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Friday 26th January 2024

Laddingford House, Laddingford, Maidstone ME18 6BY

We write to discharge condition No. 3 of the conditional Listed Building Consent approval ref 23/504752/LBC and enclose herewith further details as requested.

Fig 1: Rear Elevation of Laddingford House showing the Conservatory to be removed

A. APPROVAL 23/504752/LBC CONDITION No. 3

"The works shall not commence until written details and photographs of samples of the materials to be used in the construction of the external surfaces of the works hereby permitted, including rainwater goods, have been submitted to, and approved in writing by, the Local Planning Authority and the works shall be completed using the approved materials"

1.0 MATERIALS

1.1 RAINWATER GOODS

1.1.1 The orangery has a single hopper and downpipe on the south side, the proposed rainwater goods are to be Guttercrest traditional cast iron –painted black.

1.1.2 Proposed Hopper & Downpipe

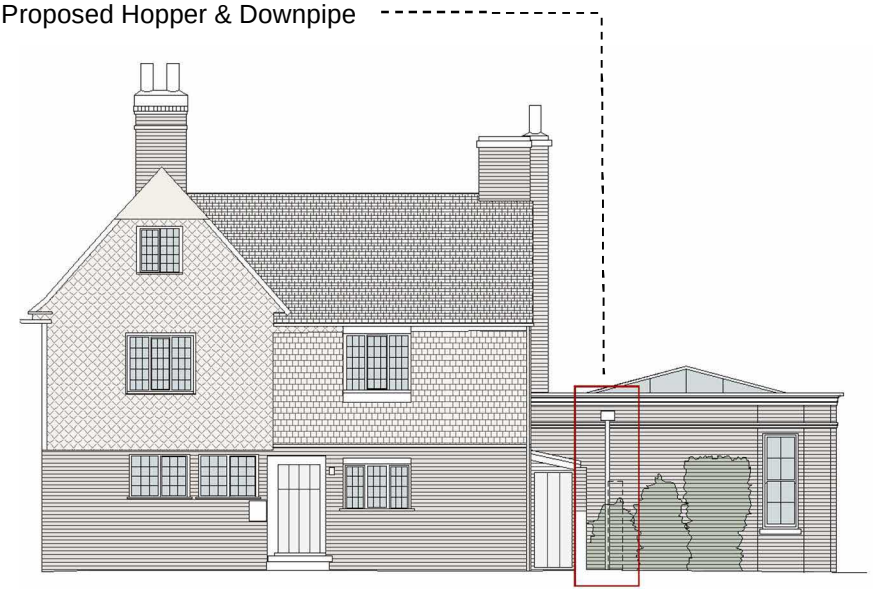


Fig 2: Proposed South Elevation

Fig 3: Guttercrest Downpipe detail

Fig 4: Guttercrest Ornate hopper without motif

1.2 BRICKWORK

12.1 The following has been included in the approved application but is repeated here for completeness.

12.2 The brick coursing has been detailed to work with a metric brick, flemish bond. The existing bricks on the house are a good match to the Chartwell Multi Stocks handmade by Lambs bricks mixed with the Handmade Freshfield Lane Brick

