

Materials Condition Statement - Lower Reaps Farm, Whinney Lane, BB2 7EL

This short statement has been prepared to support the 'approval of details reserved by a condition' application at the above address.

The site received planning permission and listed building consent from Ribble Valley Borough Council for the 'proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works. Resubmission of 3/2022/0727.' (ref. 3/2022/1165 and 3/2022/1166).

As part of the approvals, several conditions were attached and this statement relates to condition no.3 which states :-

"Notwithstanding the submitted plans, the following details, including samples, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:

- Details of windows, doors and openings to be in-filled including reveals;*
- Details of windows, doors and openings to be created;*
- Details of walling (stone and mortar) and roofing materials;*
- Details of internal wall finishes (including lining and insulation);*
- Details of external and internal floor surfaces (including colour and texture); and*
- Details of rainwater goods (cast iron or aluminium heritage style in black).*

The approved materials shall be implemented within the development in strict accordance with the approved details."

The following pages provide details in relation to the materiality of the scheme. The photographs provided below and overleaf relate to samples of these materials - physical samples can be made available on site on request.

Windows:

- hardwood frames as specified to
drg.no.24.48/dis.01**



Doors:

- hardwood painted doors
- finish to match hardwood windows



Walling stone and mortar:

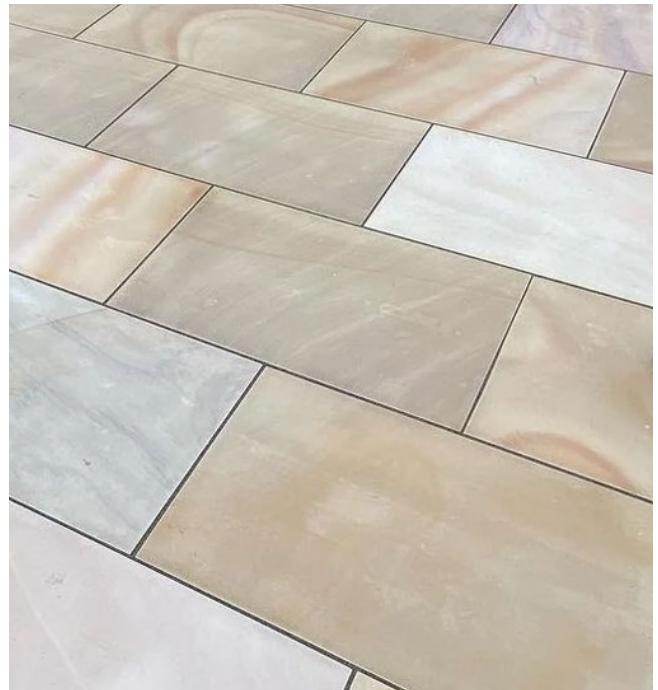
- stonework to match existing.
- reuse and repointing of existing stone.
- any new stone to be locally sourced reclaimed
- stone to match the context.





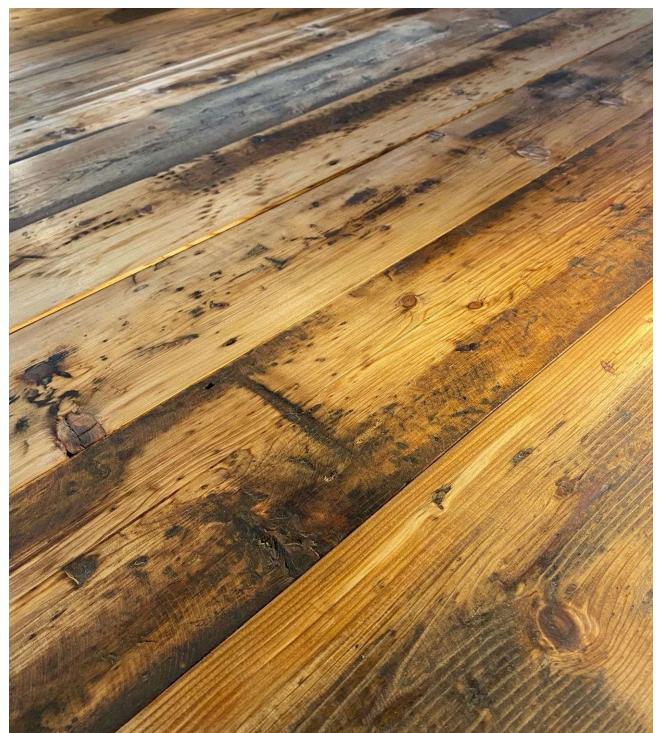
External floor:

- sawn sandstone paving as specified to drg. no. 24.48/dis.02



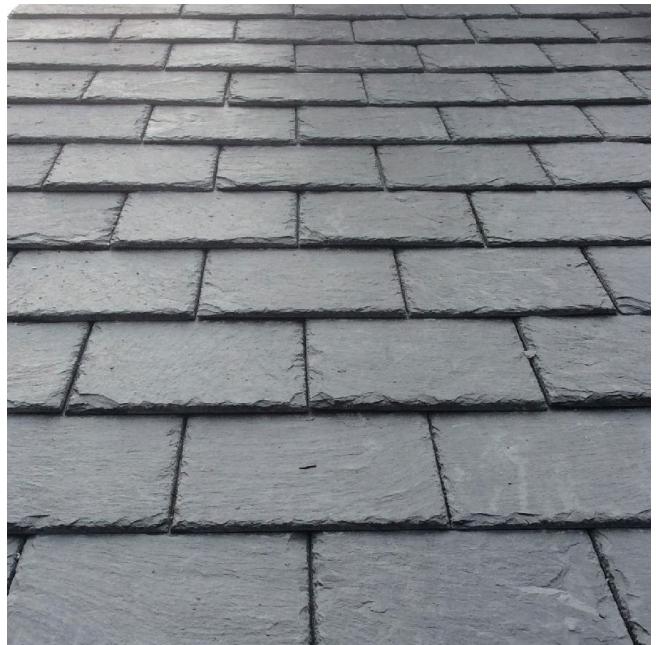
Internal flooring:

- existing floorboards to be taken up and reused where possible
- floorboards beyond repair to be replaced with reclaimed to match existing



Roof:

- blue/grey natural slate to suit locality
- slates to be UKCA marked which confirms they have been tested to BS EN 12326 and thus conform to the UK building regulations
- new slate to be grade T1 classification with low potential for oxidation. T1 is the highest grade of slates which contain minimal pyrite (substance prone to rust). As such, pose no risk of discolouration and the performance of the slate structure is unaffected.
- water absorption to be <0.3% to achieve W1 classification - reducing risk of swelling minerals, delamination and damage from freeze thaw cycles.



Rainwater goods:

- aluminium rainwater goods in heritage black as specified to drg. no. 24.48/dis.01

