

For extensions and alterations to a listed building and extensions to an annexe in the grounds of a listed building

Archers Hall, Westmill



Details and information to satisfy planning and listed buildings conditions.

Reference 3/21/2663/HH & 3/21/2664/LBC

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Conditions attached to Planning approval (3/21/2663/HH)

Condition 3. Also condition 3 of Listed Building Consent (3/21/2664/LBC):

Prior to any building works being commenced samples of the external materials of construction for the works hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason

In the interests of the appearance of the development in accordance with Policies DES4, HA1 and HA7 of the East Herts District Plan 2018.

Submitted information: (See also approved drawings 2103.05B & 06B)

Garden Room - New Extension finishes:

Plinth



Brick for brick plinth and extension wall to match those used in existing garden wall.

See also condition 4 of the listed building consent.

Render



Indicative image

The rendered walls will use a through colour silicon based render system over render carrier board from K-Rend or similar. The surface finish and colour will match the sand and cement render of the 1980s extension onto which the garden room is being added.

Roof



Indicative image of zinc roof

Standing seam dark grey VM zinc roof.

Condition 4:

The external materials of construction and finishes for the extension to the existing outbuilding hereby permitted shall match those used for the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the appearance of the development in accordance with Policies DES4, HA1 and HA7 of the East Herts District Plan 2018.

Submitted information:

(See also approved drawing 2103.09A)

Outbuilding Extension Finishes:

Walls



White painted brick upstand to match existing outbuilding



White painted feather edge timber boarding to match existing outbuilding

Roof



Handmade clay Roman pantiles to match existing outbuilding.

Conditions attached to Listed Building approval (3/21/2664/LBC)

Condition 4:

Prior to any building works being first commenced, detailed drawings showing the new brickwork and a precise specification and description of the brick - or a sample of 4 bricks to provide a representative range of the colour and texture of the brick – together with a specification of the mortar mix, pointing profile and finish, jointing width and the bond of the brickwork, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details. Where required, a sample panel of the brickwork using the bond, mortar and jointing/pointing proposed, shall be provided and retained during building works as a reference for the new brickwork.

Reason

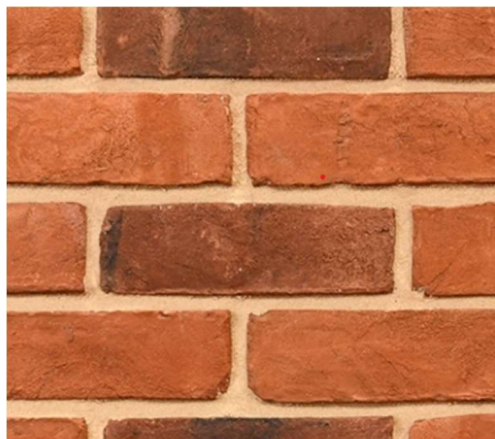
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

Submitted information:

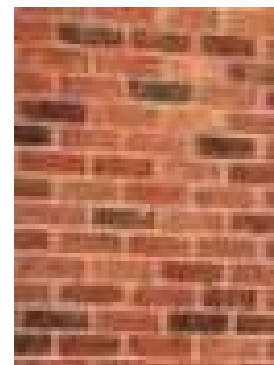
Brickwork for plinth and side wall of extension to match existing garden wall with the exception that the bond will be Flemish bond rather than stretcher bond. Snapped headers for side wall of extension.



Brick Plinth and extension wall to match existing brick garden wall



Country Blend handmade brick Imperial Bricks.



Country Blend in-situ

Mortar to be a cement/lime mortar. There is no exposed facing brickwork used in the listed building other than for small brick piers to the side porch and the garden wall, both of which have sand and cement mortars and use stretcher bond. The garden wall is being taken down and replaced and so the new side wall of the extension and the replacement garden wall will not be matching anything elsewhere on the site. Therefore, a good handmade brick with a good quality white mortar with sharp sand aggregate should be appropriate in this instance. Neither the side wall of the extension or the plinth to the extension are connecting directly with the historic part of the building (the kitchen wing is a 1980s blockwork and sand and cement render addition).

All mortar for facing brickwork to be the following mix: 3 white washed sand, 3 sharp sand, 1 white Portland cement and 1 hydrated lime.

Flush pointing to all mortar joints.

Condition 5:

Prior to any building works being first commenced, detailed drawings including sections, showing the new and/or replacement door(s) which it is proposed to install, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason

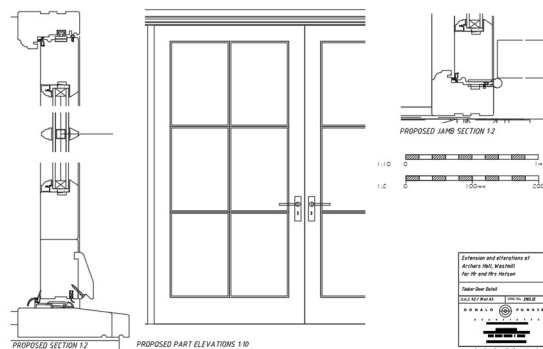
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

Submitted information:

Refer to drawing:

2103.25 Timber Door Details (submitted separately)

24mm glazing with applied glazing bars to ensure compliance with Building Regulations. Putty moulding externally and Ovolo internally.



Condition 6:

Prior to any building works being first commenced, detailed drawings showing the new external rendering or plastering - including decorative panels or patterns - and detailed specification of the number of coats, mix and surface finish shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason

To ensure the historic and architectural character of the building is properly.

Submitted information:

See below:

Render



Indicative image

Walls – render

The rendered walls will use a through colour silicone based render system over render carrier board from K-Rend or similar. The surface finish and colour will match the sand and cement render of the 1980s extension onto which the garden room is being added. There are no decorative panels in the proposed extension.