

CONDITION 3 - Building Materials rev C

The development proposed is the demolition of the existing 4-bed bungalow and replacement with 2x5 bed properties, including highways and landscaping. Re-submission of refused application 14/1660 – Planning ref 150

Building Plot	Roof	Main 2 storey house element	1.5 Garage wing element	Window, doors & Fascia's
Plot 1	Forna Especial Spanish Natural Slate & Single ply membrane flat roof	Grey brick mix. Vandersanden , 'Leto', 'Morgan' and 'Rega' See images on following pages	Vertical timber board cladding – stained black. See images on following pages	Grey metal framed double glazed windows
Plot 2	Forna Especial Spanish Natural Slate & Single ply membrane flat roof	Vertical timber board cladding – stained black. See images on following pages	Grey brick mix. Vandersanden , 'Leto', 'Morgan' and 'Rega' See images on following pages	Grey metal framed double glazed windows

Material Specification

1 – External brickwork

Vandersanden – Rega (majority, approx
70 %)



Vandersanden – Leto (majority, approx
20 %)



Vandersanden – Morvan (majority, approx 10%)



Material Specification

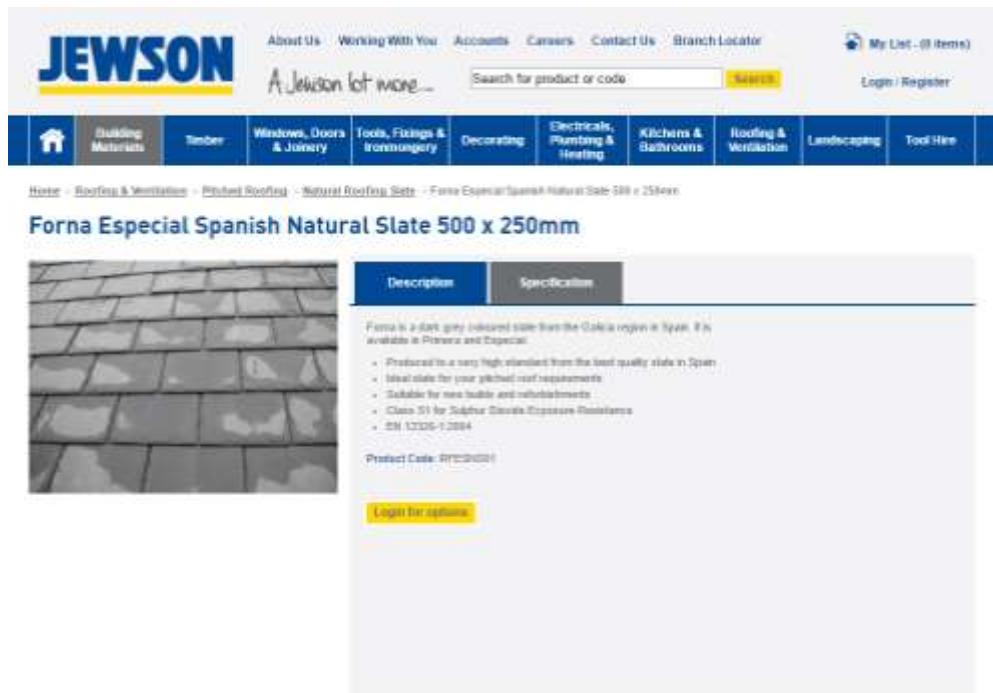
1 – Timber cladding

Black stained vertical timber cladding boards



Material Specification

2 – Slate roofing- Applied to sloped roof, dormer roofs and dormer cheeks



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Home - Roofing & Ventilation - Pitched Roofing - Natural Roofing Slate - Forna Especial Spanish Natural Slate 500 x 250mm

