

**Conversion of former 'Anacapri' Restaurant +
construction of 3 new dwellings:
Holcombe Road, Helmshore BB4 4LU**

**Planning Consent (2023/0044)
Proposed materials to discharge Condition 2**



Rebuilt front elevation to Plot 1

Building conversion (Plots 1+2) fronting Holcombe Road

Front elevation rebuilt in natural coursed stone due to existing cracking and bowing in existing stonework (see original Structural Report).

All stonework sourced from Fletcher Bank Quarries in Ramsbottom & Rossendale. Stone sizing, cutting & finishing carried out by:-

*Lancashire Stone Cutters Ltd.
Unit 3 Ramsbottom Mill
Crow Lane, Ramsbottom BL0 9BR*

Entire property re-roofed in slate with lead clad dormers to rear.

Gable and rear elevations stripped of all existing render and re-rendered in 'K-rend' through-coloured render (colour: Ivory)



Typical rear view of render walls, slate roof & lead dormers

Detached Garage Block (Plots 1+2)

Elevations in natural coursed 'split faced' stone (150mm coursing).
Ashlar 'smooth' stone detailing added to quoins and door heads.

Roof finish in Sandtoft 'Rivius Antique Slate' interlocking tile, to match product used on new-build plots 3-5, as manufactured/supplied by:-
Wienerberger Ltd. (Tel: 01427 871200)



Typical view of garage walls & roof

New-build dwellings (Plots 3-5)

Elevations in natural coursed 'split faced' stone (150mm coursing).
Feature Ashlar 'smooth' stone panels to front elevations with matching smooth stone mullions, lintels & cills to window/door openings.
All stonework sourced from Fletcher Bank Quarries in Ramsbottom & Rossendale. Stone sizing, cutting & finishing carried out by:-

Lancashire Stone Cutters Ltd.
Unit 3 Ramsbottom Mill
Crow Lane, Ramsbottom BL0 9BR

Roof finish in Sandtoft 'Rivius Antique Slate' interlocking tile, to match product used on detached garage block, as manufactured/supplied by:-
Wienerberger Ltd. (Tel: 01427 871200)



Typical natural 'split face' stone walling



Ashlar panel to front elevations



Ashlar panel & stone mullions to front elevations only

Rear elevation of single-storey garden rooms to each of these plots to be finished in 'K-rend' through-coloured render (colour: Ivory)

External works (All Plots)

External walling, fencing and surfacing materials originally specified on approved drawings A2170-PS-SP02C + A2170-PS-SP03B.

Boundary, retaining wall & plot division walls in natural coursed 'split faced' stone (150mm coursing) to match throughout.

Timber 'Venetian' style fencing to garden boundaries and atop stone plot boundary walls specified above.

Vehicular access to Plot 1+2 garage block to be overlaid in a porous bound tarmacadam finish.

Driveways to Plots 3-5 to be finished in porous 'tegula' style block paving (Marshalls 'Drivesett').



Stone walling to plot retaining wall



Venetian style plot boundary fencing



Natural stone dwarf walling to front of Plots 1+2