

**Proposed replacement dwelling and entrance gates at  
Markhor, Eaves Hall Lane, West Bradford, Clitheroe BB7 3JG**

**For Miss Huskisson and Mr Wilkinson**

**Proposed External Materials Schedule**

**PLANNING ISSUE**

## 1.0 Roof Finishes

All the roofs would be finished in new Spanish Blue Sumo Best (20x10") slate which has been used extensively on developments located in Conservation Areas and Area of Outstanding Natural Beauty (AONB) within the Ribble Valley.

Velux recessed rooflights would be installed on the rear roof slope and black framed photovoltaic solar panels would be installed within the south side facing slated roof pitch, as shown in the photograph below.



Pl. 1 Photograph showing an example of a new Spanish Blue slate roof with recessed Velux rooflights and black- framed recessed PV solar panels

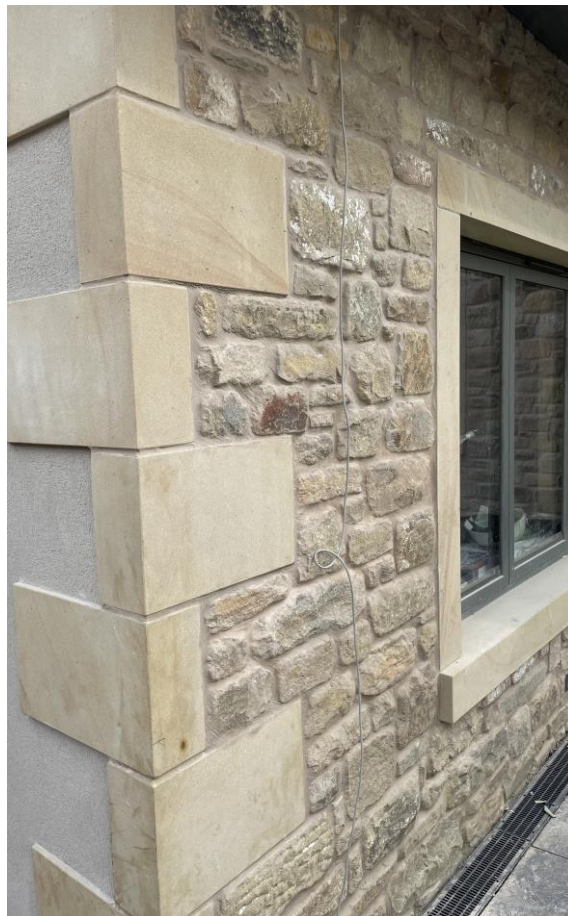
Slated gable type dormer windows would provide natural light and ventilation to first floor rooms, along the lines as shown in the photograph below.



Pl. 2 Example of a dormer roof window

## 2.0 External Wall Finishes

External walls would be finished using a small palette of carefully chosen materials which would complement each other and are considered appropriate for this site. Natural stone would be the predominant material to be used on principal front façade and for the rear elevation and the chimney, with dressed stone quoins and surrounds. A soft grey coloured K-rend would complement the stonework and this would be applied to finish both gable end walls. The photograph below shows this combination of materials.



Pl. 3 Photograph showing natural stone wall cladding, dressed stone quoins and window surround and grey K-rend



Pl. 4 Photo showing grey coloured K-Rend with scraped texture finish



Pl. 5 Photograph showing an example of the stone-built chimney detail

Dormer window walls would be finished using a silvery aged grey larch vertical cladding. This colour compliments the choice of roof slate and softens the contrast between the slate and the stone. Aluminium window / door frames and rainwater goods coloured black will compliment the larch cladding. These colours are complementary of the slate and will help to integrate the dormer windows within the roofscape.

Silvery aged grey larch vertical cladding (similar to photograph Pl. 7) would also be used on select parts of the front, rear and south east gable walls in conjunction with stone, as part of the proposed elevational treatment. This follows the overall contemporary design approach and creates rhythm and symmetry across the elevations.

The vertical aspect of the larch cladding adds interest and provides the required balance of scale and proportion. The silvery/grey colour of this cladding has been selected to blend with the canopies of mature trees which surround this site. The vertical orientation would reflect the verticality of these trees and will help to integrate the proposed building within its setting.

The existing bungalows at Markhor and adjacent properties, Cranbrook and Highfield, are all have predominantly rendered with stone-built sections. The proposed design shows stone and render as the main wall cladding materials, whilst achieving the appropriate balance between these and use of larch.



Pl. 7 Photograph showing a silver aged grey larch vertical cladding

### **3.0 External Windows and Doors**

Aluminium framed windows and doors, rainwater goods and eaves fascia/ soffit boards and gable barge boards will all be finished using a black colour. This colour complements the choice of slate, stone and larch cladding described above.