Forna Especial Spanish Natural Slate 500 x 250mm

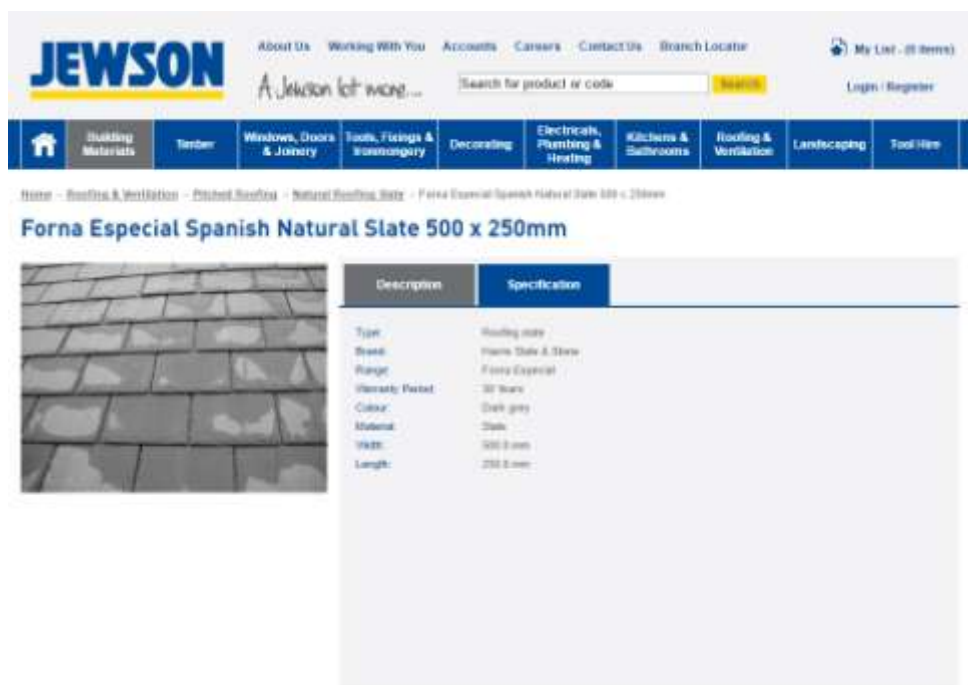
Description **Specification**

Forna is a dark grey coloured slate from the Galicia region in Spain. It is available in Forna and Especial.

- Produced to a very high standard from the best quality slate in Spain
- Ideal slate for your pitched roof requirements
- Suitable for new builds and refurbishments
- Class D1 for Sulphur Dioxide Exposure Resistance
- EN 12325-1:2004

Product Code: RPS2000

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Home - Roofing & Ventilation - Pitched Roofing - Natural Roofing Slate - Forna Especial Spanish Natural Slate 500 x 250mm

Forna Especial Spanish Natural Slate 500 x 250mm

Description **Specification**

Type: Roofing slate

Brand: Forna Slate & Stone

Range: Forna Especial

Externally Fixed: 30 Years

Colour: Dark grey

Material: Slate

Width: 500 mm

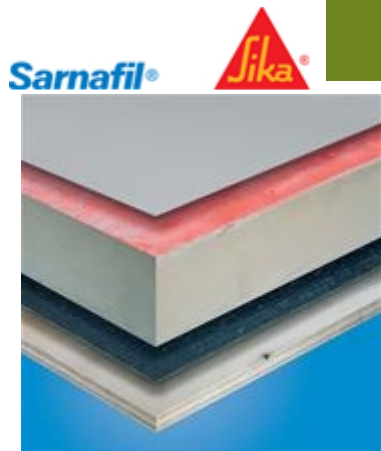
Length: 250 mm

Material Specification

3 – Flat roofing- Sarnafil single ply membrane

Sika Sarnafil

n55Plus



Sarnafil G410-EL

By Sika Sarnafil

Detailed description

PVC-P single-ply membrane for adhered and ballasted warm roofs.

