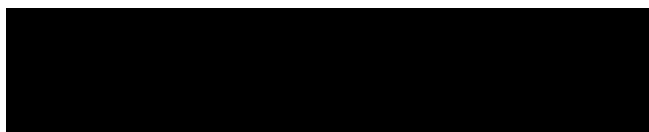


Planning and Listed Conditions Discharge for Renovation of Farmhouse at Bridge End Farm, Wood House Lane, Slaidburn, BB7 3AH

March 2026

Prepared by Jonathan Athay

Ginger and Wood Architectural Services



The conditions to be discharged are listed below:

Application No: 3/2023/0287 – Farmhouse Renovation

Planning

3. External Joinery
4. Rooflights

Application No: 3/2023/0288 – Listed Building Consent

Listed

3. External Joinery
6. Internal Doors
7. Rooflights
9. Rainwater/Wastewater Goods
10. Internal Floors
11. Internal Partition Walls
12. Making Good of Exposed Areas Revealed by Internal Wall Alterations and External Demolitions

External Joinery

Attached are documents showing 2 Front door details, a photographic window survey and summary, window cross sections details 1 and 2. The front door which has most historic value will be refurbished in a joiners shop and re-fitted.

All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, dimensions, glazing detail, moulding finish, method of opening, method of fixing and finish are on attached documents.

Roof Lights

Attached are details of Velux conservation roof lights to be inserted as shown on drawing 436/23/PE/A. The roof lights will be recessed and flush fitting in line with specification.

Rainwater Goods

The rainwater and wastewater goods are to be cast metal painted black. Works are to be carried out in accordance with agreed details. Attached file shows details of the range of gutters, pipes, brackets etc. ZIP file too large to attach will forward by email.

Internal Floors

The ground floor of the house and cellar area plus 'Tunnel' will have reclaimed stone flags to match the existing and lower ground floor. The Trap House, which was old disturbed cobbles will be replaced with reclaimed stone flags to match the rest of the house and the cobbles from the Trap House then used elsewhere in the external works. The main house ground floor had been covered over in asphalt, presumably as damp proofing. In order to key the asphalt the flags had been smashed. The applicant is the owner of a stone reclamation yard and as such has access to a wide range of reclaimed flags. Attached photographs show available stock and an example of a project which has used stock from the reclamation yard.

Most of the timber first and attic floors are in good condition and will be retained. Any replacement floorboards will be softwood and machined to match the exact sizes that need replacing.

Internal Partition Walls

Attached sample taken from building regulations drawings shows the build up of new internal walls.

Making Good of Exposed Areas Revealed by Internal Wall Alterations and External Demolitions

Reveals to be made good with hand cut stone quoins. All exposed and re-built wall ends will be lime plastered all as per the Heritage Statements and Method Statements.