

Conditions Discharged 6 Relating to PA20/00984 - Conversion of barns to form two holiday lets and construction of two glamping pods at Sunnymead Paul's Green, Hayle, Cornwall, TR27 6AE.

Ridge:

Reclaimed red clay ridges bedded on Mortar.



Roof Covering:

Brazilian Slate Roof Tile - Grey/Green

Roof Design: It should be noted that the minimum batten size for rafter spacing up to 600mm for use with natural slates is 50 x 25mm as per BS5534. The ends of any batten should be fully supported, and the length of any batten should be no less than 1.2m.

In the interests of aesthetics and to maintain the bond, at all verges, abutments, hips and valleys, alternative slate courses must start with a half width slate or a slate and a half width. Slate and a half width must be used if the half slate is less than 150mm wide.

In respect of roof ventilation, the roof space and/or batten cavity must be ventilated in accordance with the latest edition of BS 5250:2011+A1:2016

Copper nails: slates should generally be twice centre nailed to horizontal battens. The minimum nail head diameter is 10mm (which means a shank diameter of between 3mm – 3.35mm). The nails should penetrate the batten by a minimum of 15mm after considering the thickness of two slates (being careful not to penetrate the underlay or membrane).

Individual slates should be holed so that the thickest end of the slate is at the tail.

Slates should be holed from the underside, which creates a countersink to accept the nail head.

Slates should be vertically aligned and should allow for a small 'perp' gap between slates of approximately 2mm-5mm in accordance with BS 5534.



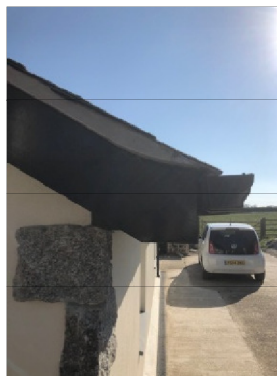
Fascia's & Soffits:

Exterior grade Plywood to BS EN 636 Class 3 Painted Black.

Timber for external feature work should be free from waney edges, large knots, resinous pockets, splits, and other unsightly defects. Timber for fascias, bargeboards and soffits should be pre-treated with preservative. Where timber is to be painted, it should be knotted and primed on all surfaces before fixing.

Rainwater Goods:

Any existing PVC downpipes, guttering or fixings to be removed and repaired, reinstalled with matt finish – colour to be Black. Any new rainwater goods to be PVC Ogee style. All downpipes to be checked to ensure all drainage is directed to drainage systems away from the building.



External Walls:

Existing stone external walls.

Systematically examine and make good any cracking by stitch repairing using reclaimed stone to match or using Helifix bars - remedial/ hack out any loose or inappropriate cement pointing & repair with lime pointing to the Cornish lime company's (or similar specialists') recommendations

Existing lintels - systematically examine and make good by removing inappropriate concrete lintels & replace with seasoned oak to match the original details.
Reconstruct slate drip detail copying detail from existing

New stone external walls.

Every effort should be made to match existing stonework, with any walls taken down stored for reuse. New mortar to be to -BS EN 998-2: 2010 Specification for Mortar for Masonry; BS EN 459-1:2010 Building lime; BS EN 13139:2002 aggregates for mortar

Heritage Coursing to be laid in traditional form to match the vernacular of the area and surrounding properties.



Sand & Cement Rendered Walls.

Sand for render should be well-graded category 2, in accordance with BS EN 13139. Sand with excessive fine material, clay or silt can shrink and crack so should be avoided.

Sharp gritty or coarse sand is required for strength in the backing coats, but finer sand should be used for the finishing coat.

All new sand and cement render to be trowel finished ready to receive external masonry painted: Coloured Cream.

Timber Cladding:

New vertical timber cladding boards to be of softwood to BS EN 14915 Solid wood panelling and cladding & BS EN 15146 Solid softwood panelling and cladding.

Use stainless steel annular ring shank nails (essential for high tannin species or those installed 'green') the nail penetration into the batten is generally twice the thickness of the board being fixed.

Punch the nail slightly below the wood's surface. Use double fixings for boards over 125mm wide. Make sure that butt joints always meet on sufficient batten support width

Cladding to have a natural wood sawn finish which will silver over time or stained black, coated with fire retardant coating and left natural.

Counter battens are an essential design detail for vertical cladding to permit unrestricted drainage and air circulation in the cavity. Counter battens may be any thickness but 16mm shall be the minimum.

Cladding support battens should be at least 2.0 times the thickness of an individual board. The top edge should be machined, prior to preservative treatment, to an angle (15°) sufficient to shed water running down the back of the cladding into the ventilation cavity. Batten treatment: Softwood battens shall be pre-treated by an industrial process in accordance with BS8417 for a BSEN335:1 Use Class 3 application (Wood Protection Association Commodity Specification Code: C6 also known as NBS Z12/120). A cavity of at least 21mm shall be incorporated into the design to permit air circulation and unrestricted drainage of rainwater that penetrates the cladding.

All openings into any cavity should be fitted with insect mesh

Masonry buildings: Fitting a breather membrane between cladding and battens attached to a property with cavity walls is not essential. Use a waterproof coating, membrane or wax-treated insulation board where cladding is fitted to an existing building with solid walls.



Windows & Doors:

All existing wooden frames and windows to be removed. Existing stone mullions, surrounds, cills and heads to be retained and repaired in situ if required.

Existing external doors to be removed and replaced with timber/ Composite equivalent or as approved. Any existing external door surrounds and stone mouldings to be retained. New UPVC or timber/composite window frames to be installed with plane glass in fills.

Any rotten timber lintels to be replaced with more robust materials such as steel or concrete.

All new doors and windows to be to RAL 7016 “Anthracite Grey”.



New rooflights installed in lean to roof over rear outbuilding, to be ‘conservation’ style.

