

Development Management Control
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

26th September 2023

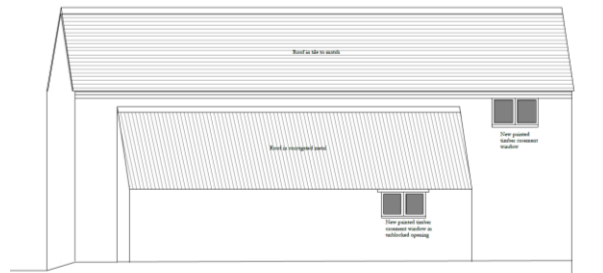
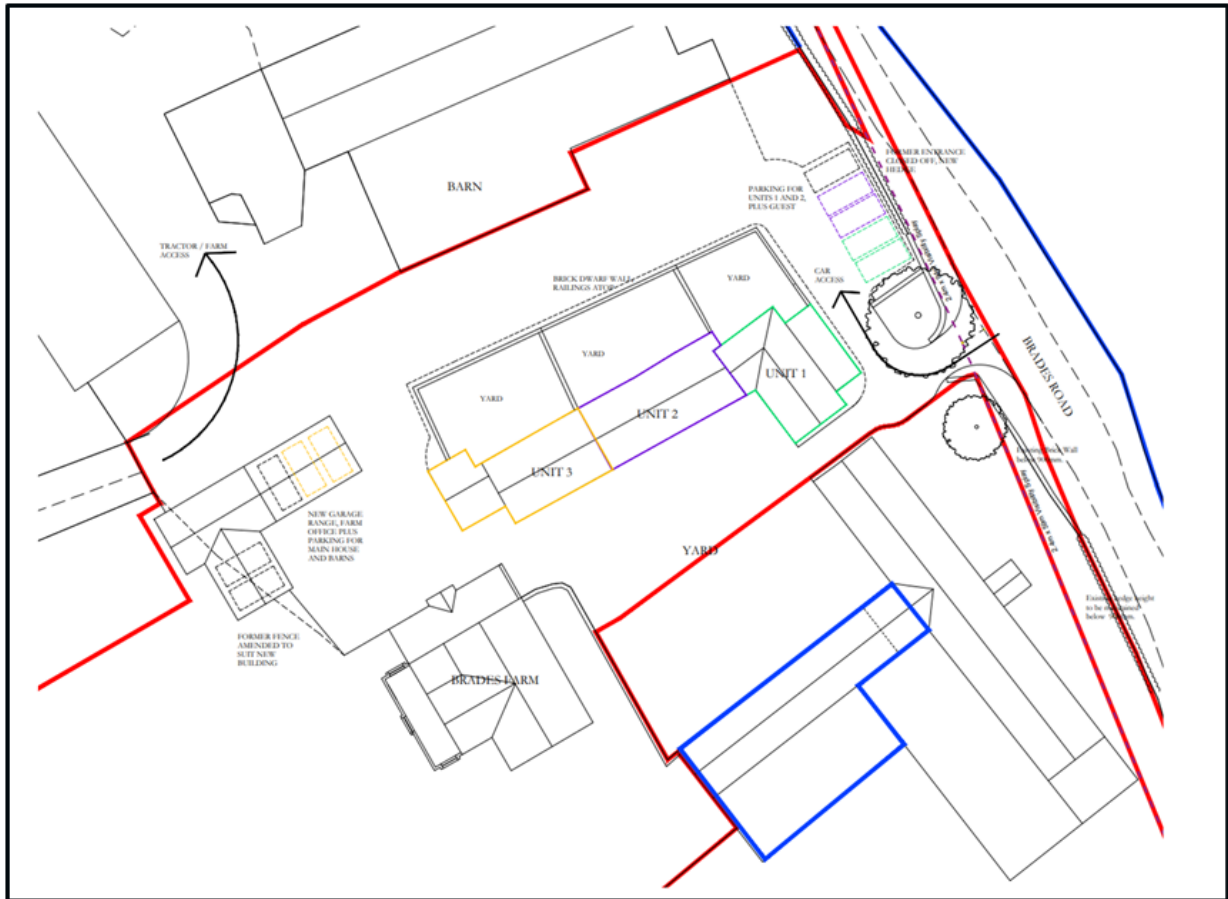
Dear Sirs

21/02289/LBC – REORGANISATION AND EXTENSION OF FARMHOUSE AND CONVERSION OF OUTBUILDINGS TO DWELLINGS

Further to the permission dated 16th March 2022 we write to provide additional information to allow the discharge of conditions attached to the consent granted.

