

MATERIALS SPECIFICATION

Proposed Alterations / Re-roofing Works

Prepared for submission to the Local Planning Authority



Existing dwelling - photograph supplied by the applicant

1. Purpose and design approach

This schedule identifies the proposed external facing materials for the works. The overriding design principle is to preserve the established character of the existing dwelling by using materials that match, or are as close as practicable to, the existing building in colour, texture, profile, scale and finish.

The specification has been prepared from the supplied photograph. Exact proprietary products, manufacturer references and final samples should be agreed by the architect/contractor and, where required, submitted to the Local Planning Authority for written approval before installation.

2. Proposed external materials schedule

Element	Proposed material / colour	Specification / matching requirement
Facing brickwork	Red/orange/brown multi-stock facing brick, with natural tonal variation, selected to closely match the existing dwelling.	New brickwork to match the existing brickwork in unit size, colour range, texture and bond. A reclaimed or heritage-style multi-stock brick may be used where this provides the closest visual match. Mortar colour, joint profile and pointing to match the existing building.
Roof covering - main/proposed works	Traditional clay plain tiles in a weathered red/brown blend to match the existing roof.	Tile dimensions, gauge, lap, texture and colour variation to match the existing clay plain tiles as closely as practicable. Avoid a uniform bright-red or highly glossy finish. Verge, eaves and abutment detailing to be traditional and visually consistent with the existing dwelling.
Garage roof covering	Traditional clay plain tiles in a	Re-roofing to retain the existing roof form and traditional

	weathered red/brown blend, matching the existing house and garage roof character.	appearance. New/replacement tiles to be selected to harmonise with the existing roofscape.
Decorative / architectural ridge tiles - garage	Existing decorative clay ridge tiles to be carefully removed, retained and reinstated following re-roofing.	Ridge features to be salvaged wherever serviceable, securely stored during works and reinstated in their existing arrangement/profile. Any damaged or missing pieces to be replaced with reclaimed or new clay ridge units matching the existing profile, dimensions, colour and weathered appearance as closely as possible.
Standard ridge / hip tiles	Clay ridge/hip tiles, natural red/brown weathered finish to match existing.	Profile and dimensions to follow the existing roof. Mechanically fixed or bedded/fixed in accordance with current technical requirements, while retaining the traditional external appearance.
Window frames	White / warm-white painted finish, matching the existing windows.	Frames to have a simple traditional appearance and proportions consistent with the existing dwelling. Final material (timber/uPVC/composite, as shown on the approved drawings) to have a non-metallic white or warm-white external finish. No contrasting dark-grey/black finish proposed unless separately approved.
External doors	Muted heritage colour palette compatible with the existing dwelling; principal entrance currently reads as a pale sage/mint green.	Where doors are replaced or altered, external colour and detailing to remain sympathetic to the existing traditional character. Final colour to be confirmed against the approved elevations.
Rainwater goods	White finish to match the existing visible gutters/downpipes.	Gutters and downpipes to follow existing positions/profile where practicable. Any replacement goods to be visually unobtrusive and coordinated with the existing elevations.
Leadwork / flashings	Natural lead or lead-coloured proprietary flashing.	Flashings to roof abutments, valleys and penetrations to be neatly detailed with minimal visual impact and installed in accordance with current good practice.
Fascias / soffits / bargeboards	White or off-white painted/finished appearance to match existing.	Profiles and widths to remain simple and traditional, with replacement elements matching the existing building as closely as practicable.

3. Decorative ridge tiles - proposed commitment

The applicant proposes to deal with the decorative/architectural ridge tiles as part of the current application, rather than by a pre-commencement condition. The intention is that the existing decorative clay ridge tiles along the garage roof will be carefully salvaged before the re-roofing works and reinstated afterwards. Where an original ridge tile cannot reasonably be reused, a matching replacement will be sourced to replicate the existing profile, scale, material and colour.

4. Sample approval and implementation

- Before ordering in bulk, the contractor/architect should compare proposed bricks and roof tiles directly against the existing dwelling in natural daylight.
- Where requested by the Local Planning Authority, representative samples or clear manufacturer/product photographs should be provided before installation.
- All materials should be installed in accordance with the approved drawings and this schedule. Any material change that would materially alter the external appearance should be agreed with the Local Planning Authority before use.
- Existing sound materials should be retained and reused where practicable, particularly the decorative garage ridge tiles.

5. Planning note

The proposed palette is deliberately conservative: multi-stock brickwork, weathered red/brown clay plain roof tiles, light-coloured window frames and reinstated traditional clay ridge detailing. This approach is intended to ensure that the works read as a coherent part of the existing property rather than as a visually separate addition.

Important: This document is a planning materials schedule, not a construction specification. Final products must also satisfy Building Regulations, structural requirements, manufacturer installation guidance and any requirements shown on the architect's approved drawings.