

ACCOMPANYING INFORMATION TO SUPPORT:  
**APPROVAL OF DETAILS RESERVED BY A CONDITION**  
IN RELATION TO THE FOLLOWING SITE:  
OLD FARM, SOUTHWOOD, GLASTONBURY, BA6 8PG

Prepared for:  
Mr & Mrs S. Davis

**Application references to which the conditional approvals relate:** 2021/0922/LBC and 2021/0921/HSE

**Decision dated:** 17/06/2022

This supporting information document provides information in relation to all bespoke trigger details. Namely: Condition 3, Condition 4, Condition 5, Condition 6 and *Condition 7 (LBC only)*.

**Joinery Details** - Submission of Details (Bespoke Trigger) No piece of external joinery shall be installed or undertaken unless full details of that piece have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details. Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP3 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

Both stone and joinery details have been addressed. Please refer to the PDF, '**H6826 200**'.

**Materials** - Submission of Schedule and Samples (Bespoke Trigger) No construction of the external walls of the development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the 2021/0922/LBC APZAPZ 2 external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details. Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP3 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).



(Left): The existing natural stone walls.  
For reference.



(Above): Two samples of the proposed Natural stone. (Mortar Mix Elsewhere)



(Left) Doulting stone proposed  
for window surrounds.

New surrounds are to be  
made to accurately match the  
existing profiles.

Roofing tiles: Clay Triple Roman to match the existing. From Frome Reclamation.

(Existing roof below).



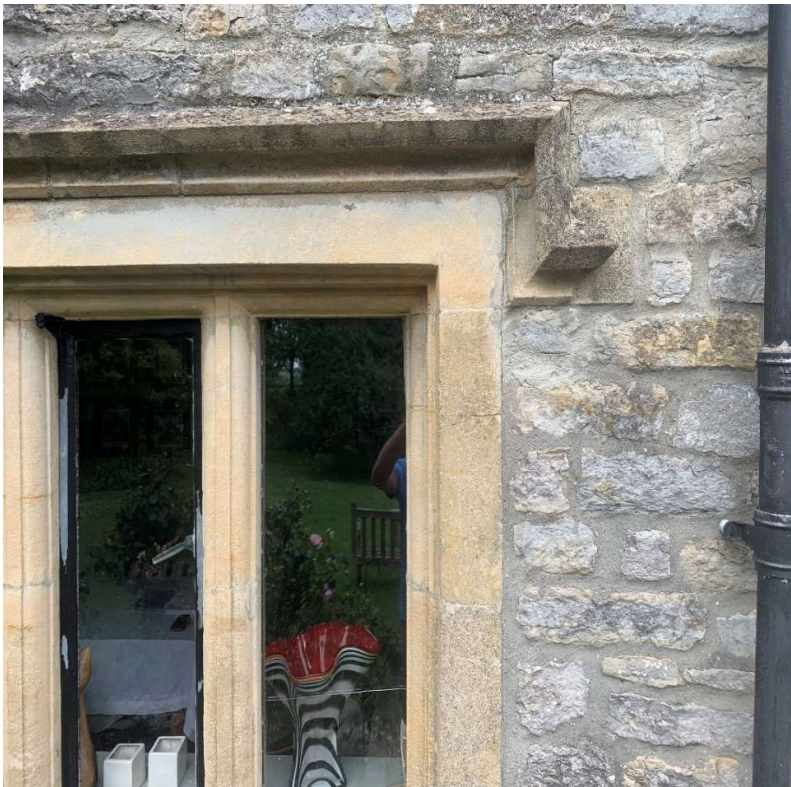
Stone coping (Parapet): Natural stone coping, well bedded onto natural stone wall construction below. With Lead flashing.

(Left) Existing coping: to be matched in size and profile as proposed.

(Below) Existing fascia's on the dwelling. As proposed, fascia's are to be a treated hardwood.



**Ducts, Pipes, Rainwater Goods** - Submission of Details (Bespoke Trigger) No ducts, pipes, rainwater goods, vents or other external attachments shall be fitted or installed unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. All such attachments shall thereafter be retained in that form. Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP3 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).



Alumasc 75mm Aluminium downpipes and 100mm guttering to match those already in place, painted satin black.

Soil vent pipe to be a 50mm plastic through lead flashing. This will be located on the roof area, not to be seen from the ground. (bottom right image)



**Mortar Mix** (Bespoke Trigger) No re-pointing shall be carried out until details of the specification for the mortar mix and a sample area of pointing demonstrating colour, texture, jointing and finish have been provided in situ for the inspection and approval in writing by the Local Planning Authority. The sample area shall be retained for reference until the work has been completed and the development carried out in accordance with the approved details. Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

The mortar will be mixed to a ratio of the following:

- **4 Sand.**
- **1 Lime.**
- **1 Cement.**

**Interior treatments and finishes** - Submission of Schedule, Details & Method Statements (Bespoke Trigger) No works to the interior of the building shall be undertaken unless a schedule, details and method statements for proposed interior treatments and finishes, including floors, have first been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and shall be retained as such. Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

- Farrow and Ball School House White – Interior (top left)
- Farrow and Ball Dead salmon 1<sup>st</sup> floor - study (top right)
- Farrow and Ball Light Blue - To external doors (bottom left)
- Farrow and Ball white tie to internal ceilings (bottom right)



An engineered rustic oak flooring will be utilised within both the kitchen and Music room. (Right)

The oak will be UK sourced and lightly oiled to present a clear finish.



### Schedule of materials and finishes

Item	Material	Source / description	Comments
External stone	Blue Lias	Reclaimed from existing	Aged stone from the existing property
Roofing tiles	Clay Triple roman to match existing	Frome Reclamation	
Fascia	Timber (Hardwood)		Treated
Flat roof	Lead		Patina oil applied straight after installation
Window surrounds	Douling Stone	Purnell stone New surrounds made to accurately match the existing profiles	
Windows to stone	Steel	Purpose made crittal style windows to match the existing	Sample Available
Water table	Douling Stone	Purnell stone New items made to accurately match the existing items	
Doors and windows	Sapele / Acoya	Purpose made hardwood doors and windows with trickle vents as required	
Glazing	Laminated glass Slimline heritage Krypton filled units with black spacers	Nicholls and Clarke 6.4mm laminated both sides low-E one side with 8mm black spacer U Value 1.1	No roll out...toughening shimmer visible, or reflection
Flooring to kitchen and music room	Engineered rustic Oak 220 x 22 T & G	UK sourced English Oak, lightly oiled clear finish	

Flooring to boot room and new cloakroom	Blue Lias	Reclaimed from the existing interior, laid with tight lime mortar joints	
Wall finishes	Matt emulsion	Paint straight on to the plaster, final coat brush applied	
Soil vent pipe	50mm plastic through lead flashing	Located on roof area not seen from ground level	
1 <sup>st</sup> floor Bathroom extraction	Terracotta colour plastic cowl as image	Located on roof area not seen from ground level	