SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

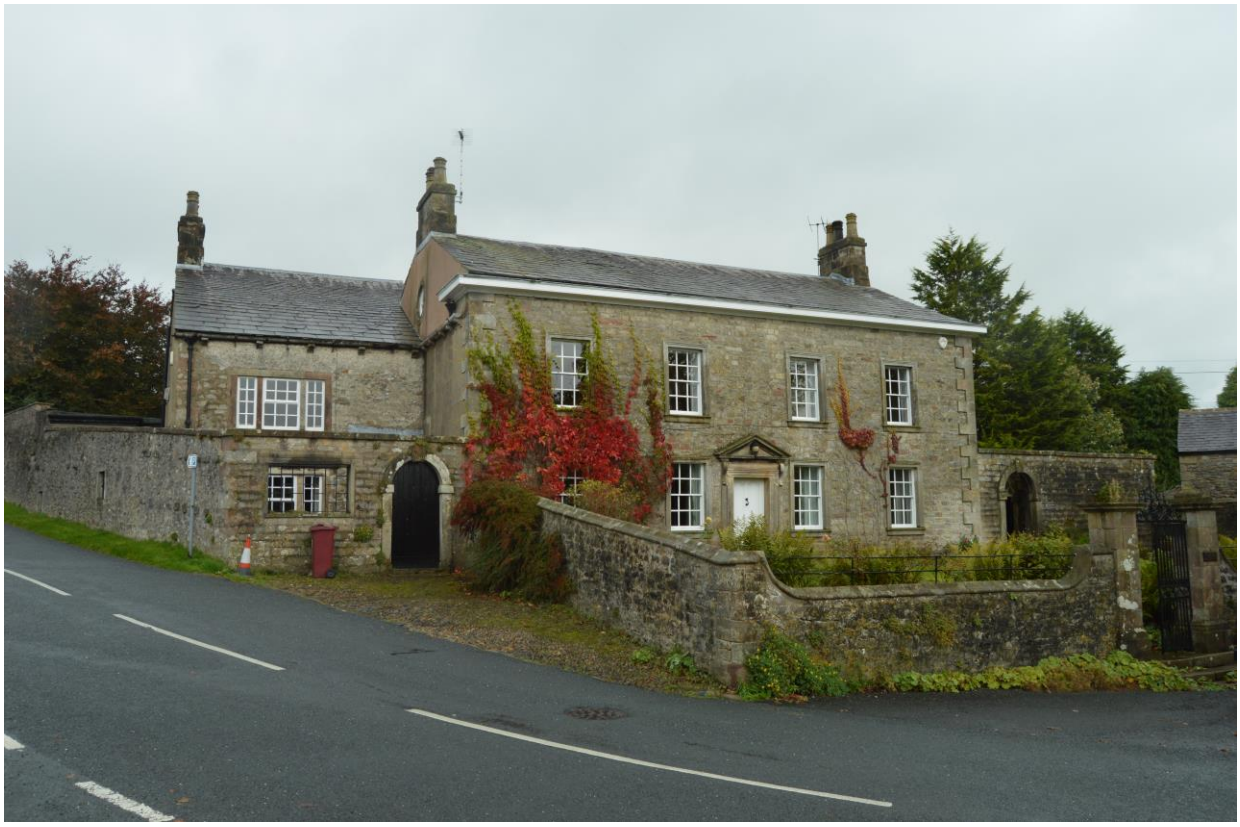
APPROVAL OF DETAILS RESERVED BY CONDITION

IN CONNECTION WITH THE PROPOSED WORKS TO

NEWTON HALL
BACK LANE
NEWTON IN BOWLAND
LANCASHIRE
BB7 3DY

FOR

MR AND MRS BENTLEY



JOB REF: 5270**, DATED:** 29/03/2017**, VERSION:** 1.02.

CONTENTS

1.0 INTRODUCTION

Sunderland Peacock and Associates have been instructed by the applicant to prepare this report for the approval of details reserved by condition in connection with Planning Approval App No. 3/2017/0776 in connection with Newton Hall, Back Lane, Newton In Bowland, Lancashire, BB7 3DY.

The report aims to provide the required information where possible, combined with agreeing matters on-site between Sunderland Peacock & Associates Ltd (SPA) and Ribble Valley Borough Council (RVBC) in order to discharge Planning Conditions No. 6 – No. 9 inclusively.

2.0 APPROVAL OF CONDITIONS TO BE DISCHARGED

2.1 Condition No. 6

Precise specifications and samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order to safeguard the special architectural and historic interest and setting of the listed building.

