Materials Schedule

CARE HOME FOR OLDER PEOPLE,
FORMER EATON HOUSE, BUXTON ROAD, LEEK

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Introduction

The following materials schedule is submitted in relation to the application for the development of land at Eaton House, Buxton Road with a new purpose built two storey 66 no. bed care home. The care home was approved under application ref SMD/2018/0674 with Condition 3 (see below) of the approval requiring details of the materials to be used in the construction of the external surfaces to be submitted and agreed by the Local Planning Authority.

Condition 3.

Notwithstanding the submitted details no development above slab level shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- *External facing materials, including hard surfacing*
- *Window and door details*
- *Eaves / verge details*
- *Boundary details*

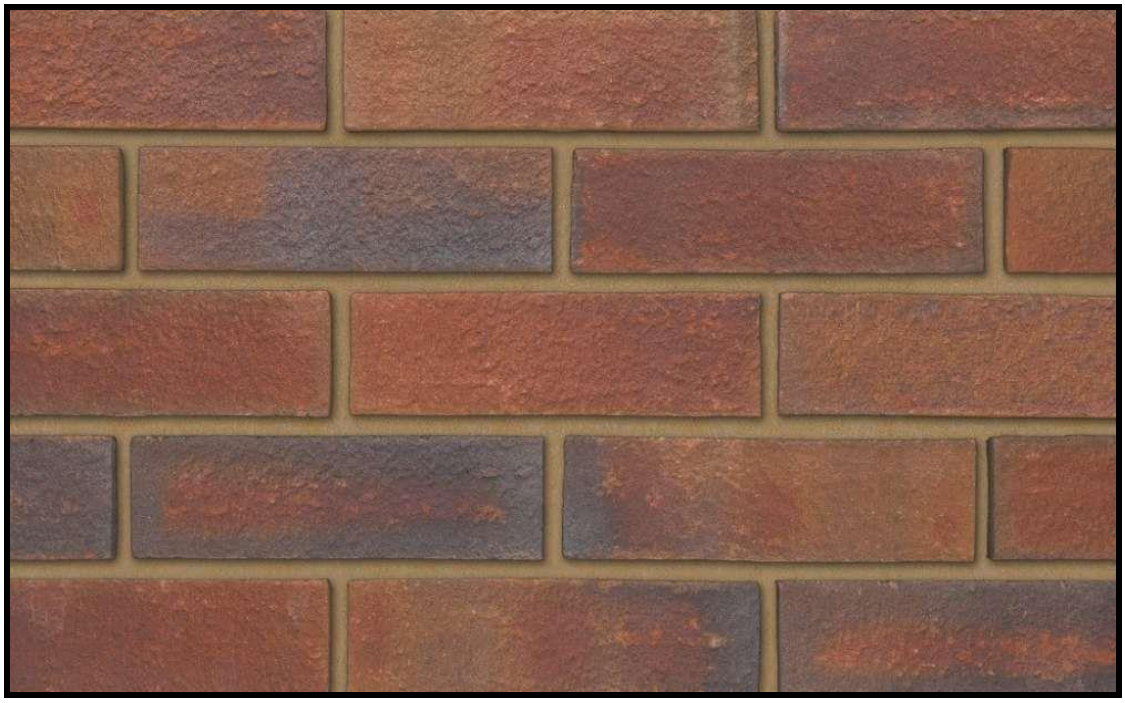
Development shall thereafter be undertaken in accordance with the approved details.

Reason: - In the interests of the visual appearance of the development and the amenities of the area.

External Materials Proposed

Walling Materials

Main Brick: Ibstock Alderley Burgundy



Heads and Cills

Wet cast Bath coloured artstone is proposed for heads and cills to windows and doors.



Window and Door Detail

The central glazed areas (shown in extract of elevation drawing DWG No. ST13 6EQ below) are grey aluminium framed curtain glazing with grey aluminium doors.



The main entrance door on the northern elevation is also grey aluminium framed curtain glazing, also shown on approved elevation drawing ref. DWG No. ST13 6EQ.

All other windows within the scheme are grey UPVC with all other doors to individual bedrooms and end of corridors are also grey UPVC.

Eaves/Verge

The eaves/verge detail proposed for the building is grey UPVC board detailing to reflect the windows, doors and roof tiles.

Roofing Materials

Sandtoft Calderdale – Smooth – Grey



The materials palette has been chosen to reflect the character of the immediate surrounds. The new residential development on the adjacent side of Buxton Road have used a similar red brick and similar external materials. As such it is considered that the chosen materials reflect the character of the area.

Boundary Details

The approved Site Plan identified the proposed boundary treatment for the scheme.

Northern boundary – a 1800mm high close boarded fence along the rear of the site is proposed to screen the building to the rear. A single species hedge interplanted with trees is proposed in front of the fence to soften the boundary and enhance the views out of the building.

Southern boundary – New bow top decorative railings at 1800mm high are proposed along the boundary with Buxton Road.

Eastern boundary – It is proposed to replace the existing boundary treatment to Birch Gardens with the same bow top 1800mm high railings proposed long the boundary with Buxton Road.

Western boundary – A 1800mm close board fence is proposed to screen the existing concrete panel fence along the boundary with the nursery.

Hard Surfacing

The hard surfacing within the site will be a mixture of tarmacadam and block paving. The car park and footpaths are tarmacadam with the area outside the main entrance to the home will be block paved. The areas outside the entrance leading into the courtyard areas will be block paved along with the patio areas outside the individual rooms with the courtyard areas, see photograph below for example of hard surfacing within the courtyard areas.

