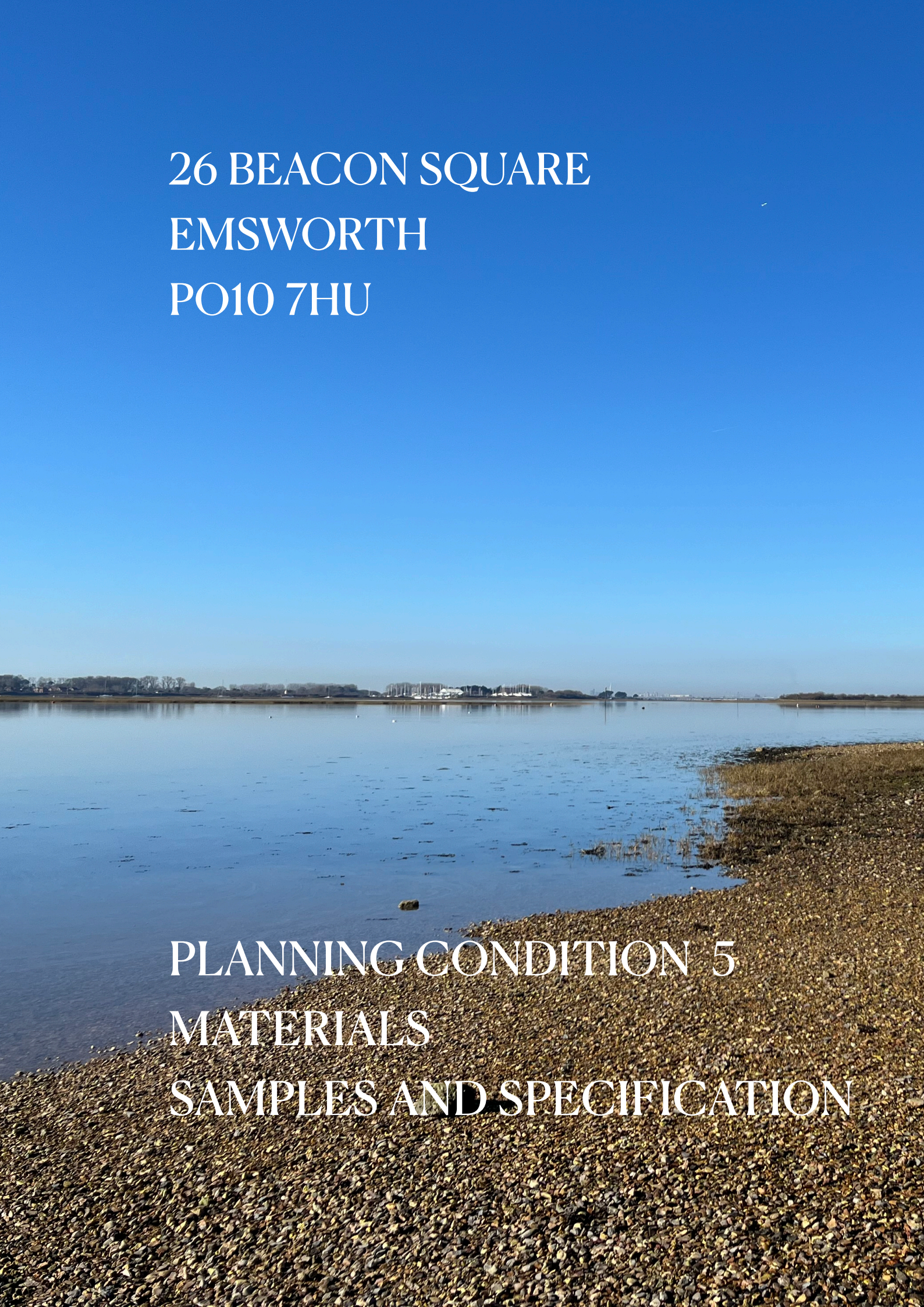




26 BEACON SQUARE
EMSWORTH
PO10 7HU

PLANNING CONDITION 5
MATERIALS
SAMPLES AND SPECIFICATION

“Alterations to the roof, two storey extensions to east and west elevations, new entrance detail to north elevation and new detached garage”

Planning approval dated 10th of October 2025

PLANNING CONDITION 4

A Construction Environmental Management Plan (CEMP) prepared by PMC Construction has been submitted separately to the LPA

PLANNING CONDITION 5

All materials described here can be presented to the LPA in person should this be requested

EXISTING DWELLING.

All the materials and finishes referred to here will apply to both the main dwelling including the existing structure and also the detached garage.

The elevations of the existing building and the approved planning application above divides the external elevations into three elements. This is an upper storey cladding element that projects from the structural external wall, a ground floor section and below that a plinth element taking the structural walls to ground level.

Currently the upper floor consist of plain tile hanging in a medium brown shade with a fine line horizontal emphasis between each course. The finish is a coloured sand aggregate.