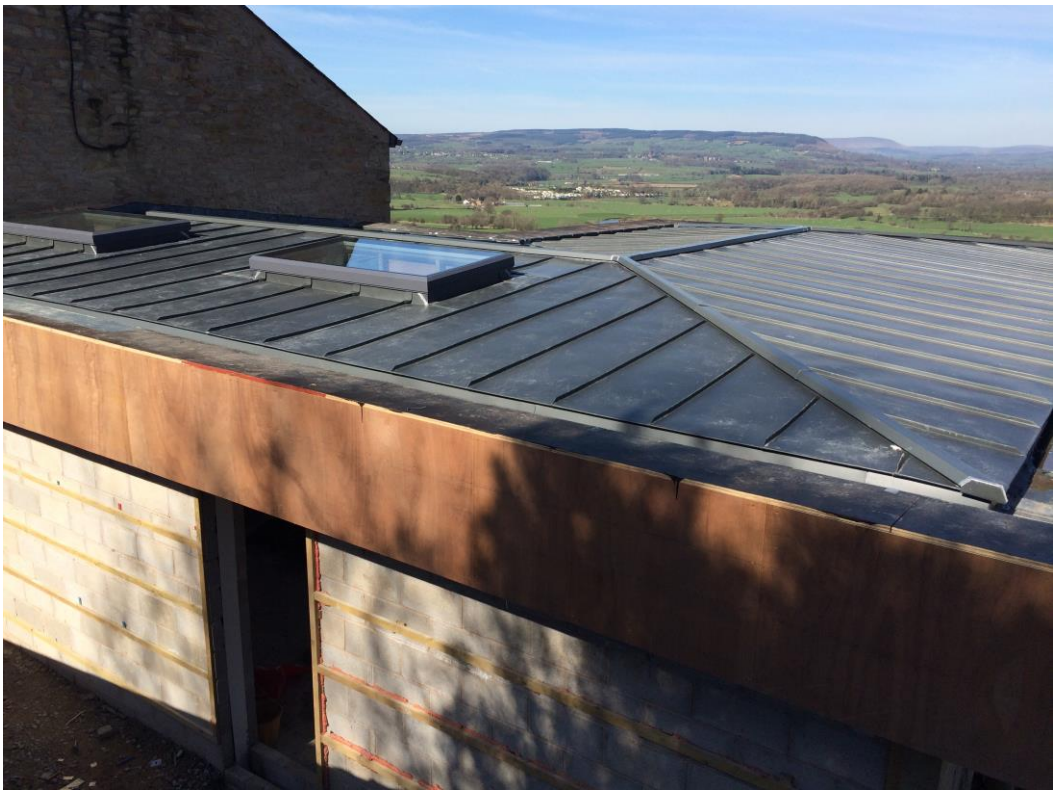
Walling:

The external walls of the proposed garage extension and pavilion are to be built using new stone to match the existing colour variations, textures and finishes of Newton Hall

PL01: Stone walling indicative of the proposed.

Roofing:

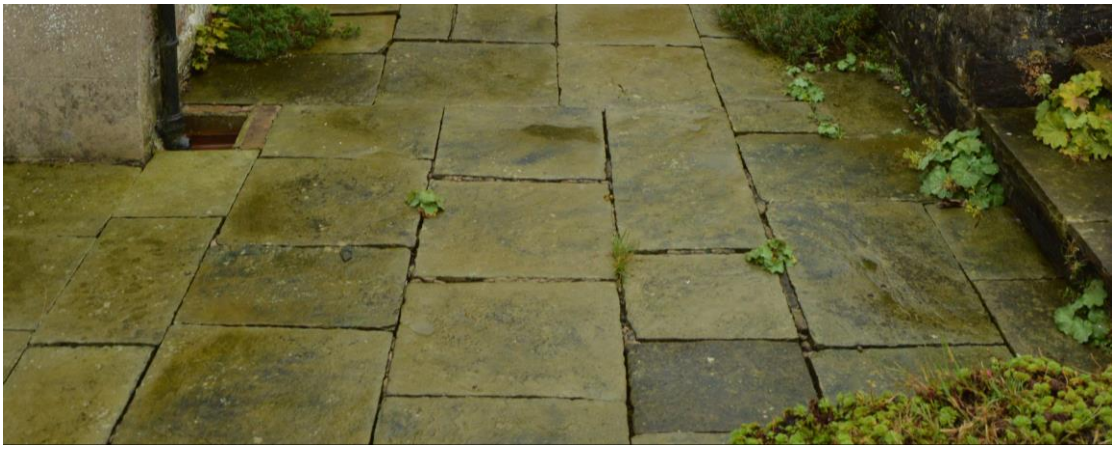
Rheinzink double standing seam zinc roof system complete with sealing strips and Vapozinc structured underlay. Colour to be graphite grey.



PL02: Rheinzink standing seam zinc roof in graphite – grey with Sunsquare Elongated Skyview fixed Flat Roof Skylights.