Sarnafil G membranes are manufactured using a state of the art extrusion coating process that eliminates shrinkage and plastic memory and produces a dynamically stable membrane. In the coating process, a glass fibre carrier is coated on both sides with liquid Platisol, prior to the application of a lacquer coating on the upper surface and laser marking of the membrane surface for identification. The unique lacquer coating eliminates the need for biocides, provides the membrane with an easy to clean surface and prolongs the life of the membrane by reducing plasticiser loss.

The process enables between 2% and 5% of recycled material to be used in the production of new membranes.

Performance:

Certified by BBA, in their opinion, to have a "life expectancy in excess of 40 years" for exposed applications, with periodic maintenance as stated below.

A planned maintenance cycle, including inspections by the Certificate holder at minimum intervals of five years, should be introduced if an extended service life is required. The Certificate holder can advise on methods of extending the service life. This could include the use of thicker membranes, specific maintenance requirements or localised replacement and repair. Should the maintenance cycle not be followed Sarnafil G/S membranes have been given, by the BBA in their opinion, a life expectancy of "in excess of 35 years".

Should the maintenance cycle not be followed Sarnafil G/S membranes have been given by the BBA a life expectancy of 'in excess of 35 years'.

Installation:

In adhered applications Sarnafil G410-EL is adhered directly to the substrate or a suitable thermal insulation board with Sarnacol 2170. Laps are then hot air welded to form seams which are stronger than the membrane itself.

In warm ballasted applications the G410-EL membrane is loose laid, with all overlapping joints hot air welded prior to the application of a protection/ filter fleece and the chosen ballast system.

Installation is carried out by Sarnafil trained contractors.

Product guidance - As Standard

Width:

2.0 m.

Length of roll:

20 m (15 m for 1.8 mm thick membrane).

Weight:

- 1.2 mm thick: 1.50 kg/m².
- 1.5 mm thick: 1.90 kg/m².
- 1.8 mm thick: 2.30 kg/m².

Options

Thickness:

1.2 mm standard thickness. Ballasted applications require a membrane at least 1.5 mm thick.

Colour:

Available in standard colours. Other Colours may be available, subject to a lead time and minimum order quantities.

Accessories:

- Sarnafil Constant Force post: Cable-based fall arrest and restraint system.
- Sarnafil Double L: High drainage capacity insulated rainwater outlet.
- Sarnafil heat weldable lightning conductor clips.
- Sarnametal: Galvanized metal sheet with Sarnafil G410-12EL factory laminated to it, for use in prefabricate flashings and drip details.
- Sarnaplast 2235: Elastic one-part silicone sealant for sealing edges and perimeter upstand flashing terminations.
- Primer 110: Surface primer creating a key for Sarnaplast 2235.
- Double L rainwater outlets: Insulated outlets.
- G/S rainwater outlets: Injection moulded PVC outlets and scuppers.

Product specification

Manufacturer

- Name:	Sika Sarnafil
- Web:	www.sarnafil.co.uk
- Email:	sarnafilroofing@uk.sika.com
- Tel:	+44 (0)1707 394444
- Fax:	+44 (0)1707 377300
- Address:	Watchmead, Welwyn Garden City, Hertfordshire AL7 1BQ

Product reference	Sarnafil G410-EL
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Thickness	1.2 - As standard. 1.5 1.8
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Colour	Copper Patina Green Lead grey Light grey White RAL 9016 SR (solar reflective)
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Accessories

- [Sarnafil Constant Force post]
- [Sarnafil heat weldable lightning conductor clips]
- [Sarnametal]
- [Sarnaplast 2235]
- [Primer 110]
- [Double L rainwater outlets]
- [G/S rainwater outlets]

Material Specification

4 – Window – Powder coated aluminium window system
Tecnal FY 65 (visible) with pressed aluminium cills to
match – Colour RAL9018 (light grey)

FY 65 WINDOW

A Technically Advanced Window System for Contemporary Fenestration Design

The FY 65 high performance window is Technal's most innovative window system to date, bringing a host of technical advancements and design features that will enhance almost any fenestration project.