To the to the ground floor the walls are finishing in plain render painted a pale blue and between the ground level and the lower part of the rendered element is a brick plinth utilising a very dark brown facing brick.

The effect is tidy and workmanlike and the facing materials of tile and brick are in a similar relatively dark shade of brown.

PROPOSED FINISHES

The approved elevations continue to follow this wall division by texture and colour together with a linear emphasis to the upper story in its material.

In choosing the materials and the finishes to be used in the renovation and extensions it was necessary to meet several criteria apart from the similarity of subdivision to follow the original character of the dwelling.

That the materials should be very durable and the actual finishes of these materials should not materially alter over their lifetime in a negative fashion.

The longevity of these materials should at least match that of the existing finishes and ideally should considerably exceed them.

The construction and formation of these materials should not only have a long life cycle but the energy in production should be closely controlled as is reasonably possible. This includes keeping petrochemical derived products to the minimum.

However the greatest visual Impact is with the choice of colours and shades and textures. Chichester Harbour in these upper reaches has colours and textures, shades and materials both natural and artificial all weathered by the marine environment.

UPPER CLADDING

Porcelanosa Smart Minnesota Ash



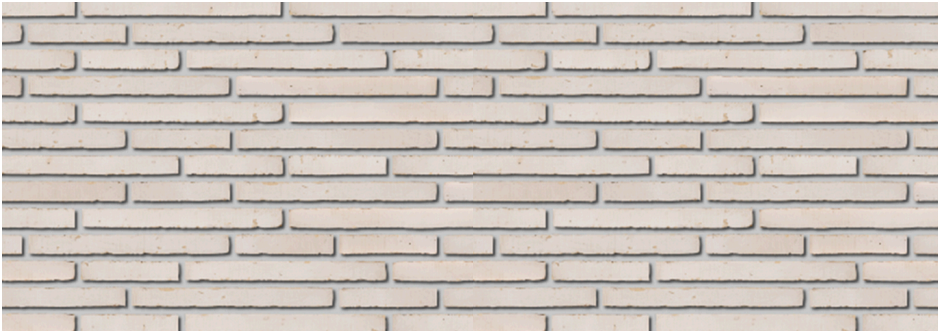
These are grey porcelain tiles supplied in different lengths with a matte finish moving into the brown spectrum from the grey. They are laid in horizontal bands. They are fixed to the underlying structure with the primary system of adhesive and a secondary system of stainless steel.

The colour and finish is similar to that of weathered wood that you might find it in unpainted beach and seaside structures. Of the three proposed finishes this one is a medium shade. The whole surface will be swept by the horizontal fine shadow lines found in exposed timber.

LOWER WALLING

Luisa: Joseph Bricks

These are linear facing bricks. Linear bricks do not have regular perpendicular divisions as the lengths of the bricks vary. They are slightly narrower in height in comparison to a conventional facing brick and with slightly recessed pointing there is just a hint of horizontal emphasis.



They are clay bricks using a special low energy consumption and low emitting CO2 firing process. They have the characteristic of low water absorption, very valuable in this context. The random length mean little waste is generated. The surface is fired on and the finish colour of 'Luisa' is soft white with a subtle irregular texture.

PLINTH

Zachary: Joseph Bricks

Again these are linear facing bricks and would for be employed for the first 200 mm of masonry above external ground level. They are a darker shade than the main elevation facing bricks described by the manufacturers as grey/ brown. They are the probably just darkest shade on the elevations and also the smallest In area by a considerable degree and of course the least noticeable visually.



The use of a darker faced material at ground level is a pragmatic choice based on the fact that the base of external walls is the area most likely to be discoloured, stained or marked by the effect of (mainly) rainwater striking the ground in close proximity. At the same time it marks the lower termination of the building structure like a visual full stop. The existing plinth is a relatively dark shade.

Again these bricks like the main wall bricks would be laid in random lengths.

The choice of the two masonry wall shades being the same product means that they can segue easily from one shade to another without any change in wall character.

This means that although there are three different shades of colour on the elevations within the walling there are only two different materials.



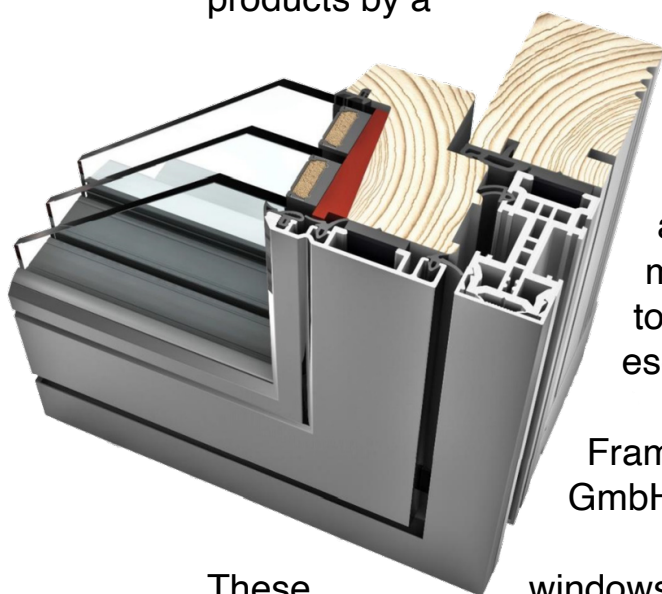
These three finish treatments will be applied to all the elevations both existing and proposed. However the visual separation by width and return of the extensions will continue to illustrate that the two elements of the building were built at different time periods whilst at the same time giving a homogeneity to the whole external envelope.

