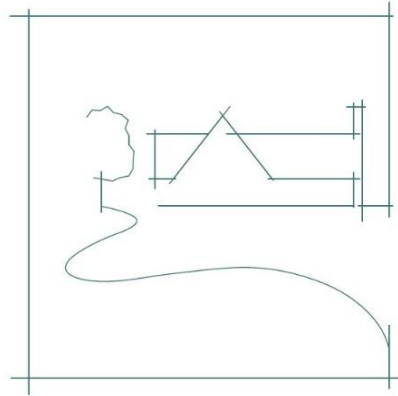




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Materials selection

Residential development on land at
'Michaelmas Cottage'

138 Sapcote Road
Burbage
Hinckley
Leicestershire
LE10 2AY

For Northfields Partnerships Ltd

28th August 2025

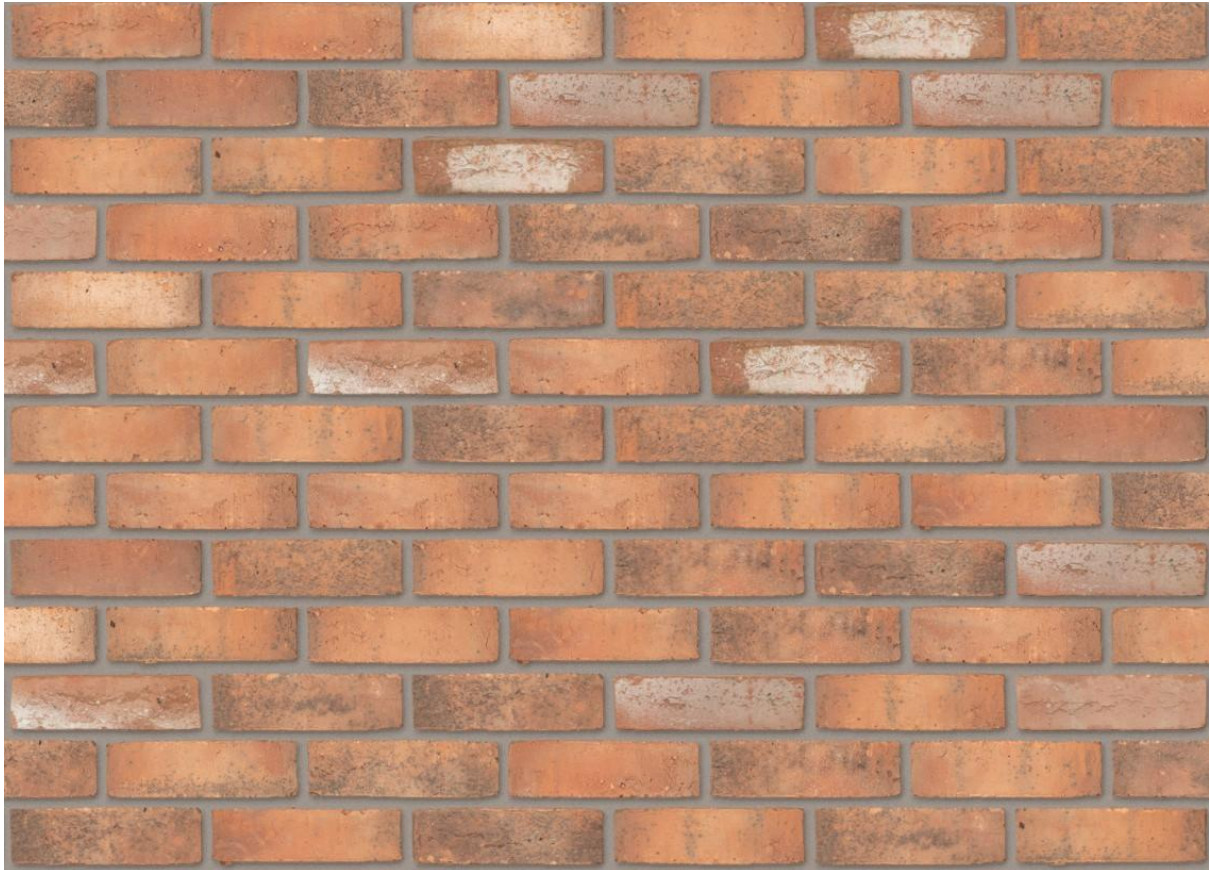
1 General

<u>Client</u>	Northfields Partnerships Ltd
Address	7 Park Lane Business Centre Park Lane Nottingham NG6 0DW
Works site	Land at 'Michaelmas Cottage' 138 Sapcote Road Burbage Hinckley Leicestershire LE10 2AY
Contact details	<i>Please contact planning agent Mr D Meredith, Obviate Ltd</i>
Project type	Residential development / new build
Authority	Hinckley & Bosworth Borough Council Building Control provider TBC
<u>Principal designer</u>	J Mastin, mastin.dfl ltd 5 Martin Avenue, Oadby, Leicester LE2 4NH T 07983 643 372 E jonah@mastin-dfl.co.uk
<u>Principal contractor</u>	Internal / self-build by developer

2 Materials palette

2.1 External walls

Wall panels in mixed red brickwork - Wienerberger 'Reclaimed Shire' 65mm, laid in stretcher bond with half-round / bucket handle pointing (standard / medium grey shade mix). Full brick / segmental arches & matching soldier (brick on edge) cills to select openings throughout the development.



2.2 Roof tiling

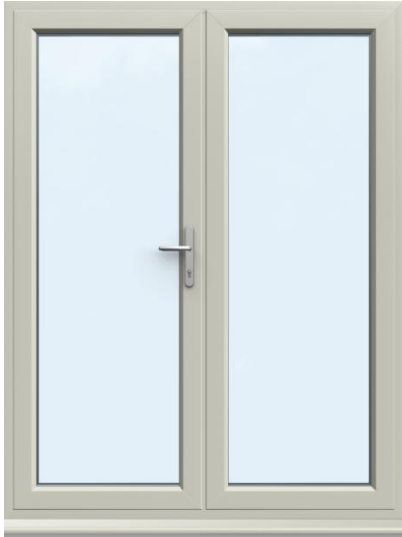
Pitched roof finishes in interlocking large format plain tile - eg. Sandtoft 20/20 Antique Slate Clay tile - (min. pitch required 22.5° at 75mm headlap), with coordinated dry hips & ridge tiling, wet mortar verge to gables.



2.3 Windows & doors