It offers:

- Exceptional security, thermal, acoustic and weather performance
- Unparalleled aesthetics

Share One single system available in numerous configurations.



A Fresh, Modern and Intelligent Window Solution

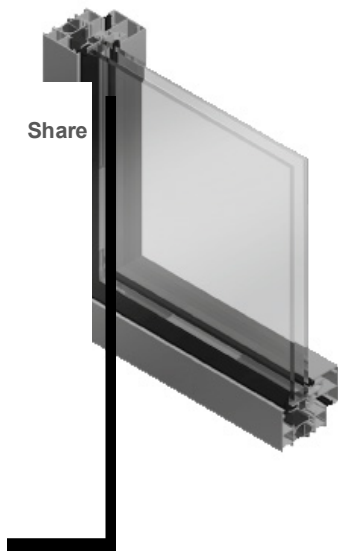
FY 65 uses a 65mm deep profile and common components to give architects, contractors and fabricators the benefit of an extensive choice of construction options, combined with ease of specification and maximum

efficiency in manufacturing.

It is available in two distinctive casement styles for even greater design freedom:

- A stylish 'visible' opening frame with an infill of up to 52mm for a contemporary finish
- A patented 'minimalist' opening frame with slim, subtle sight lines to reduce the visible aluminium and a glazing infill of up to 42mm.

FY 65 MINIMAL



FY 65 VISIBLE



Applications for the FY 65 window include education and healthcare buildings, apartments, office schemes, retail developments, sports centres and custodial facilities.

FY 65 – Key Features and Innovations

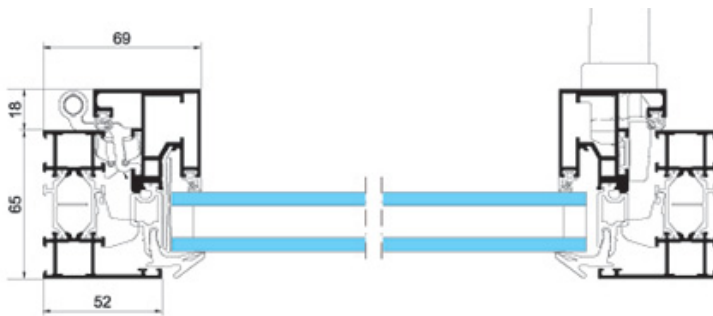
- **Outstanding thermal performance** - A 24mm double glazed unit with a typical window size of 1.25m x 1.48m can achieve U_w values as low as 1.3w/m²K
- **Robust construction** - The system is sufficiently robust to facilitate large sizes of up to 2.5m x 1.4m; weighing up to 160kg
- **Concealed drainage** - On both the opening and fixed frames, removing the need for unsightly caps
- **Concealed tilt/turn hinge option** - An important feature to improve safety for education, health and

- **Concealed tilt/turn hinge option** - An important feature to improve safety for education, health and custodial projects and to create a high standard of aesthetics with attractive, clean lines
- **A choice of secure locking systems** - Up to 6 point, and with or without key operation according to the level of security required
- **Cill and trim options** - Cills can be specified in different styles and clip-on trims can be supplied to enhance the 'minimal' opening frame option
- **Easy access balcony doors** - A specially-designed low threshold for ease of access whilst ensuring optimum weather resistance
- **Attractive, robust and ergonomic window handles** - Exclusive to Technal, the handles can be anodised or finished in a full range of colours to complement the window profiles and can be adapted for use on doors and sliders to provide consistency through a project
- **Anticipating future regulations** - FY 65 windows meet the BS EN 14351-1 standard for windows and doors, and is designed in line with current building standards and to anticipate future requirements
- **High levels of security** - The system is fully tested in accordance with the European standard BS EN-1627-30 achieving RC2 for burglar resistance for further reassurance and security
- **Balanced aesthetics** - The two leaf opening option benefits from a centred handle.

