

INFORMATION TO DISCHARGE CONDITIONS 3 & 4
RELATING TO PLANNING APPLICATION 19/03720/FUL



RELATING TO
**PROPOSED EXTENSION AT CORBET LODGE,
MORETON CORBET**

September 2021

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1.0 Introduction

1.1.2 Corbet Lodge is a Grade II Listed property located at Moreton Corbet, to the north of Shrewsbury in Shropshire.

1.1.3 This document sets out information to Discharge Condition 3 relating to approved planning application ref. 19/03720/FUL, for works to the approved extension at Corbet Lodge.

2.0 Information Further to Discharge of Conditions

2.1 Condition 3

2.1.1 *‘Prior to the above ground works commencing samples of all external materials to be used in the construction of the extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.*

Reason: To ensure that the external appearance of the development is satisfactory.’

Response:

ROOF TILES:

2.1.2 A single story, pitched roof extension is proposed, using reclaimed roof tiles to match the existing tiled roof adjacent.

Figure 1.0 – Photo of existing roof tiles, to be matched for the extension



TIMBER FRAME:

- 2.1.3 The western facade and part of the northern facade of the extension will feature an exposed timber frame, with glazing infills, set above a sandstone faced plinth. The frame will be constructed using Oak sourced within a 15 mile radius of the property, which was milled at Corbet Lodge in 2018, which has been left to the present day to season. The timber will not be treated, and will be left to silver naturally over time.
- 2.1.4 Details regarding the dimensions of the timber posts and rails are outlined within the drawings produced by Tony Rowland Architectural Services, ref. CCCLXXXVIII+18, which have been submitted to and approved by the council (application ref. 21/03104/DIS).
- 2.1.5 All timber and glazing work will be undertaken by Simon Harper at the Shropshire Oak Carpentry Company.

Figure 2.0 – Extent of timber framing to northern elevation

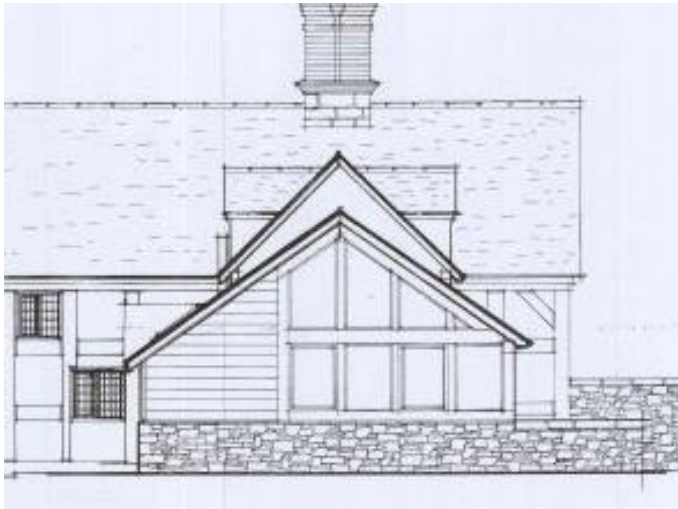


Figure 3.0 –
Extent of timber
framing to
western
elevation



Figure 4.0 –
Example of milled Oak
for use in the timber
frame



WOODEN CLADDING:

- 2.1.6 The eastern façade, and part of the northern façade of the extension will consist of locally sourced wooden cladding, consisting of Oak feathered boarding, laid horizontally, which will be set above a sandstone faced plinth.
- 2.1.7 The timber will not be treated and will be left to silver over time.

