

SCHEDULE OF MATERIALS

Norbook house, Upper Warren Avenue, Caversham, Reading RG4 7EB

July 2022

Planning Condition No. 03

"No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority".

	Specification
Timber windows	Painted (white) hardwood/ engineered redwood timber casement/sash/fixed windows (as applicable) with 24mm double glazing to meet Building Regulations. Timber glazing bars where shown on elevations, with ovolo profile. No trickle vents.
Timber entrance door	Painted hardwood/ engineered redwood timber insulated door, with 6 panels and brass ironmongery.
Glazed timber doors	Painted (white) hardwood/ engineered redwood timber insulated door with 24mm double glazing and brass ironmongery.
Steel windows and doors (to rear & courtyard)	Powder coated frames (dark grey/ black colour), with double glazed units and 29mm glazing bars as shown on elevations.
Garage doors	Double timber external doorsets, painted finish, with glazed upper panels.
Brickwork walling below dpc	Painted English bond brickwork to match rendered wall colour.
Rendered walls	Lime based mortar (Saint-Astier or sim), 15mm thick coat, with flat/ sponge finish, painted white/ off-white.
Stone sills	Reconstituted Portland stone sills
Parapet	Reconstituted Portland stone, weathered coping with fall to rear/ roof.
Pitched roof	Natural grey slate tiling, with mortar bedded slate grey, clay ridge & hip tiles with lead valleys/ flashings/ soakers.
Flat roof	Reinforced bitumen membrane roofing, with dark grey finish.
Rainwater goods	Black Cast Iron rainwater pipes, gutters, soil & vent pipes and brackets. To have a semi-gloss finish.

For external hard landscaping materials, please refer to Landscaping proposals by Colony Architects submitted under Condition 5 with this application.