Share variations

is a complete window system which gives architects and contractors the flexibility to meet project requirements and to have a number of visually-consistent window types on a single building. The variations include:

- Composite or ribbon glazing with fixed, transom or side lights
- Curtain walling inserts
- Balcony doors, both inward or outward opening
- Top, side and bottom hung windows, either projecting or on butt hinges
- Vertical or horizontal pivots with an option of concealed or visible pivot mechanisms
- Tilt/slide and tilt/turn windows
- Parallel opening windows for optimum ventilation
- Single and double leaves for both windows and balcony doors.



Open-in, double vent, concealed hinges

Patented Design

Four patents have been awarded for innovative window design. These are for the modular door locking system for the balcony door, the clip-on trim for the 'minimal' option, the turn-around gasket, and the expanding corner cleat which offer improved performance and manufacture. Two further patents are pending for aesthetic quality.

Thermal Performance

- **U_w**: window thermal loss
- **S_w**: Solar factor
- **L_{Tw}**: Light transmission

Weather performances

WEATHER PERFORMANCE A.E.V. (AIR, WATER, WIND)

Frame under ITT (Initial Type Test)

Configurations Special Openings	Size H x W in m H x W	Report n° Classification	Q4	Q100	
Share Minimal pivot (visible pivot)	1.7 x 2	A3 E8A VC4	404/12/276-4 FCBA	0.41	3.54
Minimal pivot (concealed pivot)	2.2 x 1.8	A4 E6A VC4	404/12/413-5 FCBA	0.08	0.72
Open-in					
1 leaf Tilt/Turn window	1.6 x 1.2	A4 E1050 VC4	404/12/111-1 FCBA	0.06	0.52
1 leaf Tilt/Turn window	1.6 x 1.2	A4 E1050 VC5	404/11/231-2 FCBA	0.06	0.53
2 leaves balcony doors	2.25 x 1.6	A4 E9A VC2	404/11/231-1 FCBA	0.28	2.4
1 leaf balcony door with side light	2.25 x 2	A4 E9A VB3	404/12/461-3 FCBA	0.08	0.65

Visible open in-Concealed fittings

1 leaf Tilt/Turn window	1.8 x 1.3	A4 E1200 VC4	404/14/29-1 FCBA	0.063	0.54
1 leaf Tilt/turn balcony door	2.5 x 1.4	A4 E1200 VC4	404/14/29-3 FCBA	0.015	0.13

Minimal Open-in

1 leaf Tilt/Turn Window	1.6 x 1.2	A4 E750 VC4	404/12/111-2 FCBA	0.03	0.28
1 leaf balcony door with side light	2.25 x 2	A4 E9A VB3	404/12/461-1 FCBA	0.02	0.15
Visible Open-out	W x H	Classification			

10/19/2016		FY 65 window			
Top-hung (butt hinge opening frame's dimensions)	1.5 x 1.4	A4 E1050 VC4	404/12/276-3 FCBA	0.02	0.19
Projecting top hung	1.8 x 1.6	A3 E1050 VC4	404/12/276-1 FCBA	0.07	0.58

Acoustic Performances

ACCOUSTIC PERFORMANCE

Frame size W x H (1480 x 1230)

Configurations	Glazing	Seal AS0180	Glazing performance alone			Window performance			
			RW (C;Ctr)	RA	RA,tr	RW (C;Ctr)	RA	RA,tr	
Share	Visible								
	60°/turn VOF	6-16-10		37	36	34	38 (-2;-3)	36	35
	60°/turn VOF	44.1 sil-16-12	x	46	44	40	44 (-2;-5)	42	39
	60° VOF	88.1-20-66.2	x	54	53	49	46 (-1;-3)	45	43
	Minimal								
60°/turn MOF	6-16-10		37	36	34	37 (-1;-3)	36	34	

MOF = Minimal Opening Frame
VOF = Visible Opening Frame
22

The FY 65 high performance window suite is fully compatible with other Technal façade products, including [MX curtain walling](#) and the [PY 55 door system](#) for seamless interfaces, ease of specification, cost efficiency, and consistency in appearance.

