

Application 78935/APP/2025/2287
Discharge of Conditions

Condition 4 – External Materials Schedule

The proposed development is situated within the Ruislip Village Conservation Area and involves alterations to a Locally Listed Building. All materials have been selected to preserve and enhance the character and appearance of the existing building and surrounding townscape.

Brickwork

Existing brickwork to the front and rear elevations will be retained and refurbished. Any new brickwork required for minor infill or repair will match the existing in colour, texture, size, bond pattern, and mortar type. The existing bricks are a red rustic-stock with a light mortar joint, characteristic of early 20th-century construction.

New Bricks – Hanson London Brick Rustic 65mm.



Roofing Materials

Roofing Materials – Bauder Single Ply Membrane with Green Roof

BauderGREEN XF 301 sedum blanket
pre-cultivated vegetation blanket on a patented nylon loop and geo-textile base carrier with special substrate and a pre-attached integral 8mm moisture retention fleece.

BauderGREEN AL 40 sedum blanket edge trim
perforated edge/drainage trim.

BauderGREEN SDF
multifunctional drainage, filtration and protection layer manufactured from ultraviolet resistant nylon woven loops which are thermally bonded to geo-textile filter fleece facings.

Bauder Waterproofing (all four types are suitable)
Shown here in single ply



Windows

All new windows will be Ultimate Rose Collection UPVC Sash with traditional mechanical joints to replicate those of traditional timber sash windows.

Ultimate Rose Features & Options



For sheer conservation-grade timber authenticity, Ultimate Rose is simply unbeatable. It offers the perfect traditional look with an incredibly slim 35mm midrail, authentic joinery-style mechanical joints and state of the art seamless construction.

With a range of customisation options, Ultimate Rose can be styled to suit any project from Georgian through to modern new build. Plus with the modern performance benefits of uPVC, it offers excellent energy efficiency, security and noise reduction, all in a maintenance-free package.

Ultimate Rose is indistinguishable from original timber sash windows, even up close.

STANDARD FEATURES

- 35mm seamless midrail
- End-sealed true mechanical joints
- Seamless Dolphin horns
- Foiled finish as standard
- Slim profiles
- Chamfered putty lines on outside, sculptured ovolo on inside
- Exclusive chamfered astragal bar profile
- Deep bottom rail
- Traditional globe furniture
- A rated energy efficiency 1.5 W/m²K
- 32dB acoustic reduction
- Tilting sashes

OPTIONAL EXTRAS

- Wide range of foiled finishes
- Sash horns - Seamless Emperor, Seahorse or no-horn option
- Chamber Cover
- Removable internal staff bead
- Cill options - Deep flush, 225 projecting
- Enhanced energy efficiency to 1.4 W/m²K (glass) or 1.2 W/m²K (glass + ThermoVFlex)
- Trickle vents - Frame, sash, overhead, Eclipse
- Enhanced security - Part Q, PAS24, Secured by Design
- 37dB noise reduction with acoustic glazing



Rose
collection

Trickle vent will be external concealed 'Eclipse'.



Rose Collection Trickle Vent Options

This short guide outlines the trickle vent options available on Rose Collection sash windows when trickle vents are required to comply with building regulations and Approved Document F: Ventilation.

Key: **UR** - Ultimate Rose **HR** - Heritage Rose **CR** - Charisma Rose

Eclipse



Concealed overhead



Through frame



Through sash *Intermediate top sash on UR & HR



Front Entrance Door – Apartments

The existing timber double front doors will be retained and refurbished. No alteration to the opening is proposed. The doors will be repainted in gloss black and retain their original panel mouldings and proportions, ensuring continued contribution to the High Street's character.



External Metal Staircase

The rear access staircase will be constructed in galvanised steel and finished in powder-coated black (RAL 9005) to match neighbouring properties. Stair treads will be open-grate metal, and the balustrades will be formed from vertical steel bars with a clean, unobtrusive profile that complies with safety regulations.



Privacy Screens

Privacy screens will be installed along the edge of the external staircase and rear terraces to prevent overlooking. The screens will be:
Constructed with powder-coated metal frames and opaque/frosted toughened glass panels.
Fixed directly to the staircase or terrace balustrade (not boundary walls).
1.8 metres high at upper landings.

Designed to maintain daylight to surrounding spaces while providing effective screening.



Terrace Surfacing

All terraces will be surfaced using concrete or porcelain paving slabs laid on a pedestal system suitable for use on flat roofs.

Slab size: approx. 600 x 600mm

Colour: light to mid-grey, with anti-slip surface and low reflectivity.

Terrace edges will be enclosed by balustrades or parapets as per the approved plans.