3. Before the relevant parts of the work are commenced, details of roofing materials, including ridge materials and detailing, together with the method of ventilating the roof voids and the method of fixing these items along with details of the brick bond and type and cladding to be used in the erection of new structures. Following this approval, a freestanding sample panel of brickwork of approximately 1m square shall be provided on site and the mortar mix, colour, texture and joint finish shall be inspected and approved in writing by the Local Planning Authority before the relevant works commence. Development shall be carried out in accordance with the agreed details.





ROOF

The existing house is a brown/russet clay tile, and the approved plans confirm that on the replacement single storey element of the house and the tradition barns, with exception of the mono-pitch lean to structure adjoining Unit 1, would utilise a matching tile. The barns in their existing form (photographed above) currently have the rooves covered with corrugated metal / cement fibre sheeting.

HOUSE

The works to the house and proposed single storey extension will utilise a reclaimed tile to match the existing house.

BARN

Whilst the applicant acknowledges that the preference is for reclaimed tile across the development, the proposed barns will utilise a new complementary tile.

The reasoning behind this proposal is because an adequate amount of a single batch of reclaimed tiles cannot easily be sourced for such a large expanse and a mix of range of reclaimed tiles may have too many variances. Thus, a new but traditional style tile is proposed for the barns.

WEINERBERGER VILLAGE RECLAIMED: To be used on the majority of the barn development



<https://www.wienerberger.co.uk/product-range/roof/village-reclaimed.html>

A matching ridge tile would be proposed.

This tile has been chosen as it has a comparable appearance to the tiles on the farmhouse and although new, has a deliberate aging to it which we consider makes it suitable for this project and the listed Brades Farmhouse.

The tile has a comparable size to the reclaimed tile at 265mm x 165mm meaning it would complement the wider house and development;

In respect of the lean-to section of unit 1, metal roof covering is approved, a black corrugated sheet metal is proposed which is insulated from underneath and ventilation afforded at the eaves.



<https://www.cladco.co.uk/13-3-corrugated-0-5-thick-polyester-paint-coated-roof-sheet-stock>

ROOF VENTILATION

For the tiled rooves, ventilation will be afforded at the eaves and ridge, please consult enclosed drawing 'Roof section'

EXTERNAL WALLS

THE HOUSE EXTENSION AND PROPOSED BARN CONVERSION

The extension to the dwelling, Brades Farmhouse, will utilise a reclaimed brick sourced from the farmstead. Any replacement bricks will be Marshall Antique Bricks.

