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HB105/SA/EW

26th September 2024

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA

Dear Sirs

Re Development at Root Farm, Dunsop Bridge - planning approval ref 3/2021/0925 and later variation of condition approval ref 3/2023/0817

Please find enclosed, on behalf of our client The Duchy of Lancaster, the final discharge of condition application for Root Farm, Dunsop Bridge in respect to the outstanding condition 3 – external material finishes.

Condition 3 – External Material Finishes

'Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials which shall also include the details of the footway bollards shall be implemented within the development in strict accordance with the approved details.'

In order to capture all of the details to each of the buildings (Industrial Units, L Shaped building, Central Barn and Dairy) we have set up a table and gone through each element of building material and how this applies to each of the building types. The detail in the table then identifies the product info / photo attached / reference drawings and confirms samples to be delivered to RVBC planning office asap. We trust that the detail attached is sufficient to allow the expedient discharge of the material finishes as we are now on site and will need to place orders soon – particularly for the longer lead in items. If elements of the proposed materials can be agreed to allow orders to be placed – prior to the final formal discharge – it would be very much appreciated.

<u>Roof Finishes</u>	
Stables (L shaped)	Burlington Strong Slates 36-10" in diminishing courses, random widths
Ridges	Interlocking terracotta ridges finished dark grey, product details to follow.
Industrial units	<p>Euroclad Elite 2 Range using EC32 – 167 – 1000 roof external steel profile. Sample to be delivered to RVBC office, product details attached.</p> <p>Roof to be finished in Colorcoat HPS200 Ultra in colour Merlin Grey with proprietary ridge, verge and eaves detailing in same colour finish. Product details attached, sample of selected colour to be delivered to RVBC office</p>
Central Barn and Dairy	Retain existing slates and ridges on site and any shortfall made up from slate already available on site. This will include the "covered" open area to Central Barn
<u>Wall Finishes</u>	
Stables (L shaped)	<p>Existing stonework and brickwork retained, and any shortfall made up to match existing. Photo 1 of sample panel attached.</p> <p>Pointing mix to both stonework and brickwork to be cement based pointing to following mix: 3.5 soft building sand 0.5 cement 1.0 sharp sand</p> <p>To areas of timber boarded apex detail, the external wall construction is recessed to accommodate a tanalised slate batten on counter batten fixed to timber framing panels to allow for the fixing of 25mm thick 125mm wide Canadian larch boards. These boards will be delivered to site, prefinished with Fire Retardant UK Ltd HR PROF – Industrial – eco friendly fire retardant, which does not form a surface finish – leaving the wood free to breath naturally and 'silver with age'. Photo 2 of untreated and treated larch board attached.</p> <p>To the external leaf, at eaves position to the internal courtyard face of the stable's development, the wall is to be finished with the positioning of the prepared and cleaned steel sections from the dismantled original workshop building. This will form a continuous line to the wall top of an approximately depth of 258mm into which the unit numbers will be positioned and fixed. Photo 3 of steel section attached, original steel to be wire brushed and finished with patination oil</p>

Industrial units	<p>150mm on bed, reclaimed stonework to be sourced to match existing stonework on site laid, coursed and pointed to match existing stonework onsite. Photo 1 of sample panel attached.</p> <p>Pointing mix to stonework to be cement based pointing to following mix: 3.5 soft building sand 0.5 cement 1.0 sharp sand</p> <p>Above the stone plinth detail to the industrial units, the external concrete block cavity wall is to be battened and counter battened with tanalised slate battens to allow the fixing of 25mm thick 125mm wide Canadian larch boards. These boards will be delivered to site, pre finished with Fire Retardant UK Ltd HR PROF – Industrial – eco friendly fire retardant, which does not form a surface finish – leaving the wood free to breath naturally and ‘silver with age’. Photo 2 of untreated and treated larch board attached.</p>
Central Barn and Dairy	<p>All existing stonework retained and rebuilt in localised areas where required. All external walls to be picked and repointed, Pointing mix to be lime pointing to following mix: 2.0 Waddyfell sand 1.0 Nostrefield sharp sand 1.0 Hydraulic lime</p>
<u>Gutters and Rainwater pipes</u>	
Stables (L shaped)	<p>Cast iron ½ round deep flow gutters fixed on MS galvanised rise and fall brackets and round downpipes fixed with cast iron pipe brackets, product details to follow.</p>
Industrial Units	<p>Proprietary box gutters and corresponding square downpipes, finished to match Merlin Grey of roof panels</p>
Central Barn and Dairy	<p>Cast iron ½ round deep flow gutters fixed on MS galvanised rise and fall brackets and round downpipes fixed with cast iron pipe brackets, product details to follow.</p>
<u>Windows and External Doors</u>	
Stables	<p>Detail as HB105 / S 08C. All windows, doors and frames to be manufactured in Accoya for a paint finish to RAL 7016, colour swatch attached.</p> <p>Photos 4 & 5 of window sample attached, sample window can be delivered to RVBC offices.</p>

