

PLANNING STATEMENT

SITE: 3 Ranulf Road, London, NW2 2TB
DATE: 21 February 2022
REF: 413-102-006-A

1.0 INTRODUCTION

- 1.1 This Planning Statement supports the application to discharge the conditions that form part of approval dated 22 June 2021 reference 2020/2767/P
- 1.2 This statement provides manufacturer's specification details and images of all facing materials.

2.0 Red Brick

- 2.1 The front elevation is to have red bricks to match the existing.



Image of existing red bricks to front elevation.

3.0 London Yellow Stock

- 3.1 The rear and side elevations are to have Imperial Bricks Handmade Brick Yellow Stock Brick 68mm, commonly known as "London Yellow Stock, from Jewson.
- 3.2 The material specifications can be found on:
<https://www.jewson.co.uk/p/imperial-handmade-lbc-stock-brick-yellow-65mm-BRNAT003>



Image of Imperial Bricks Handmade Brick Yellow Stock Brick 68mm.

4.0 Render

- 4.1 The side elevation to the Lower Ground Floor will be rendered.
- 4.2 The rear elevation to the Lower Ground Floor will be rendered and have full length straight grooves.
- 4.3 The render is to be as follows:
 - To be 16-20mm overall thickness, in three-coat gauged cement lime sand of decreasing thickness.
 - Each successive coat should be thinner and weaker than the preceding coat, using smaller aggregate.
 - Final coat should be plain texture to side elevation, and plain texture with grooves to rear elevation.



Example of rendered wall with full length straight grooves.

5.0 External Glazed Painted Timber Doors

- 5.1 The property will have painted glazed timber doors to the rear elevation with low level shaker paneling to the Lower Ground Floor.
- 5.2 The property will have painted glazed timber doors to the rear elevation to the Ground and First Floors.
- 5.3 For external door schedules, detailed drawings and sections refer to the following attached drawings:
 - 413-2.101-B Door Schedule 1 - External Doors
 - 413-3.109-B External Door Details - Types D.1A & D.1B
 - 413-3.110-B External Door Details - Types D.3A - D.3C
 - 413-3.111-B External Door Details - Types D.3C

6.0 Painted Timber Casement Windows

- 6.1 The property will have painted timber casement windows throughout.
- 6.2 For window schedules, detailed drawings and sections refer to the following attached drawings:
 - 413-2.103-B Window Schedule 1
 - 413-2.104-B Window Schedule 2
 - 413-3.113-B Window Details - Types W.1-W.8
 - 413-3.114-B Window Details - Type W9

7.0 External Painted Timber Front Door

7.1 The front door to the property is to be painted timber to match the existing.



Image of existing main entrance door.

8.0 Flat Top Metal Railings

8.1 The property will have flat top metal railings to the rear balcony.

8.2 The material specifications can be found on:
<https://www.alpharail.co.uk/metalwork-products/flat-top-railing-2/>



Example of flat top of railings.

9.0 Wooden Gate

9.1 The property will have a wooden gate, to the side, leading from the front of the house down to the rear garden.

9.2 The material specifications can be found on:

<https://www.jacksons-fencing.co.uk/fencing/garden-gates/boarded-brook-flat-top>



Example of wooden gate.

10.0 Roof

10.1 The roof is to have Redland Rosemary clay plain roof tiles, from Roofing Outlet.

10.2 The material specifications can be found on:

<https://www.roofingoutlet.co.uk/products/125-redland-rosemary-clay-plain-tiles>



Images of Redland Rosemary clay plain roof tiles