

Lighting, Parking & Materials Statement

1) Lighting Plan

Internal lighting

- Kitchen–Lounge–Diner: recessed dimmable LEDs, under-cabinet strips, and pendants over dining/prep areas.
- Hallways: low-glare downlights and optional night-light guides.
- Bedrooms: central pendant or surface light plus bedside wall lights on dimmers.
- Bathrooms/Ensuite: IP-rated LED downlights and mirror/task lighting.
- Utility/Boot Room: linear LED battens.

External lighting

- Entrances: down-facing wall lights on PIR/photocell, warm white (3000K).
- Paths/Drive: shielded bollards or marker lights at low level, <5 lux at boundary.
- Security: discrete PIR floods, angled down to avoid spill.
- No upward/uplighting to protect dark skies and ecology.

2) Parking & Access Plan

- 3 in-curtilage car parking spaces, sized 2.4 m × 4.8 m each, with adequate turning to allow forward egress.
- EV charging point: 7.4 kW Mode 3 charger to one space, compliant with Part S.
- Cycle parking: 2 secure, covered spaces in lockable enclosure by Boot Room/Utility side.
- Refuse storage: screened bin store for 3 wheelie bins on a hard, level surface near drag route (<25 m).
- Surface finishes: permeable paving, stabilised gravel, or resin-bound gravel for SuDS compliance.

3) Materials & Finishes Plan

- External walls: Grey metal cladding (steel or aluminium), vertical or horizontal profile, powder-coated finish (RAL 7016/7021 or similar).
- Windows & doors: Thermally broken aluminium frames, powder-coated grey to match cladding, low-e glazing.
- Roof: Standing-seam metal or dark grey tile/slate, coordinated with walls.
- Rainwater goods: Aluminium gutters/downpipes, powder-coated grey.
- Ancillary details: Aluminium flashings, fascias, and soffits in matching grey.
- No base course or plinth: cladding to continue cleanly to ground level for a seamless contemporary elevation.