

Supporting Statement for a Minor Material Amendment at Holden Clough Nursery

This application is made under Section 73 of the Town and Country Planning Act 1990 to vary a condition associated with **Planning Application No: 3/2018/0396**. Decision Date: 17/08/2018

The Condition to be varied is:

Condition 2

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Site Location Plan

001 Rev B (amended plan received 06/07/18)

002 Rev C (amended plan received 06/07/18)

003 Rev B (amended plan received 29/05/18)

Variation of Condition

The variation relates to the roofing material on the demonstration barn. Appreciation is given to the location and setting within the Forest of Bowland Area of Outstanding Natural Beauty (FoBAONB).

Elevation drawings showing the proposed changes are provided. In addition to the roofing materials there will also be an adjustment of roof lights as shown.

Justification for a minor material amendment

The original application planned for a sedum living roof on the demonstration barn. During the technical calculations for steel frame work and discussions with a sedum roof installer it emerged that the pitch of the roof presents problems for this type of material. A steeper pitch can result in desiccation of the living material due to the inability to retain moisture. The increased loading requirements and costs of this option are also extremely high.

In deciding which type of appropriate alternative roofing material would be acceptable in terms of the setting and general appearance which is to be achieved a number of options have been considered.

The function of the building is to allow potting and propagation of plant material with a demonstration area and office/ toilet facilities. The aim is to create a building using natural materials and the appearance of a rustic style structure. Walls will be wavy edge larch cladding and re-claimed brick plinth. The roof must have a natural appearance which is in character with these materials. Consideration has also been taken of surrounding buildings has been taken which are:

Garden Kitchen – blue slate

Springfield – compound slate tile

The Bungalow – cement compound tile

Existing potting shed (to be demolished) – fibre cement sheeting
Proposed glass house – glass.
Covered walkway – sedum living roof.

Images of wall cladding and brick plinth with roofing materials of existing buildings are shown below.

Alternative roofing materials considered

Grey slate

This material is not used in any of the buildings in close proximity to the demonstration barn and is not appropriate for a wooden clad building. The slates are common on traditional stone buildings but not considered appropriate for the demonstration barn.

Blue slate

The Garden Kitchen is roofed with blue slate. As with grey slate this material is common on traditional stone buildings but is not common in this location. The material is uncompromising in appearance and does not ‘weather down’ over time. It is expensive and we feel is incongruous with the character of the demonstration barn.

Cement compound roof tiles

This material is used on The Bungalow and does weather over time. The material also allows some colonisation with lichens, liverworts and mosses.

Steel profile roofing sheets

This material is commonly used on utilitarian buildings and is a cheap option. We do not feel this material creates the desired appearance and is inappropriate within the setting.

Fibre cement sheeting

Cement based profile sheeting is common on many rural buildings. On large agricultural buildings with single ridge design the material is often considered utilitarian. The material is often used as side cladding on these buildings which further accentuates mass. However, the nature of the compound does weather over time which softens the appearance. Matt coloured finishes ensure glare is avoided and timber barge boards avoid sharp transitions from wall to roofline. Buildings with hipped roof design ensure the mass of roof visible from each aspect is reduced and where wall and cladding materials are different the material can be pleasing.

The National Trust has experimented with a number of techniques to encourage colonisation with living organisms which create a natural appearance. These methods include coating the sheets with living cultures and manures to encourage lichens, liverworts and mosses. (See attached images below)

We feel that this material would create the desired effect for the roof which would not be too dissimilar from the sedum originally proposed. The roof would also be compatible with the living sedum roof on the covered walkway adjacent to the building.

This is the preferred option as an alternative roofing material on the demonstration barn.

Impacts

The visual appearance of the demonstration barn is an important aspect of the overall development of Holden Clough Nursery. The siting of the building is at the rear of the site, furthest away from the highway. The new stone entrance which forms the frontage of the glass house will screen much of the view of the building.

Recent planting along the roadside boundary will also provide additional screening as the plants mature and diffuse views into the nursery.

Other considerations of the proposed variation:

- The site boundary is not changed
- The siting, landscape, scale and height is not changed
- The use is not changed.
- The appearance is not adversely affected.
- The change is compliant with local planning policy and with the conditions attached to the original permission. .
- The interests of parties consulted about the original application are not disadvantaged.

Conclusion

We feel the proposed change to the roofing material has been carefully considered in respect of the setting and appearance of the proposed alternative. The proposed fibre cement sheeting which will be treated to encourage living organisms will be a relatively small change to the original proposal in terms of appearance. We are confident that the material will ensure the building is of high quality with high aesthetic merit.

Existing roofing materials:

The Garden Kitchen – blue slate



The Bungalow – cement compound tiles



Springfield – compound tiles



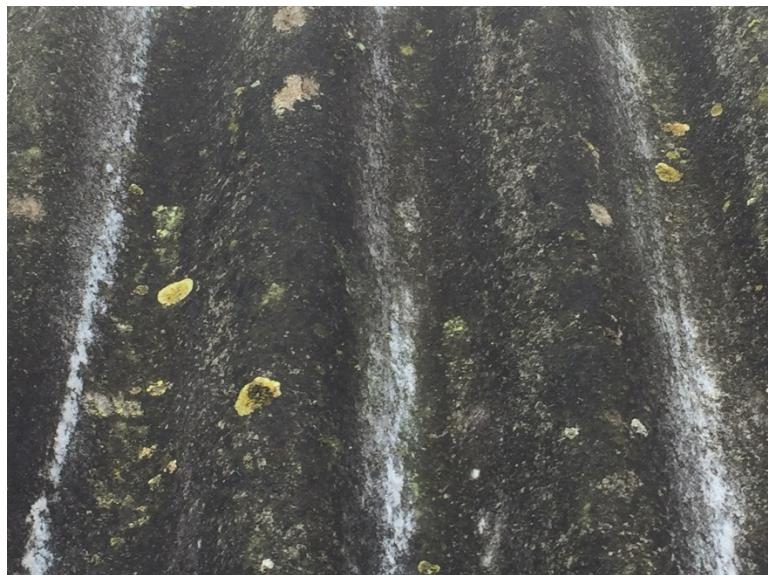
Proposed materials



Wavy edge larch boarding



Reclaimed brick plinth



Fibre cement sheeting showing lichens, liverwort and moss growth

Additional planting with 3m hornbeam pleached hedge planted 1.2m above road level
A row of 1.5m Hydrangea limelight and 1m Hebe topiaria