Material Specification

5 – Roof lights – Velux central pivot

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Homeowner
Professional

VELUX centre-pivot roof windows

GGL/GGU

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Centre-pivot roof windows Watch the operation

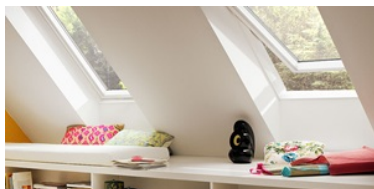
Easy to open, easy to use, easy to install

Put fresh air at your fingertips with a centre-pivot VELUX roof window. A centre-pivot roof window is easy to operate - even with furniture beneath. The innovative top control bar allows you to install the window lower than an equivalent top-hung operated roof window to get an excellent view while standing and when seated.

We recommend centre-pivot windows if you have to, or wish to, place your window in a low position, for instance: in rooms with a low ceiling or where you'd like a better view of the surroundings below.

[Use our new price calculator](#)

Benefits of a centre-pivot roof window



Convenient – even with furniture placed beneath the roof window

Easy to open and quick to close with the top control bar

Low installation allows for more flexibility and better views

Internal finish and glazing options

VELUX roof windows are available in various finishes and glazing options. Click on the relevant section opposite for further information

[Internal finishes](#)

[Glazing options](#)

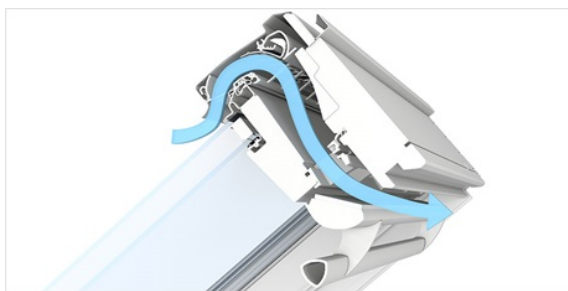
glazing options



Excellent energy efficiency

Experience a more comfortable home and lower energy bills with VELUX ThermoTechnology™. Innovative use of high performance materials in the window construction provides excellent energy efficiency, insulation and an airtight seal. Look for the ThermoTechnology™ seal for your guarantee of excellent energy efficiency.

NEW white painted roof windows



Natural ventilation –
with a closed window

Enjoy fresh, clean,
filtered air

Material Specification

6 – Garage door – Garador Design Range Style 100

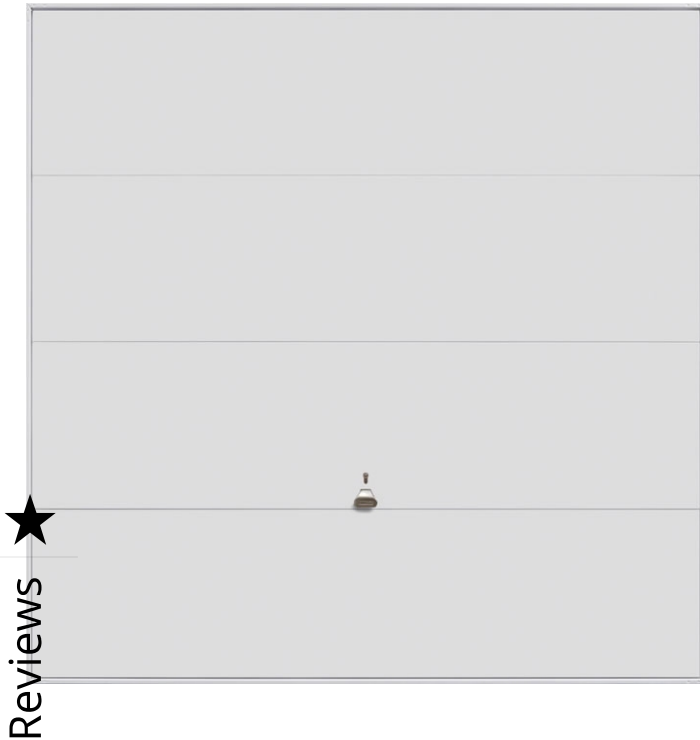
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Arridge Garage Doors Since 1989

01691 67039

Garador Design Range Style 100

From £593.00



Garador Design Range Style 100 steel up and over garage door.