UPVC flush sash style casement windows in Pebble Grey (RAL 7032), with astragal bar uppers to select windows, EG. Residence 9 Collection or similar.

Bi-folding doors in powder coated aluminium & composite entrance doors otherwise, in matching Pebble Grey / RAL 7032 finish (sample images below only, indicative of final finish).



2.4 Roofline goods

Fascia plates, bargeboards & soffit boxing in black / charcoal timber-grained UPVC.

Plot 2 eaves to be open soffit, with exposed rafter feet in black.

Rainwater goods in 110mm half round gutters & 68mm Ø downpipes in black UPVC or aluminium.



2.5 Garage doors

Timber garage doors to be side hung (Plot 2) OR top-hung (Plots 3 / 4) in Oak, with glazed insets as per approved design drawings (sample images below only, indicative of final finish).



2.6 Development access driveway

Newly laid shared access driveway section connecting new dwellings to the extant Michaelmas Cottage driveway (existing finish Cotswold stone aggregate / natural limestone) to be permeable resin-bound aggregate eg. SureSet 6mm Aztec Gold or similar.



2.7 Patio / passage hard surfaces

Patio & dwelling perimeter hard surfacing in textured stone or stone effect paviours, 600mm width format eg. Marshalls Indian Sandstone Riven Buff Multi Paving Slab - 600 x 600 x 22 or similar.



2.8 Bound hard surfacing to site access

Site threshold at Sapcote Road entrance to be hard-bound finish for at least the first 5.0m to prevent aggregate escape into the public highway. New paved surface in eg. Old Cotswold Sandstone rustic setts (tumbled), 215 - 290 x 100mm size mix or similar, to reflect existing aggregate colours.



