

Planning Application No. 22/00511/LBC

**Application for listed building consent for redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings (resubmission of 21/00622/LBC).**

Roecroft Farmhouse, Ulmes Walton Lane, Ulmes Walton, Leyland, PR26 8LT

Application to Discharge the Planning Conditions as follows:-

**Condition No. 4 – External Facing & Roofing Materials.**

The proposed external facing materials are as follows:-

- Facing brick extension to Unit 2 – Ibstock Cheshire Pre War clay common bricks.
- Facing brick repairs to Unit 2 – in the first instance any spalled bricks are to be removed and turned round if suitable; if not, then any existing bricks salvaged from the demolition of the interior walls to be cleaned, dressed and used; on the exhaustion of available salvaged bricks new Ibstock Cheshire Pre War clay common bricks are to be used.
- Facing brick repairs to Units 3 & 4 - in the first instance any spalled bricks are to be removed and turned round id suitable; if not, then any existing bricks salvaged from the demolition of the interior walls to be cleaned, dressed and used; on the exhaustion of available salvaged bricks new Ibstock Cheshire Pre War clay common bricks are to be used.
- Facing brick walls to Units 5 & 6 - Ibstock Cheshire Pre War clay common bricks.
- Facing brick plinths to Garages generally - Ibstock Cheshire Pre War clay common bricks.
- Mortar for brickwork – in all instances the mortar shall be lime sand mortar, using 3 parts lime, 3 parts sand and 1 part cement maximum; the joints would be pointed flush, or slightly recessed by 1-2mm only and brushed off. The joints would not be recessed in the normal sense, nor would they be weather struck pointing.



Example of 73mm Cheshire Pre-War clay common bricks

- Timber board cladding to Units 5 & 6 – larch or cedar untreated vertical timber cladding, 21x146mm boards fixed with 60mm stainless steel ring shank nails on 50x38mm treated softwood battens fixed to blockwork masonry external wall.
- Timber board cladding to Garages generally - larch or cedar untreated vertical timber cladding, 21x146mm boards fixed with 60mm stainless steel ring shank nails on 50x38mm treated softwood battens fixed to blockwork masonry external wall.



Example of vertical timber cladding

- Roof coverings to Unit 2, 3 & 4 – 500x250mm dark grey natural Spanish slate on 50x25mm treated softwood battens.
- Roof Coverings to Units 5 & 6 - 500x250mm dark grey natural Spanish slate on 50x25mm treated softwood battens.



Example of natural dark grey slate



**Condition No. 5 – Windows, Doors, Rooflights, Rainwater Goods.**

The proposed details of the above components are as follows:-

- Windows to Units 2, 3, 4, 5 & 6 – to be treated pre-finished engineered timber windows with panes split into 4 by glazing bars to a similar proportion as the windows to the existing farm house. The colour of the windows is to be Farrow & Ball French Gray.



Example of pre-finished engineered timber windows with glazing bars

Window pane proportions to be similar to the existing farmhouse



Colour of windows to be French Gray, or similar



Example of windows and doors in Farrow & Ball French Gray

- Doors to Units 2, 3, 4, 5 & 6 – to be engineered timber pre-finished doors and frames in French Gray to match the windows; the front doors are to be solid or partly glazed and the rear doors to be partly glazed or fully glazed with glazing bars of proportions to match the windows.
- Rooflights to Units 3 & 4 – Velux rooflights MK08 780x1400mm dark grey aluminium finish externally and white polyurethane finish internally.



Example of Velux rooflight in recessed slate flashing kit

- Rainwater goods to Units 2, 3, 4, 5 & 6 – Polypipe black coloured uPVC half round gutters with round rainwater pipes.
- Garage doors to Garages generally – Purpose made treated timber boarded side hung hinged doors.

Example of vertical board garage doors but to be manufactured from vertical larch/cedar boarding left un-finished



- Rainwater goods to garages generally - Polypipe black coloured uPVC half round gutters with round rainwater pipes.

**Condition No. 6 – Specification Statement for Masonry Repairs.**

The work methodology specification statement in respect of the general masonry repairs to Units 2, 3 and 4 has been prepared and issued as a separate document file, “D410 Masonry Repairs”, including descriptions of the works, as well as annotated drawings indicating the areas of work involved; drawing numbers D410/P15, P16 and P17.

**Condition No. 7 – Building Recording Analysis & Reporting.**

The Applicant has appointed a suitably qualified archaeological consultant specialising in building recording and commissioned the company to carry out the building recording. In the first instance please find attached their Written Scheme of Investigation for your consideration. The archaeological consultants have proceeded and have already carried out the building recording report in advance of the approval of this condition and hence, the building recording report dated June 2022 is attached herewith.

Warwick Consultancy Ltd.  
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10<sup>th</sup> August 2023