Small Building	33 days																		
+ Site Work	2 days																		
+ Foundation	4 days																		
+ Rough Framing	6 days																		
+ Exterior Walls	11 days																		
+ Roof	7 days																		
- HVAC	9 days																		
Install Furnace	4 days																		
Duct Mains	5 days																		
Seal Ducts	2 day																		
Utility Connections	1 day																		
Startup	1 day																		
+ Electrical	8 days																		
+ Plumbing	6 days																		
+ Drywall	4 days																		
+ Interior Finishes	8 days																		