Surface Materials:

All new paving flags are to be new Yorkstone paving flags to match in colour to the existing areas of paving to the rear of Newton Hall.



PL03: Existing Paving to the rear of Newton Hall.

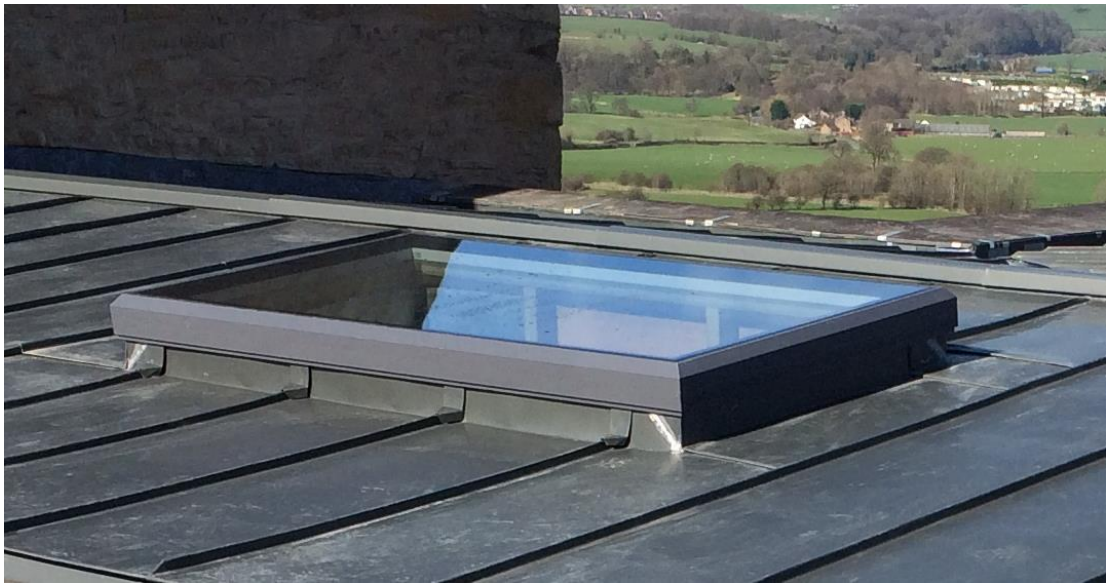
2.2 Condition No. 7

Precise specifications of windows (including rooflights), doors shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order to safeguard the special architectural and historic interest and setting of the listed building.

Rooflights:

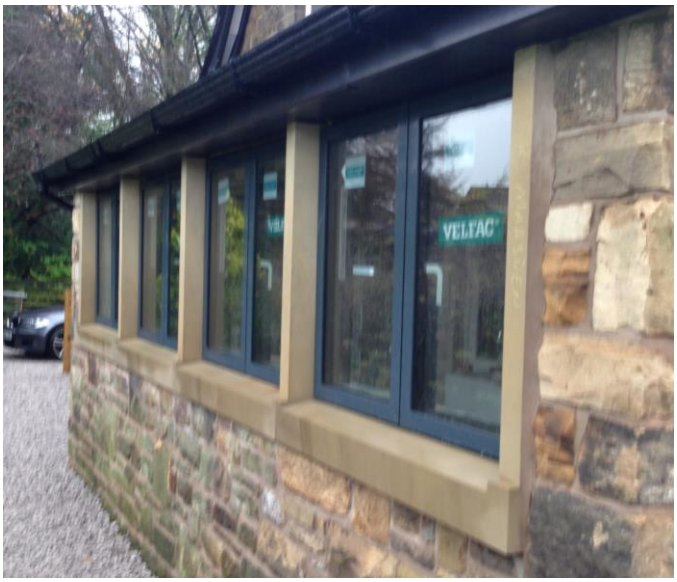
Rooflights to be Sunsquare Elongated Skyview fixed Flat Roof Skylights fitted complete with Sunsquare insulated upstand kerbs. Standard 28mm toughened double glazed units with argon filled cavities.

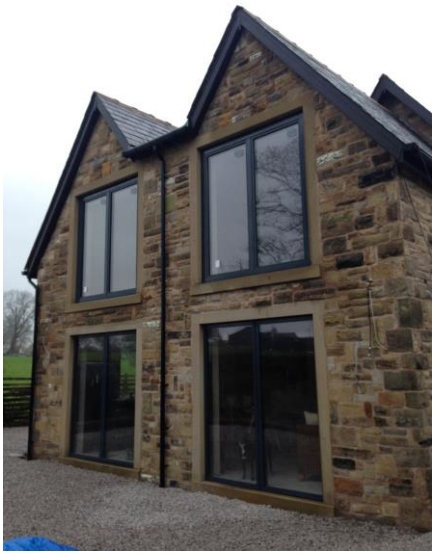


PL04: Proposed Sunsquare Elongated Skyview fixed Flat Roof Skylight.

