
BOWLAND SURVEYORS LTD.

9 The Dene, Hurst Green. BB7 9QF.

Further details regarding doors and windows specification.

For Mark Lincoln

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Reference: 2025-55 | Version 1.0

1.1 This note provides further details to discharge condition 3 from listed building consent 3/2025/0411 with Ribble Valley Borough Council, as follows:

1.2 *Precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The approved windows shall be implemented within the development in strict accordance with the approved details and thereafter retained. Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed building and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.*

1.3 Restoration of the leaded pane to the rear was subject to a separate condition ref: 3/2025/0893, which has been discharged prior.

1.4 The original grant of listed building consent and planning permission was for timber-framed doors and windows with slimline double glazing. Further details of which are provided below and within the submitted drawings.

2.0 SPECIFICATION

2.1 REAR ELEVATION

Opening Mullion Windows (central mullion openings) -	STORM style. Sapele K.D. timber frames. 10mm conservation double glazing
Fixed Mullion Windows (LH & RH mullion openings) -	12mm original SlimLite double glazed panes. No frames - secured with putty.
Rear door and frame -	56mm thick. Accoya K.D. timber frame. 10mm conservation double glazing

2.2 FRONT ELEVATION

Window Frames -	STORM style. Sapele K.D. timber frames. 10mm conservation double glazing
Front door and frame -	56mm thick. Accoya K.D. timber frame. 10mm conservation double glazing.

2.3 IRONMOGERY

Supply and factory fitting of ironmongery to doors, including lever lock handles, ball bearing butt hinges, an insurance-approved 5 lever lock and low line threshold.

2.4 PAINT & FITTING

Factory finish in an off-white paint, 3 coat system including end grain sealing.
Hardwood doors and frames to be sealed to stonework using linseed mastic.