Figure 5.0 – Example of wooden cladding above stone plinth

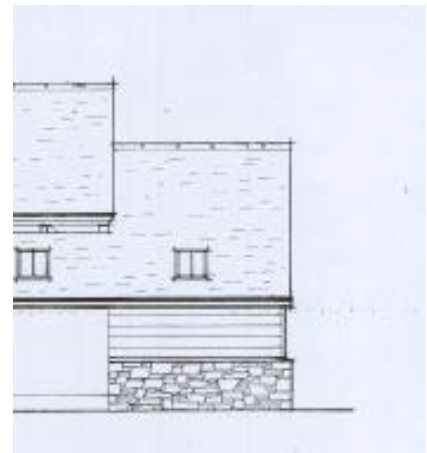


Figure 6.0 – Extent of wood cladding proposed to east elevation

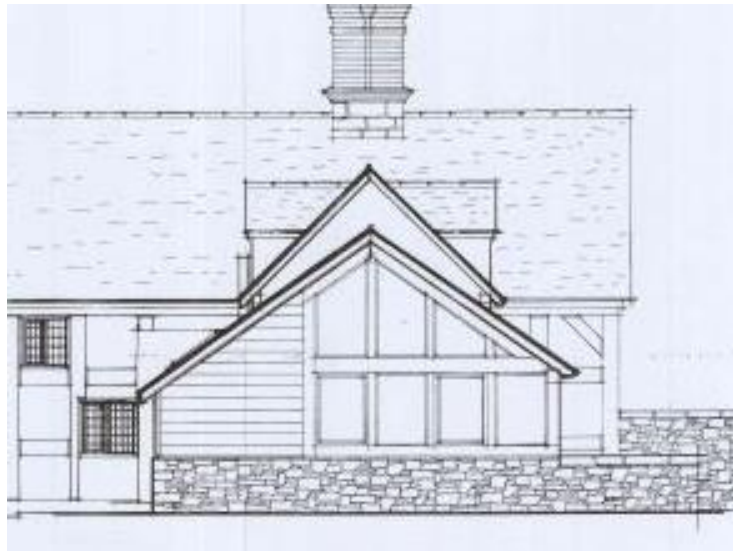


Figure 7.0 – Extent of wood cladding proposed to north elevation

STONE PLINTH:

- 2.1.8 A low, white Sandstone plinth will run around the base of the extension on its northern, eastern and western facades (with the exception of a break in the plinth to the western façade to allow for proposed door openings).
- 2.1.9 The plinth runs along the line of an existing Sandstone wall which runs along the eastern and northern extent of the proposed extension. It was the intention that this wall would be retained, and the extension constructed above it. However, in order to ensure that the foundation for the extension is adequate and meets Building Regulations, the wall has been carefully dismantled to allow for a new concrete foundation to be laid. The internal wall for the extension is to be constructed using blockwork, beyond which (on the outer edges), there will be a 100mm cavity, followed by 150mm depth Sandstone facing. Sandstone from the existing wall will be re-used for the facing stones.
- 2.1.10 The stone facing wall will be constructed using traditional wall construction methods, and be laid with NHL 3.5 hydraulic Lime Mortar, 1:3 (ratio of lime to well washed sharp sand, to be Bromyard or similar).
- 2.1.11 When the lime mortar has set enough the smooth pointing surface will be removed with a stiff brush to expose the aggregate and to further aid carbonisation.
- 2.1.12 Details of the construction of the stone plinth proposed are set out in the drawings proposed by Tony Rowland Architectural Services, ref CCCLXXXVIII+16/17, which have been submitted to and approved by the council (application ref. 21/03104/DIS).
- 2.1.13 Figure 6.0 below, shows a photo of the existing wall, the pattern of stone for the facing is to be informed by this, as well as another nearby stone boundary wall to the property, as illustrated on Figure 7.0, also below.



Figure 8.0 – Existing stone wall to be dismantled. The existing Sandstone is to be re-used in the new stone plinth.

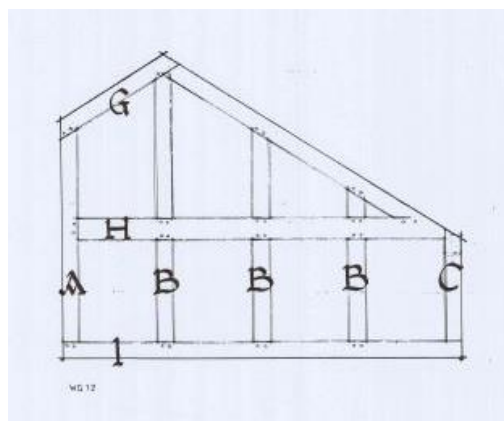
Figure 9.0 – Example of another stone wall boundary to the property. This, along with the above, will inform the pattern the stone is to be laid in for the stone faced plinth.



DOORS AND WINDOWS:

- 2.1.14 Glazed Oak double doors are proposed to the western façade of the extension to allow access out to the garden.
- 2.1.15 Glazing is proposed to the western façade of the extension (either side of the doors), as well as to the northern façade.
- 2.1.16 The double glazed units will be installed on Larch packers, which are to be the same thickness as the units, which re fixed to the face of the Oak frame. Capping boards mimicking the frame will be fixed with EPDM glazing gaskets to allow the glazing to accommodate any movement in the Oak frame, without compromising the efficiency of the units. This method will mean that the glazing will appear to sit directly within the Oak frame.
- 2.1.17 The doors and glazing will be custom made and installed by Simon Harper at the Shropshire Oak Carpentry Company.
- 2.1.18 Details of all glazing and doors proposed are set out in the drawings proposed by Tony Rowland Architectural Services, ref CCCLXXXVIII+18/19/20, which have been submitted to and approved by the council (application ref. 21/03104/DIS).