Industrial units	<p>Timber door details as HB105 / IU 05D and 06D. All doors and frames to be manufactured in Accoya for a paint finish to RAL 7016, colour swatch attached.</p> <p>Roller shutter doors to be “Ascot” sectional overhead doors, ISO 40mm with solid horizontal slats, finished to RAL 7032 (pebble grey) product details attached together with RAL 7032 swatch.</p> <p>Rooflights to be proprietary polycarbonate sheet rooflights set into the proposed Euroclad Elite 2 steel profile sheet</p>
Central Barn and Dairy	<p>Detail as HB105 / CB 06C and HB105/ D 06C All windows, doors and frames to be manufactured in Accoya for a paint finish to RAL 7016, colour swatch attached.</p> <p>Photos 4 and 5 of window sample attached, sample window can be delivered to RVBC offices.</p> <p>Rooflights to replace existing metal Georgian wired rooflights to the Dairy to be “Clement” conservation rooflights - Clement 5 rooflights with 180mm between rooflight positions, with corresponding lead flashings, link to product detail below: https://digitalissuepublishing.co.uk/publishing/clement-windows/clement-conservation-rooflight/brochure.html</p>
<u>Stone Detailing</u>	
Stables (L shaped)	<p>Existing heads and sills to be assessed and reused where possible, additional heads and sills to be provided to match existing detail cut from new sourced stone Photo of proposed stone to follow.</p>
Industrial Units	<p>New cut stone heads and sills detail to doors and to top of 1200mm high stone facing to be supplied in new cut stone. Photo of proposed stone to follow.</p>
Central Barn and Dairy	<p>All existing detail retained and repaired as necessary. Where replacement required then new cut stone will be supplied to match existing detail.</p> <p>New external staircase to be finished with cut stone flag to the treads and landing. Photo of proposed stone to follow.</p>
<u>Metal Railing to External Stairs and Low Level Windows</u>	
Central Barn and Dairy	<p>See HB105 / CB 06C for details of the powder coated matt black metal handrails to window openings at finished floor level</p>

	See HB105 / D 8C for the detail of the powder coated matt black metal handrail to the external stairs.
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Landscaping - Hard Surface Materials

- Finish to existing access drive to be tarmac – grey/black finish
- Finish to access drive around the Industrial Units and parking areas to be 20mm limestone to dust finish
- Finish to disabled parking and access across limestone access drive to be porous tarmac with DISABLED parking markings highlighted in yellow
- Finish to the access to the Industrial Units roller shutter door positions to be concrete aprons set 25mm above finish limestone access drive
- Finish to all main pedestrian areas to be stone flag finish using set aside stone flags on site and any shortfall supplied with stone flags to match existing.
- Feature stone setts to be used to areas identified using set aside setts on site and any shortfall supplied with stone setts to match existing.
- Feature cobbled areas to be used to areas identified using all set aside cobbles on site and any shortfall supplied with cobbles to match existing.
- 12mm limestone gravel to be used to areas identified.
- Bollards to be positioned to either side of each of the Industrial Units roller shutter doors, to prevent unnecessary damage to be the existing set aside cast-iron columns on site from the L Shaped Building, which will be cut down and set into concrete base – photo of original column attached. See photo 6 and 7.
- Posts to side of footpath at the site entrance access drive are to be 6no 200mm diameter tanalised timber gate posts driven into ground and cut off level at 600mm above finished ground level.
- Fencing to substation and bin store to be same 25 x 125mm larch boarding (as per finish to Industrial Units) fixed to horizontal rails and timber posts with finished face of fence to public view. See photo 2.
- Gates to various locations to be standard 5 bar timber gates with cross bracing detail and a pair of close boarded timber gates to the end of the courtyard next to the existing Farmhouse, see attached gate detail.

We trust that if you require any further information or wish to discuss any element of the proposed material finishes you will not hesitate to get in touch with the office.

Yours faithfully,
Erica Wright Architecture Ltd



Erica Wright
Chartered Architect

Enc App form and fee
Euroclad Elite 2 metal roofing
Colorcoat HPS200 Ultra roofing sheet colours
Ascot roller shutter door detail
Clement roof light information (as link within letter)
HB105/S08C
HB105/IU05D
HB105/IU06D
HB105/CB06C
HB105/D06C

HB105/D08C

Gate detail

RAL 7016 colour swatch

RAL 7032 colour swatch

Photo 1 – stone sample panel

Photo 2 - larch boarding sample

Photo 3 – original steel section to be used as head detail

Photo 4 and 5 – window detail

Photo 6 and 7 – existing column detail

To follow:

Interlocking ridge detail

Cast iron rainwater goods

Photo of stone for all cut stone detail

To deliver to RVBC:

Roof panel profile in selected colour finish

Corresponding box gutter and square down pipe to IU's

Window sample (if required)