Doors and Windows:

New triple glazed Aluminium doors and windows (and ironmongery) by Specialist aluminium window manufacturer: Velfac LTD or equivalent. Refer to floor plans and elevations for locations and sizes of windows and doors. Refer to plans for handing of doors. Toughened safety glass to BS6206 class A is to be provided in doors with glazing below 1500mm and in windows with cills below 800mm. Finish: to be polyester powder coated in RAL colour 7043.





PL05: Proposed window / frame style and colour.

2.3 Condition No. 8

Precise specifications of the proposed French Drain and its impact on the historic fabric shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

FRENCH DRAIN INSTALLATION METHOD STATEMENT

The proposed French drain is to be located externally to the rear of Newton Hall at the location of the rear cellar which is suffering from dampness. Works are to be carried out by appropriately experienced / qualified contractors and carried out under supervision to prevent any harm to historic fabric.

An isolated area of existing stone flagging is to be carefully removed and stored safely on site for future re-use.

A trench is to be dug down by hand to the required depth of the existing wall footing. Care is to be undertaken so as to not undermine the existing wall footings. The width of the trench is to ensure a pipe installation of maximum 1m away from the footing of the building (as suggested by IHBC Technical Sub-Committee Paper).

Historical research carried out during for the purposes of the planning application has shown that no past structures or features were present to this location making it unlikely that any

archaeological deposits or remains will be found as part of the proposed excavation for the installation of the French drain.

The exposed trench is to be lined with 1no layer of geotextile membrane or equivalent filter fabric in order to prevent any fine soil from being washed into the pipe and potentially causing blockages within the pipe. A new 110mm diameter uPVC perforated pipe (or slotted) is to be laid at the base of the trench to a good fall so as to ensure the efficient movement of water through the pipe. The pipe is to be connected into the existing drainage system within the site.

The trench is to be backfilled using appropriately graded and washed aggregate / gravel to within 150mm of the existing ground level. A further layer of geotextile membrane is to be laid over the gravel with 150mm of top soil laid over to bring the ground back to its existing level.

2.4 Condition No. 9

Precise specifications of the means by which the existing cement based pointing will be removed (in the form of a method statement) and showing the impact of existing pointing removal on the historic fabric (in the form of a sample panel) shall have been submitted to and approved by the Local Planning Authority before the commencement of this element of the works.

Where pointing removal results in the loss of or damage to historic fabric, work shall cease to these areas pending further advice from the Local Planning Authority.

REPOINTING METHOD STATEMENT:

Only areas of unsound mortar are to be repointed.

All repointing work is to be carried out during a period of suitable weather so as to avoid periods of high and low temperatures. This will ensure that the new mortar dries correctly.

Existing mortar to be carefully raked out to a minimum depth of 25mm or twice the width of the joint (whichever is greater). Raking out of existing mortar joints is to be strictly done by hand using the correct hand tools i.e. a mason's quirk. Under no circumstances should mechanical methods of removal be used in order to prevent damage to the stonework.

The exposed joints are to be carefully cleared with compressed air to remove any remaining debris and to ensure that it is not washed down the wall. The affected area is to be rinsed

down and washed with clean water to ensure that the wall is damp. This will encourage a good bond between the stonework and the new mortar.

The repointing of the affected stone joints is to be carried out using the following mortar specification. All repointing is to be carried out using a traditional Hydraulic Lime Mortar 1:3 using moderately hydraulic lime NHL 3.5 and well graded aggregates from 2.5mm to 75 microns. All aggregates to be to BS EN 13139:2002 and to be well graded, non – staining, clean, sharp, coarse sand and be uncontaminated by clay and silt.

Mix will be applied throughout complete with stipple/ brushed finish. Joint/ mortar thickness to be well- proportioned.

All repointing is to take place at the top of the affected areas moving downwards to prevent any dripping water from washing out the new mortar. The new mortar is to be applied and compressed within the joint using a pointing key with a suitable width for the joint sizes. The entire joint must be filled with the new mortar until it is over filled. The new mortar should then be allowed to set before cutting back any excess mortar to create a slight recess between the stones. The surface of the joint is to receive a stippled finish by using a churn brush to stipple the surface of the joint.

The curing of the completed repointing is to be managed to prevent it from drying too quickly. This is to be carried out by protecting the repointing with suitable sheeting and applying water using a hand or pump action spray to dampen the repointing and the surrounding stone to ensure that it does not cure to fast. This process should be carried out for a minimum period of one week after the repointing has occurred.

A sample panel of the proposed removal and repointing is first to be prepared for inspection by the local planning authority conservation officer.