Figure 10.0 – Northern façade glazing



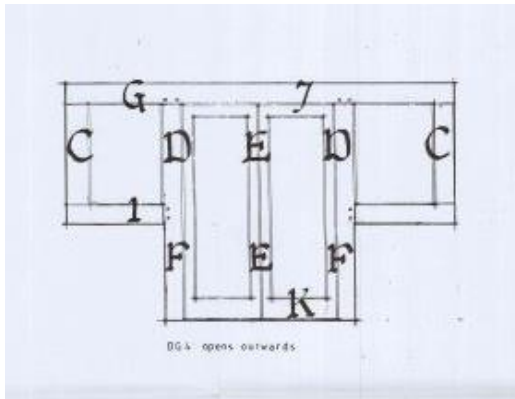


Figure 11.0 – Western façade glazing/doors

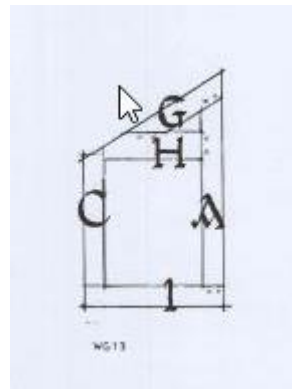


Figure 12.0 – Southern façade (return) glazing



Figure 13.0 – Example of Glazing panels set into Oak frame (Copyright Shropshire Oak Carpentry Company)



Figure 14.0 – Example of Oak doors (Copyright Shropshire Oak Carpentry Company)

CONSERVATION ROOF LIGHTS:

- 2.1.19 To allow additional light into the extension, and to maximise the solar gain in cooler winter months, 'Conservation Roof Lights' (from the Rooflight Company, or similar approved), are proposed on either side of the pitched roof extension. For details see Appendix 1 of this report.

Figure 15.0/16.0 – Example of Conservation Roof Lights



LEAD FLASHING:

- 2.1.20 Lead flashing is to be used at the junction between the new roof of the extension and the existing building.
- 2.1.21 The lead flashing is to be installed in accordance with Lead Sheet Association guidelines.

GUTTERING:

- 2.1.22 The new guttering to the extension is to match the profile used on the existing house. Cast aluminium gutters and downpipes are proposed, which are made using traditional castings.

Figure 17.0 –
Example Cast
Aluminium
Guttering



2.2 Condition 4

- 2.2.1 *'All routes for internal mechanical and electrical services and drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.'*

Response:

- 2.2.2 The extension has an internal blockwork cavity wall, to which the plasterboard will be fixed. All electrics will be chased into the plasterboard and fixed to the blockwork as part of the first fix, prior to plastering, and follow up with second fix.
- 2.2.3 Pipework for plumbing will be integrated into skirting boards where exposed, or will run underneath kitchen units.
- 2.2.4 All electrical and plumbing runs will be visually unobtrusive, and hidden where possible.
- 2.2.5 No timber including floorboards, internal exposed timber, nor external timber will be damaged to facilitate any of the mechanical and electrical services.

- 2.2.6 In order to make the existing electrical wiring safe, and ensure it is in accordance with British Standard BS 7671, repairs may need to be made. All repair works to make wiring safe will ensure that existing routes are followed, and that there is no damage to any existing timber.
- 2.2.7 The new family bathroom is proposed within a room which already has an ensuite with toilet and sink and associated heating and water supply and waste runs. The new bathroom will retain these existing runs.
- 2.2.8 The existing water supply points will be retained, along with all existing waste/drainage runs.

APPENDIX 1

'Conservation Roof Lights' (from the Rooflight Company



the Conservation Rooflight®

Suitable for pitched roofs* between 17½ and 65 degrees, the Conservation Rooflight® is the original low profile skylight, combining the highest modern performance standards with an authentic traditional appearance. Favoured by English Heritage, the National Trust and planning / conservation officers, it is available in a wide range of standard sizes.

The Conservation Rooflight® range is CE marked in accordance with EN14351-1:2006+A1:2010.

Please note that the current lead time on the Conservation Rooflight® is 5 working days to site (subject to availability).

**Please note, our Rooflight offer available via our Online Shop is not designed for use in close proximity to coastal areas. For properties that reside within 5km of the coastline, we recommend calling our Customer Services Team on [01993 833 101](tel:01993833101) to discuss an appropriate alternative specification.*

[Request a call back](#)

your rooflight



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PLEASE NOTE: THE DIFFERENCE BETWEEN AN 'ON THE RAFTER' OR 'BETWEEN THE RAFTER' ROOF WINDOW IS IN THE INSTALLATION, NOT THE ROOFLIGHT SIZE, AND DEPENDS ON THE BUILD-UP OF YOUR ROOF.



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