Proposed Building Materials

Planning Reference: PP-13105573

Site Address: Self Build Plot
Malting Lane
Ellington
PE28 0AA

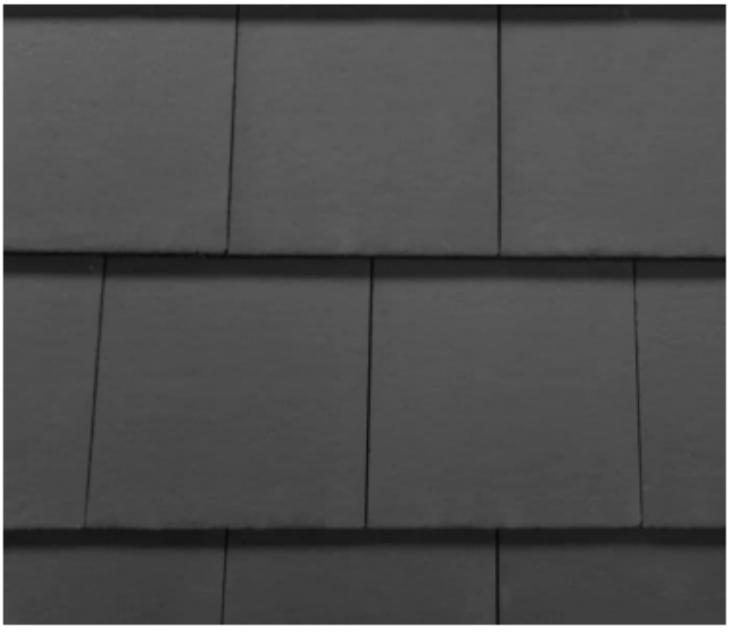
Date: 27th June 2024

Roof Covering:

Sandtoft Calderdale Edge Concrete Roof Tile
Dark grey, smooth finish

The majority of the roof covering will be solar panels, integrated into the roof for a cleaner look. To ensure the panels blend in as much as possible, a smooth concrete tile is being proposed that will blend with the solar and reflect the dark nature of the roofs of the existing properties in Malting Lane.

Solar panels to be an integrated system, with an all black appearance.



Cladding:

North & West facades:
Hardiplank fibre cement board in anthracite grey

To the north and west, a fibre cement board with enhanced fire rating that will aid in disguising the build from the A14 view, be easy to clean and not show any debris from the A14.

South & East facades
Cladco composite wall cladding in ivory

To the south and east, a low maintenance cladding manufactured from 100% recycled materials with UV stability and a long life span. The ivory colour chosen to reflect the lighter appearance of Grove Cottage and chosen above render as it will last longer and be easier to clean if it does become dirty from the A14.





Window Surrounds:

Surrounding the 3 ground floor south facing windows, and the east facing garage windows.

Channel cladding larch surround, treated with clear UV Osmo Oil.



Solar Canopies:

Both the first floor and ground floor solar canopies will be constructed using powder coated aluminium, to a matt anthracite grey colour, RAL 7016.

Rainwater Goods:

Smooth anthracite UPVC gutters, downpipes, fascia & soffit.

Doors & Windows:

Doors and windows passive triple glazed, finished in matt anthracite grey RAL 7016. Garage door anthracite aluminium.

Windows on the first floor bedrooms will be side hung, with a single opening panel and a fixed panel, to operate as fire escape windows.

All other windows will be fixed panels to aid the mechanical ventilation system and efficient operation to the passive standards, and to reduce the ingress of pollution and noise from the A14.

Hard and Soft Landscaping:

Layout can be seen on the submitted site plan.

Patio Tiles:

Austral Pearl Outdoor Porcelain Tiles, a light colour tile to match that of the cladding and stay cool in the direct south facing sunlight.

These tiles will be used for all hardstanding areas from the front path around to the patio on the site plan.

https://www.tilewarehouse.co.uk/austral-pearl-20mm-outdoor-tile/



Fences:

Fences are to be erected as per the development to the south of the build plot and the responsibility of Rose Homes, the developer, and approved as per their existing planning consents.

Driveway:

Access strip via malting lane, to the north of the Anglian Water pumping station to be retained in the existing block paving. The addition of brass studs by Rose Homes as per their approved request to relocate the public footpath, and existing approved picket fence.

Beyond the entrance gate into the driveway to be gravel retained with a grid system, filled with a white limestone gravel.



Raised Beds:

Raised beds to be built within the area marked on the site plan. Constructed with treated timber to a height of no more than 600mm.

Bin & Cycle Stores

A bin store and cycle store to be constructed on site, and clad in the same Ivory cladding as the property. Located as per the site plan on the southern boundary.

Planting:

Two apple trees to be planted, one at the south east corner of the plot, outside of the 3m anglian water easement. The second to be planted on the north east side of the house, to soften the view as you approach from Malting Lane.

The trees planted would likely be 3-4 years old and approx 2m high when planted.

Thornless blackberry bushes to be planted along the north aspect picket fence, separating the driveway from the public footpath. Remainder of the garden to be laid to lawn.