WINDOWS AND DOORS

There is probably no product in the development and alteration of modern residential buildings that has altered so much since this original house was built. From an energy conservation point of view windows and essentially glazed doors have been the Achilles heel of domestic building components.

However considerable engineering expertise has been employed by the industry and here the intention is to specify the products by a

European company in the forefront of window design and thermal performance.



Security quality is also excellent and the design of the windows means every single room particularly to the upper floor will have a means of escape element built-in

Frames. HV 450: Internorm International GmbH

These windows are constructed from timber with an aluminium sheeting, suitable for marine environments, with an integrated shading blind system.

They are triple glazed, have two directions of opening and can be cleaned from the inside. The integrated blind system between the two outer layers of the three panes of glass can not only provide privacy but also due to its location be brought into play to reduce solar gain into the dwelling on particularly hot summer days.

This would make the glazing comfortably compliant with the recently introduced Building Regulations: Part O Overheating.

The thermal performance is also of a very high standard and currently considerably exceeds the requirements of the Building Regulations: Part L Conservation of Fuel and Power possibly by as much as 100%

One of the aims of this conversion is that although the dwelling is increased markedly in floor area the intention is to reduce the energy demand of the whole dwelling from that of the existing structure.

The external finish of the window frames is charcoal grey. The frame themselves are partially set behind masonry reveals of the linear facing bricks This in turn gives an external reveal of more than 100 mm.



EXTERNAL DOORS

These will follow the same characteristics as the windows and be provided by the same company and in the same coloured frames dark charcoal grey

ROOF COVERING

A natural slate roof covering is to be employed. The current roof covering is a concrete pan-tile. With the roof structure providing a new coherent envelope to the whole dwelling with a series of hips and ridges both pitched and horizontal.

The use of a natural slate material will enable the roofing contractors to maintain the clear geometry of the roof design. The pitch angle of the roof slopes at 27° this will mean that the roof structure itself has a relatively low impact visually from a distance, where is closer the dwelling it will in practice be only slightly visible, if at all.

The slate is a dark grey with a slight blue tinge it is not entirely matt and will have the ability to reflect some light especially after rainfall. The material is 100% natural and easily over 100 million years old. With the modern lower coal and gas burning environments modern slate can be expected to last considerably longer than it's Victorian antecedents who in Britain at least were exposed to very high levels of sulphur dioxide and other pollutants from coal fires which caused delamination and sulphate attack

ACCESSORIES AND TRIMS

These will include the fascia to the roof, the soffit, the external window and door reveals, (sometimes referred to as 'casings') external window cills, guttering and rainwater downpipes. These components will all be purpose made out of anodised and powder coated aluminium to match the colour of the external window and door frames

END OF LIFE

All materials chosen are considered to have a very long life cycle. Much of it can be recycled. The clay based products can be relatively easily recycled and the aluminium and glass used for the window frames can also be recycled. Indeed aluminium has a surprisingly high take up of recycling and in many industries is as high as 90%. With aluminium 75% of all the material ever created is still in use.

In general therefore the products chosen are intended to have a responsible character with regard to end of life reuse.

CONSERVATION OF FUEL AND POWER

Although the visual effect is relatively minimal part some important external elements such as doors windows and patio doors with their relatively extensive areas of glazing have been chosen not just for their visual appeal and build quality but also because they are offering the highest quality of thermal performance.

The much higher thermal performance does change some of the characteristics such as wider frames by comparison with the windows from the 1960s originally fitted.

This performance with the general specification of the external structure means that all necessary water heating for baths showers, washing etc should be entirely carbon neutral and the remaining space heating demand reduced to a very low level.

The policy has been to entirely remodel the dwelling in a simple and relatively classic manner but at the same time to seek to obtain the highest level of environmental and thermal efficiency comparable to any contemporary house.

VISUAL IMPACT

The choice of these materials is partly with the intention to reduce contrast from the existing dwelling finishes and partly to embrace colours and textures that perhaps more ably reflect the natural visual landscape.

Of course they all manufactured industrial products but the approach is intended to create a softened slightly lower contrast visual impact to balance the extended size of the dwelling. The products themselves have been designed in many respects to reflect the natural environment.

With the frequently changing weather of this maritime location the intention is for the external finish to fit comfortably into the warmest and brightest of summer days but at the same time to not appear dissonant on the cooler greyer days of autumn and winter.

Mick Morris AA Dipl RIBA Architect
December 2025