- PLAIN Horizontally ribbed door. These prices are for a plain door only and do not include the Design Elements.
- Only a small range of standard sizes from 7'0" x 6'6" to 8'0" x 7'0" is available.
- This range offers superior design, engineering excellence and outstanding security.
- A high quality CFC free powder coating is applied at the factory.
- Colour options on Design Range doors are free of charge. Available options are: White (RAL 9016), Terra Brown (RAL 8028), Moss Green (RAL 6005), Ruby Red (RAL 3003), Signal Blue (RAL 5005), Jet Black (RAL 9005), Steel Blue (RAL 5011), Light Ivory (RAL 1015), Pigeon Blue (RAL 5014), Fir Green (RAL 6009), Anthracite Grey (RAL 7016), Stone Grey (RAL 7030), Light Grey (RAL 7035), Ochre Brown (RAL 8001), Clay Brown (RAL 8003), White Aluminium (RAL 9006), Grey Aluminium (RAL 9007) and Window Grey (RAL 7040).
- Titan Metallic RAL is available at extra cost.
- CE marked anti-drop mechanism ensures safe, smooth and reliable

Material Specification

7 – Front door – Timber in metal grey frame



DESCRIPTION	FEATURES	REVIEWS
Modena Oak Pre-Hung External Door Set Fully factory finished and pre-hung external oak door set including: - 44mm thick, engineered Modena Oak External Door with insulated core (energy efficient), pre-hung into: - complete external oak door frame including door cill, Stormguard threshold system with aluminium weather bar, security hinges and weather seal - 5 way multipoint locking system for extra security with a pair of lever handles on a long plate All timber components are fully finished in a medium oak stain (similar to natural oak colour). All door hardware/ironmongery is supplied in polished chrome (polished brass available upon request). <i>Door sets have been tested and CE marked for quality (compliance to BS EN 14351-1:2006). They are also FSC certified and supplied with 10 years manufacturing guarantee. Modena Oak Pre-Hung External Door Set meets the current requirements of Part L document of Building Regulations with indicative u-value of 1.6W/m².</i> All door sets are pre-hung individually within 2 working days from order and dispatched on a standard 4-6 working day delivery throughout mainland UK. Total delivery time from order placed - 6-8 working days. Please note that some of the ironmongery will be removed and packaged separately to avoid any damage during transport. <u>Door Sizes Explained:</u> Door 44x838x1981mm - frame 926x2067mm - recommended brickwork opening 936x2077mm <u>Opening Configuration Explained:</u> Inward Opening - the door opens into the house Outward Opening - the door opens away from the house <u>Door Handing Explained:</u> Left handed - (as viewed from outside the property) hinges are located on the left and handle on the right hand side of the door Right handed - (as viewed from outside the property) hinges are located on the right and handle on the left hand side of the door		

MODENA OAK PRE-HUNG EXTERNAL DOOR SET

£1,130.00

Price includes 20% VAT.

*Choose a door size

-- Please Select --

Qty:

1

*Choose opening configuration

-- Please Select --

*Choose door handing

-- Please Select --

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OUR GUARANTEE

All standard doors and frames are delivered within 4-6 working days to mainland UK. Ironmongery is delivered in 1-2 days from order. *Subject to stock availability. Terms and Conditions apply.*

[More information about deliveries](#)

Free 30 days Money Back Guarantee on orders up to £2,500.00



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M a t e r i a l S p e c i f i c a t i o n

8 – G a r d e n S h e d s



Material Specification

9 – Guttering & Downpipes

0844 854 5990

Basket



Black Half Round Gutter

Our Black Half Round Gutter is manufactured by Floplast, the market leader in the UK.

