

Conditions statement

The Maltings, The Street, Weybourne, Norfolk Nr25 7SY

Submittal for release of conditions specified under approval notice PF/21/2591

Condition One

Statement no further action required

Condition Two

Statement no further action required

Condition Three

Statement, implementation required before occupation, no further response required at this point in time

Condition Four : Material samples

We attach photographs of the various finishes to be used in the redevelopment of this project. The actual samples can be delivered to North Norfolk DC's offices once this application receives its reference number. These materials were recovered from the existing buildings on the site and it is our intention that all the building materials will be re-used from the existing buildings and the demolitions arising from this site. There are a number of porches and a single building which are to be demolished and it is expected that we should have a surplus of roof tiles. Some bricks are to be imported for the rear kitchen wall to the barn. For obvious reasons all repair work will be undertaken with recovered materials from the site.

With the exception of the zinc clad dormers, all of the building materials should be available for reuse and or be reusable from the various localised areas of demolition.

Schedule of proposed materials / building works :

1. Barn

Roof	Re-using the existing soft red clay pantiles.
Walls	Repairs to be undertaken to some quoin brickwork, re-using existing bricks
Kitchen wall	The new kitchen extension and parapet walls will be constructed of imported second hand soft red bricks as the sample brick, see photographs
Windows /	Some of the existing windows will be repaired and re-used
Doors	New windows and doors will be constructed in accordance with the previously approved detailed window drawings

2. Side Cottage

Roof	Re-using the existing soft red clay pantiles.
Walls	Repairs to be undertaken to some quoin brickwork, re-using existing bricks
Windows /	Some of the existing windows will be repaired and re-used
Doors	New windows and doors will be constructed in accordance with the previously approved detailed window drawings

3. Main house

Roof	The natural slate roof at the rear is to be re-roofed only, re-using the existing slates and supplementing with additional matching second hand slates Western side single storey roof may need to be re-roofed but will re-use the existing black ceramic pantiles. Tiles are in good condition and should be sufficient for re-roofing purposes. Supplemented if necessary from the black ceramic pantiles on the lean-to roof Rear Building, which is to be carefully demolished
Walls	Limited repairs to quoin brickwork
Windows / Doors	UPVC windows are being replaced with new timber windows all as the detailed drawings previously approved. Limited repairs being undertaken to existing windows and doors

4. Pump House

Roof	Re-using the existing clay pantiles.
Walls	Repairs to be undertaken to some quoin brickwork, re-using existing bricks
Windows	Existing windows will be repaired and re-used
Door	New front door will be constructed in accordance with the previously approved detailed window / door drawings

5. Stable wing

Roof	Re-using the existing soft red clay pantiles. Supplemented by pantiles recovered from the building being demolished at the rear / kitchen courtyard and the porch roof to the barn
Walls	Repairs to be undertaken to some quoin brickwork, re-using existing bricks
Windows / Doors	Some of the existing windows will be repaired and re-used New windows and doors will be constructed in accordance with the previously approved detailed window / door drawings
Dormers	Dormers are to be clad in light grey coloured zinc, as sample

6. Rear building

Roof	Re-using the existing black ceramic clay pantiles. Additional tiles are being recovered from the porch which is being removed to this building
Walls	Repairs to be undertaken to some quoin brickwork, re-using existing bricks
Windows / Doors	Most of the existing windows will be repaired and re-used Some new windows and doors will be constructed in accordance with the previously approved detailed window / door drawings

Condition Five

Statement, no further response required at this point in time

Condition Six

Statement, no further response required at this point in time

Condition Seven

The proposed external light fittings are located in the hotel grounds and are shown on the plan drawings :

TM / 224, 227, and 217

(i). Fittings L1 & L1A are down lit, mast lights installed 300mm above ground level and fixed to various oak bollard posts and which delineate the the car parking areas. They are the minimum level of safety lighting that we think is allowable.

(ii). Fittings L2 are the same down lit mast light but raised to 600mm to provide a little more light to delineate the pedestrian areas / edge of drive way within the square

(iii). Fittings L3 are ground mounted Beam Two light fittings delineating the disabled ramp area

(iv). Fitting L4 may be a little more contentious and are 3 No. 70 W JCC Uplighters.

We welcome a discussion on the suitability of these lights.

