

12 - ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: CLADDING AND FINISHES

Prior to the installation of external cladding and finishes to the extension, manufacturer's literature will be submitted and agreed in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building/s.

13 - ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ROOF AND WALL MATERIALS

Prior to the installation of roof and wall materials to the extension and porch, manufacturer's literature will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building/s.

The external face of the extension will be a mixture of vertical Natural larch cladding allowed to silver and weather over time; this will be fixed in a rainscreen pattern with a 10mm gap between boards.

Photographic examples below:



The brickwork section of the build will be a blue engineering brick with a recessed joint.

Photographic examples below:



The extension roof will be covered with a single ply membrane. With a look in the future to retrofit a cedum.

Photographic examples below:



The existing Listed farmhouse will be finished with a Lime Render on Pavatex wood fibre board insulation.

The existing black glazed pan tiles will be replaced with matching where required.

Photographic examples below:



14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FINAL FLOOR SURFACES

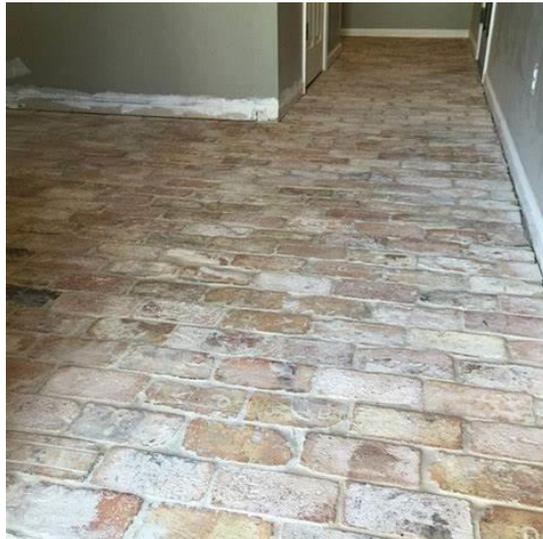
Prior to the installation of the final ground floor surfaces, manufacturers literature will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building/s.

Inside the existing property excavate 300mm of existing soil, lay 300mm whacked down to 250mm of Glapor recycled foam glass insulation fully wrapped in a non-woven geo-textile membrane, lay 50mm of sand blinding and whack, lay floor brick to match existing supplied by "BRITANNIA BRICKS" Traditionally Handmade 12" x 6" Buff Floorbricks Floor bricks. Brush kiln dried sand throughout to fill joints.

Within the extension, on top of the concrete screed, lay large format ceramic tiles to client's confirmation.

Photographic examples below:





Justification:

The modern extension will be finished with modern materials, allowing a contrast between the existing lime rendered old farmhouse and the modern Kitchen/Diner extension to the rear. This clear distinction in both design and materiality allows the historic and modern to work harmoniously as a comfortable family home.