

The purpose of this document is to accompany a non-material amendment.

This amendment is to change the cladding of the upper storey of the proposed house from timber to hung clay tile. Hung clay tile is a traditional material found frequently in the village and we believe it to be a more appropriate and attractive material that will weather well over time.

Although the Raptackle building and the Old Mill are both listed buildings clad in dark stained timber, we have found little evidence that the use of stained timber was prevalent historically in domestic buildings. Although there are many examples of 20th-century houses, garages and extensions using stained timber as a feature, we believe this is largely a post-war phenomenon. This is probably related to an appreciation of former industrial buildings like the Raptackle building and reflective of a desire to replicate this look. There are, however, various examples in the historic core of the village of buildings with upper stories clad in the hung clay tile. (following pages). The soft tones of the tile work well with the traditional brick, and we think it produces a harmonious whole. We would be concerned that a dark timber first floor over a brick base would be too much of a contrast and give the building an unwanted striped appearance. The "Design Guidelines for New Dwellings and Extensions" does refer to hung tile as an appropriate material on page 10.



Proposed Hand Made Clay tiles. "Ashbury Red" by Lifestyle Tiles



Local modern house using hung tile to the upper storey.



Traditional buildings in the historic core with tile hanging.



Traditional buildings in the historic core with dark boarding. (note half board half tile)



Buildings in the historic core and adjacent to the site with timber boarding.



All the above are post war buildings.