(v). Fittings FL are feature lights largely replacing the existing defunct lights, please refer to the Gracieuze Bottom Plate Grand data sheet. Again we would welcome a discussion regarding their suitability

The following lights are secured to the buildings and are shown on the elevation drawings :
TM/ 232, 233, 234, 235 and 236

(i). Fitting ML, LED down lit mast light fixed adjacent to each bedroom door at a 1400mm max height and which provides limited safety lighting directed onto the ground to each entrance door and the first floor access walkways.

(ii). Fitting J is a wall mounted downlight Jura as the attached data sheet

These lights are mainly position under the eaves to the front and side of the main building. They are replacing existing flood lights secured to the main building which are more light polluting and inefficient. The single 6W downlights are more discreet and offer a less bright and distracting light level to essentially light the main front entrance to the hotel.

(iii). Fitting B is a wall mounted bulkhead light, used to staff areas only and are the minimum number and illumination levels for safety purposes

The lights designated (e) are statutory emergency light fittings

All fittings are LED white light and all are on timers and all the ground lights are on PIR controls. All lighting is the minimum that we consider is applicable for safety purposes.

Condition Eight

The information for this condition will need to be provided as part of a separate application as the technical design for the kitchen extract has not been fully completed

Condition Nine

We attached a more detail drawing TM / 256 of the proposed service yard, showing at this point in time 6No. commercial paladins which will allow suitable waste separation to be undertaken and store. There is room for additional paladins should they be required. A commercial contract will be made with a suitable waste collection service and these paladins will be emptied on a 2-3 day regular basis, subject to that contract.

A turning circle diagram is also attached showing either forward entry into the site and or entering in reverse from The Street. The turning radius and vehicle length is based on a standard refuse collection lorry.

Condition Ten

An application has been made to Natural England for the necessary licence with regard to the bat habitat.

Condition Eleven

A discharge of conditions for the biodiversity method statement has already been made under application No. CD/22/2176 and we await your response.

Condition Twelve

Please find attached the Arboricultural method statement and tree protection plan issued by tree consultants Ligna Consultancy Limited

Condition Thirteen

Please find attached our soft landscaping planting drawing TM / 255 for the rear garden area. This drawing should be read in conjunction with the hard / soft landscaping drawings TM / 217, 224 and 227.

Soft landscaping

(i). The existing trees are accurately recorded by the original Arboricultural report already submitted. Similarly the trees identified for trimming and removal are also fully detailed, see also section (iii). below

(ii). There are no hedgerows on the site and very limited shrub planting within the site which is all to be removed.

(iii). Details of the new planting are shown on drawing TM / 255.

The overall planting proposals are designed to provide a more naturalistic approach and where the perimeter of the site is essentially a reinforcement of wild hedgerows. On the Eastern boundary by Little Maltings there is a small amount of existing wild planting, but this is to be replanted with the planting scheme as attached and which has been agreed with the neighbouring party. The bay tree formerly identified as tree T9 is to be removed as agreed with the neighbour as the tree is encroaching on their window.

The grass areas including under planting are to be sown with mixed wild meadow seed. The new Photina hedge is designed as 'domestic' planting and is designed as a counter balancing contrast with the more natural material across the site

The grass parking areas for programme purposes will be seeded with a general grass mix.

The plastic reinforcement 'egg crate' is forced into the grass by a vibrating roller to create the reinforced parking and vehicle access areas after the grass has been established.

(iv). In terms of protecting the newly planted material, this is slightly subject to the contractors programme and during which period of the year the main building works are being constructed. Our intention is that the entire rear garden area as shown on drawing TM / 255 will need to be planted, seeded and sealed off from the contractor undertaking the works for a

minimum 3 month period. Access to this area will be limited to the landscape contractor for maintenance and for watering purposes only

Hard landscaping

(i). All the boundary finishes are fully defined on the drawings. The site is already generally surrounded by 1800mm high close boarded fencing. A small additional section enclosing the service yard is to be added.

(ii). On the Eastern boundary by Little Maltings a section of new flint wall 1500mm nom high is to be extended down the boundary line and which was requested by the adjoining neighbour. See drawing TM / 217. They have accepted that the existing conifer hedge which is on the neighbours land may suffer as the wall foundations are excavated close to the tree's roots.

Condition Fourteen

Statement, no further action required at this point in time

Condition Fifteen

Statement, no further action required at this point in time

Big Brown Dog Limited
17 October 2022