

8 Lees Road Bramhall Stockport SK7 1BT

Schedule of Materials Rev A

Following a successful Planning Approval DC/087123 received 30th May 2023. This schedule of materials submitted with the planning application has been revised based on the Conservation Officer Ms Fiona Albarrachi site visit Monday afternoon 6th November 2023 and forms the basis of discharging conditions 2,3 & 4 stated on the Planning Approval.

Condition 2

The materials of external construction shall be identical in appearance to those used on the existing building, or such alternative materials, samples of which have been submitted to and approved in writing by the local planning authority.

This condition is matter of fact and we just confirm that any materials used on the extension will match the existing like for like.

Condition 3

No installation of windows to the front elevation of the side extension hereby approved shall take place until details of the window, which shall be a flush closing casement window of timber construction with a painted finish with mouldings and glazing bars of a traditional design and profile to replicate the existing original windows of the building, have been submitted to and approved in writing by the local planning authority. Details shall include sample elevations drawn at a scale of 1:20, and vertical and horizontal sections drawn at a scale of 1:5, and photo images where possible. No face mounted trickle vents shall be fitted. The windows shall be positioned with an external reveal to match the existing windows. All windows shall accord with the approved details.

This condition is to be discharged as the new window in the extension facing the front will match the existing side window in height, width, design, and manufacture (leaded but no stained glass) as agreed with the Conservation officer dated 06TH November 2023. See photo below.



Condition 4

Notwithstanding the information shown on the submitted drawings, no above ground external construction of the extension shall take place until a detailed schedule of all of the proposed materials of external construction has been submitted to and approved in writing by the local planning authority, and samples have been made available for inspection on site. The details and samples shall include a 1m x 1m sample panel of the proposed brickwork showing the proposed brick specification, laying pattern, and course depth, and the specification of mortar, showing the type and size of joint and colour of the mortar to be used. All pointing or repointing shall be confined to the joint and finished flush or slightly recessed from the face of the brick. The schedule and samples shall also contain details of all roofing materials, window heads and sills, and details of the design, materials and finish of fascia boards, verges, eaves and rainwater goods. Development shall not be carried out except in accordance with the agreed schedule, samples and details.

This condition is to be discharged as agreed with the Conservation officer dated 06TH November 2023, see photos below relating to bricks, roof tiles and soffit/fascia's.





