

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
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Discharge of planning conditions evidence document.

This document and accompanying sheets support the application to discharge the following outstanding planning conditions prior to their installations on site. This should read in association with the decision notice for application 3/2023/0521.

Condition 8:

Precise specifications of all windows and doors, both cart door openings and rooflights including elevations, cross – sections, reveals, glazing type, opening mechanism and surface finishes shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.

The submitted details shall demonstrate that all doors and windows, with the exception of the bi-folding doors and windows on the rear elevation to serve the lounge and kitchen/dining /siting area on the southwest projections, are to be constructed in timber.

The approved openings shall thereafter be implemented in strict accordance with the approved details and retained as such in perpetuity.

Windows: All Windows for the property to be timber framed made from either oak or accoya similar to the doors. Quotes are currently being obtained from the selected supplier.

General Window Specification:

Frame: Traditional flush casement (sashes)/Paint tbc/ Accoya

Glass: 4MM Softcoat -16mm Black warm edge (Argon)- 4mm Low Iron (24.0mm)

Details for the window/door reveals are shown on drawing reference PHA/830/A4.6. Internally the windows will have splayed reveals to allow extra light into the property which is a traditional method for barn conversions.

Refer also to the elevation drawings ref PHA/830/A3.3 & A3.4 showing the arrangement and demonstrating the window/aluminium colour to be incorporated in the works. Reference to be made also to drawings PHA/830/A4.8 & A4.9.

The aluminium powder coated frames to the south elevation will be RAL 7044. The timber windows will receive a final paint finish to match this colour.



RAL 7044



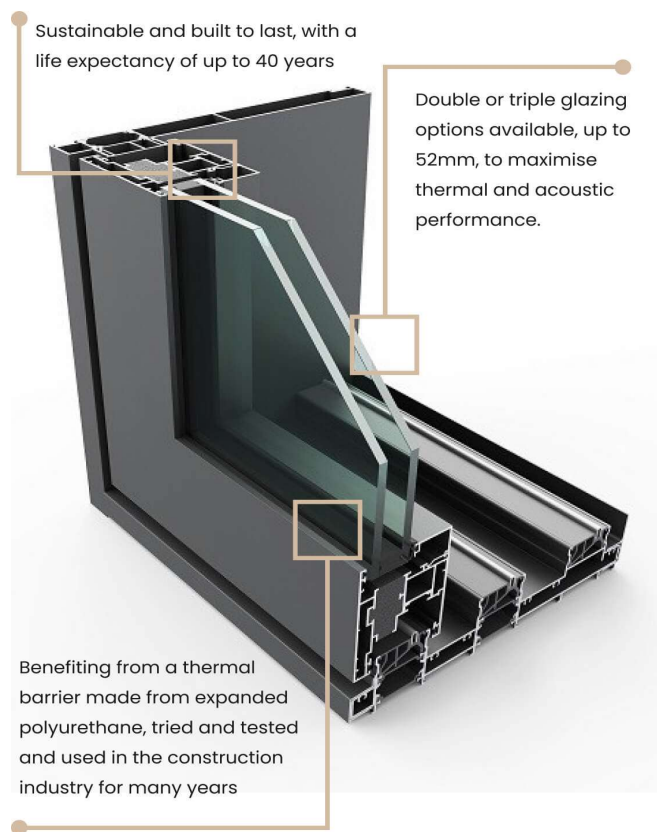
Timber framing arrangement - head of frame to match the curvature of the original cart door openings (Colour as above)



Typical hardware for the windows and doors



Typical image for the sliding doors to the kitchen/dining and lounge areas



Detail for the sliding door framing



Typical image for the velux roof window installation



Reclaimed Random Rubble Sandstone sourced from local supplier as necessary



Typical detail of a natural stone cill

Roof Slate: The Proposed Slate for the roof is the Passaro SS56F Ultra Grade Spanish Natural Slate in Blue/Grey. This is a vernacular slate. The ridge tiles will be dark grey clay dry ridge system. The external pavings will be reclaimed stone flags from the site to be supplemented by



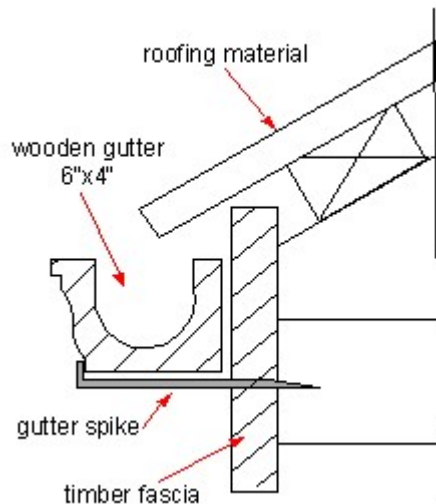
Proposed Natural Spanish Slate

The high level guttering to the north elevation will be fixed back to the building utilising the existing stone corbel supports.

Fascia Boards: Fascia boards will only be applied to the lower level and will be external grade traditional timber boards stained or painted black to match with the proposed black aluminium guttering and brackets. The proposed boards will be of a similar style to that shown below.

<https://www.mstc.co.uk/sawn-carassing-planed-one-face-celcured-21x200-70-pefc-certified-bmt-pefc-0277-21200cepefc>





Typical detail for the fascia at the lower level (south elevation)

External surfacing: The external pavings will utilise the existing stone slabs from within the existing barn and supplemented with Indian stone to create a blend across the patio area and perimeter of the barn

Condition 17:

Details of the solar panels as shown on the approved plans shall have been submitted to and approved in writing by the Local Planning Authority prior to installation. The submitted details shall include materials, type and profile. The scheme shall be completed in accordance with the approved details.

Reason: In order to ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the building, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

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Refer to the typical data sheet demonstrating the type/specification of the black framed solar pv panels to be incorporated on the roof as per the arrangement on the approved elevations



Retro fit framing for the solar PV array



Typical and similar arrangement for the solar pv array