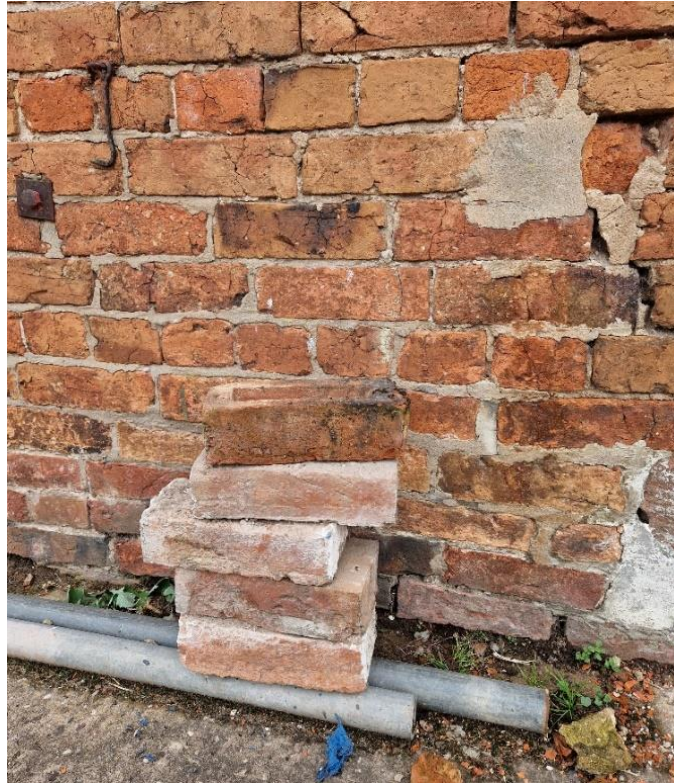


Image of the barns to be converted
Bottom 4 bricks – reclaimed bricks from holding
Top brick – Marshall Antique brick



Image of the wall of Brades Farmhouse
Bottom 4 bricks – reclaimed bricks from holding
Top brick – Marshall Antique brick

GARAGE BUILDING

The timber cladding on the garage building will be horizontal larch cladding - square cut ship lap boarding, which has been used on Orchard Barn located on Brades Farm.



The proposed brick section will be the Marshall Antique brick which, as confirmed above, will match Brades Farmhouse and the traditional buildings.

BRICK WORK

In respect of Brickwork, no new brickwork is proposed except the new farm office / garage. A Flemish brick bond is proposed to mirror the bond on the farmhouse.

The proposed mortar across the development is to be Ty-Mawr premixed Fat Lime Shropshire Mortar. Please refer to condition 4.

4. No pointing or re-pointing of existing or proposed masonry shall commence until the Local Planning Authority has approved the following items in writing: a drawing showing the proposed area(s) of repointing, the mortar mix, the method of removing existing mortar (please note that old mortar shall not be removed using any mechanical tool or angle grinder), an inconspicuous pointing sample provided on site following approval of the above items.

The areas for-pointing are shown on the enclosed plan 710.2 *Repointing Plan Brades Farm*.

Removal of any old mortar will be done in line with Historic England Guidance;

- Shallow hard cement to mortar can be removed using tungsten-carbide tipped chisel
- A hand-held saw blade would be suitable for removing finely jointed work along with a hammer and chisel
- Mortar is to be removed from the top and bottom to leave a square cut joint
- It must be ensured there is no dry mortar left and this can be raked out using a hammer and chisel. The dust is removed using, for example, a vacuum.
- Masonry must be sprayed before the new mortar is placed

The proposed mortar is to be Ty-Mawr premixed Fat Lime Shropshire Mortar, an image of the mortar used on a comparable barn conversion is shown below;



6. Before the relevant works commence areas for pointing or repointing of stonework shall be agreed on site with the Local Planning Authority. The maximum of sound original pointing is to be retained. Mortar for pointing shall be a lime mortar which matches the original in colour, texture and surface finish unless otherwise agreed by the Local Planning Authority. An unobtrusive sample of pointing shall be carried out and approved in writing by the Local Planning Authority before commencement of the relevant works. Old mortar shall not be cut out or removed by mechanical means.

Stonework. Please refer to the enclosed repointing plan, 710.2 Repointing Plan Brades Farm.

It is proposed to utilise Ty-Mawr Premixed Fat Lime Mortar for Sandstone.



7. Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details

Joinery sections for the proposed windows in the barns are illustrated on enclosed document 2948 - PL01 (door details) and 2948 - PL02 (window details).

10. Prior to the commencement of the works a timber-by-timber inspection of the structural frame, its components and joints shall be undertaken. This inspection shall inform a fully detailed scheme of repairs which shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the relevant works. The scheme shall include:

- A method statement, having regard to the structural integrity of the frame

- *Plans, sections and elevations at a scale of not less than 1:50 showing full details of the components to be repaired or replaced,*
- *A complete specification for replacement timbers,*
- *The proposed methods of repair , and*
- *The type of surface treatments or decorative finishes to be applied.*

Please refer to the enclosed documents '710 Ford Timber Survey Rev B'.

Please let us know if we can provide any further information.

Yours faithfully

Holly Walker MRICS
Chartered Surveyor

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