

Planning condition 23 – Materials

Paragraph from the planning report:

10.28 The dwellings would be faced in artificial stone to the walls with concrete tiles to the roofs, to reflect some of the existing housing to the east. While natural stone would have been preferable due to the site's sensitive location, a high quality artificial stone can be supported at this site (which is not within a conservation area, and which is adjacent to a street where brick and other materials have been used). However, samples of the materials to be used (specifying manufacturers, products and colours) would need to be provided prior to their use. Samples of window and door materials would also be required prior to their installation.

We had a meeting with planning officers Ellie Thornhill and Victor Grayson back in September 2023 where we brought in samples of a Newlay artificial stone and the Hardrow Twillight range roof tiles. It was agreed at this meeting that these materials were suitable for this development.

Please see the images below showing built examples of the materials.

Example of the Newlay artificial stone.



Example of the Hardrow Twilight roof tiles.



We trust that the agreed materials are still acceptable.