

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
12th of October 2022

Discharge of planning conditions evidence document.

Mr & Mrs Towler

Loft Shay Farm
Clitheroe Road
Knowle Green
PR3 2YQ

This document and accompanying sheets support the application to discharge the following outstanding planning conditions for application 3/2022/0428.

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- Condition 10: Appendix 1 - Appendix 4
- Condition 11: Appendix 5 - Appendix 6

Condition 10:

All windows and doors shall be of timber construction and full details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, reveal, and means of opening together with any finished treatment. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity.

Doors: All doors for the property to be timber framed made from either oak or accoya. See the sheet attached titled “ Appendix 1 , Doors , Windows and Hardware” for an outline of the door patterns to be used. Quotes are currently being obtained from the selected supplier.



Appendix 3 Pattern of door to be used for the front entrance

Windows: All Windows for the property to be timber framed made from either oak or accoya similar to the doors. See the sheet attached titled “ Appendix 11, Doors , Windows and Hardware” For a full outline of the window patterns to be used along with the accompanying window schedule. Quotes are currently being obtained from the selected supplier.

The accompanying documents titled

- Appendix 1 , Doors , Windows and Hardware
- Appendix 2 , Window Schedule

Feature details at 1:20 showing the construction and finish of the windows. Internally these will be done with splayed reveals to allow extra light into the property.



Appendix 4 Example of a flush finish timber window

Condition 11:

All window/ door cills and lintels shall be natural stone and full details or samples of the materials to be used for the cills, lintels and any steps shall be submitted to and approved in writing by the Local Planning Authority before installation on site. The development shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity.

Window Heads and Cills: All of the external heads and sills for the property will be natural stone in sandstone or a sandstone colour depending on availability. This will match the existing cills and lintels already featured on the property and will aim to look the same so as to not draw attention. These will be sourced from a natural stone craft workshop such as Buxton Architectural Stone.



Appendix 5 Natural Stone Cill sourced from Buxton Architectural Stone

Door Lintels and Cills: Similar to the window heads and sills , Natural stone cills in sandstone or a sandstone colour depending on availability. This will be in keeping with the existing surrounds , and the new cills and heads for the new windows. This similarly will be sourced from a natural stone craft workshop such as FeelyStone.



Appendix 6 Natural Stone Lintels in Sandstone.