Black Half Round has traditionally been the most popular choice of PVC gutter systems since it was introduced in the late 1960's as a replacement for Cast Iron. At that time many Victorian gutter systems had fallen into disrepair, and the PVC manufacturers did an excellent job of selling the benefits of plastic – it is free flowing, lightweight and most importantly, maintenance free.

Black is still seen as the traditional colour for gutters, and it does continue to look particularly effective when fitted to white UPVC Fascia boards.

Our half round gutters also come in white, grey and brown. If you are looking for something a little more original, why not consider our Steel Gutters which are available in a range of colours including black.



£3.66
ex. VAT

Ref: RG2B

112mm Black Half Round Gutter 2M

[View Description](#)

112mm Black Half Round Gutter 3M



£4.12
ex. VAT

Ref: RG3B

112mm Black Half Round Gutter 3M

[View Description](#)

112mm Black Half Round Gutter 4M



£4.99

Ref: RG4B

112mm Black Half Round Gutter 4M

[View Description](#)

112mm Black Half Round Fascia Bracket



£0.61
ex. VAT

Ref: RK1B

112mm Black Half Round Fascia Bracket

[View Description](#)

112mm Half Round Black Union Bracket



£1.40
ex. VAT

Ref: RU1B

112mm Half Round Black Union Bracket

[View Description](#)

112mm Half Round Black 90° Gutter Angle



£2.38
ex. VAT

Ref: RA1B

112mm Half Round Black 90° Gutter Angle

[View Description](#)

112mm Half Round Black Running Outlet



£1.70
ex. VAT

Ref: RO1B

112mm Half Round Black Running Outlet

[View Description](#)

112mm Half Round Black Stopend Outlet



£2.42

ex. VAT

Ref: RO2B

112mm Half Round Black Stopend Outlet

View Description

112mm Half Round Black External Stopend



£1.09

ex. VAT

Ref: RE1B

112mm Half Round Black External Stopend

View Description

112mm Half Round Black Internal Stopend



£0.72

ex. VAT

Ref: RE2B

112mm Half Round Black Internal Stopend

View Description

112mm Half Round Black 135° Gutter Angle



£2.94
ex. VAT

Ref: RA2B

112mm Half Round Black 135* Gutter Angle

[View Description](#)

68mm Black Round Downpipe 2.5M



£4.53
ex. VAT

Ref: RP2.5B

68mm Downpipe Black Round 2.5M

[View Description](#)

68mm Black Round Downpipe 4M



£7.05

ex. VAT

Ref: RP4B

68mm Black Round Downpipe 4M

[View Description](#)

68mm Black Round Downpipe 5.5M



£10.13

ex. VAT

Ref: RP5.5B

68mm Black Round Downpipe 5.5M

[View Description](#)

68mm Round Black 90* Downpipe Bend



£2.26

ex. VAT

Ref: RB1B

68mm Round Black 90* Downpipe Bend

[View Description](#)

68mm Round Black Offset Bend



£1.39
ex. VAT

Ref: RB2B

68mm Downpipe Round Black Offset Bend

[View Description](#)

68mm Round Black Shoe



£1.61
ex. VAT

Ref: RB3B

68mm Downpipe Round Black Shoe

[View Description](#)

68mm Round Black Pipe Clip



£0.72



£6.97
ex. VAT

Ref: RD3B

Half Round to Cast Iron Ogee (Right Hand) Black

[View Description](#)

Half Round to Cast Iron Ogee (Left Hand) Black



£6.97
ex. VAT

Ref: RD4B

Half Round to Cast Iron Ogee (Left Hand) Black

[View Description](#)

Universal Rainwater Adaptor



£7.32