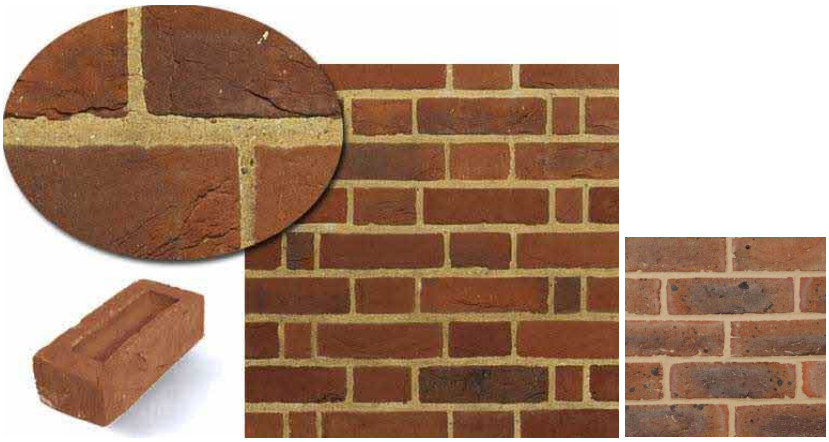


Fig 5: Lambs bricks and Freshfile Lane Bricks

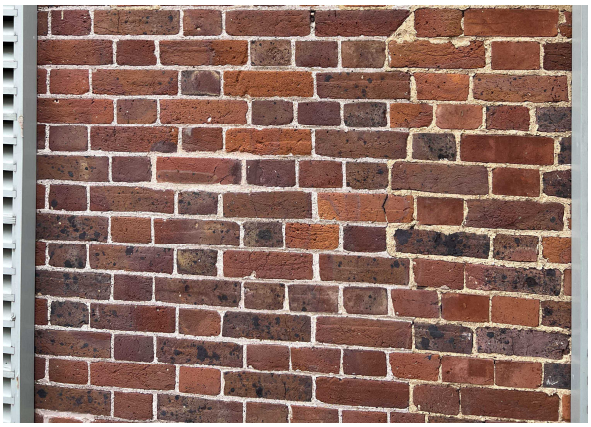


Fig 6: Existing brickwork

1.2 .3 A physical brickwork panel will be constructed on site and lime mortar pointing will be prepared to match the existing pointing before bricks are ordered.

1.3 WINDOWS

13.1 Window will be timber made of “douglas fir” or “sapele” or similar approved hardwood. Primed and hand painted on site. Images below are for reference of a hand painted wooden window with white spacer bar.

Fig 7: Site Decorated sash window

Fig 8: External window detail

1.4 STONE COPING

14.1 An informative included in the officers report reads “The stone for the coping should be natural stone and not reconstituted stone”

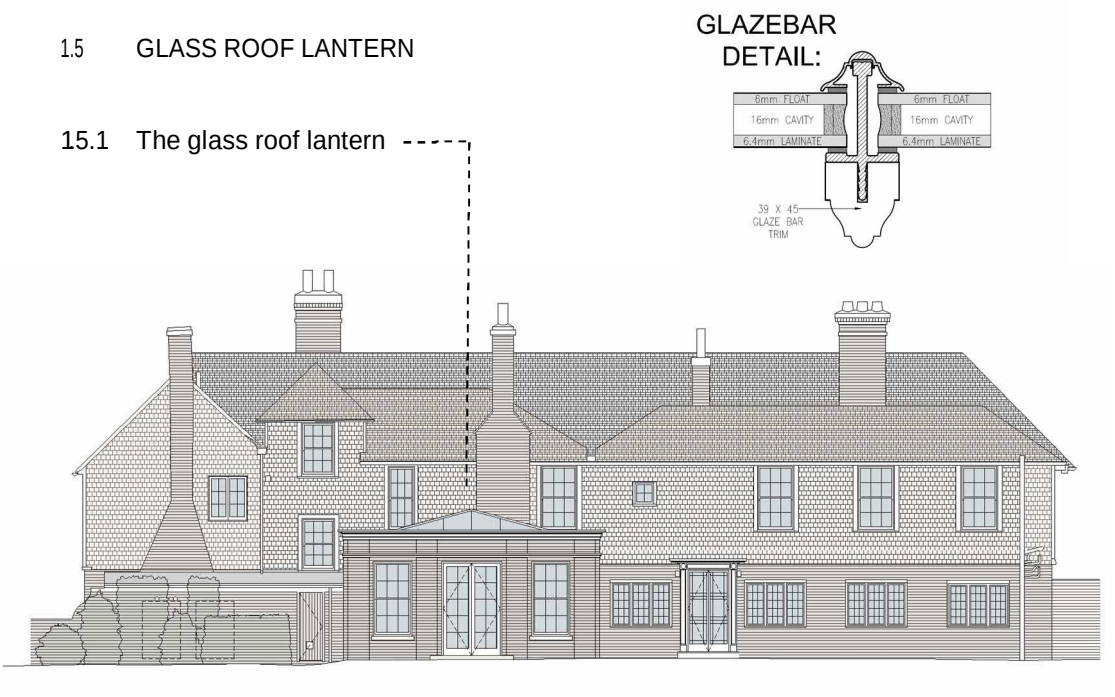
14.2 The proposed stone will be a natural stone product called Cadeby, available from Lambs Brick & Stone based in Sussex. Image’s below of the Cadeby natural stone product.

Fig 9: Portico made in Cadeby Stone

Fig 10: Cadeby stone texture detail

1.5 GLASS ROOF LANTERN

15.1 The glass roof lantern



15.1 A large glass, aluminium & timber framed roof lantern is proposed over the orangery roof, similar to those below from Vale Garden Houses. The exterior is profiled aluminium, coated, with lead detailing at the apex. Internally the roof lantern is clad with decorative timber and painted.

Fig 11: Aluminium, glass, lead roof lanterns by Vale Garden Houses

Fig 12: Detail of the interior (not the cornice)

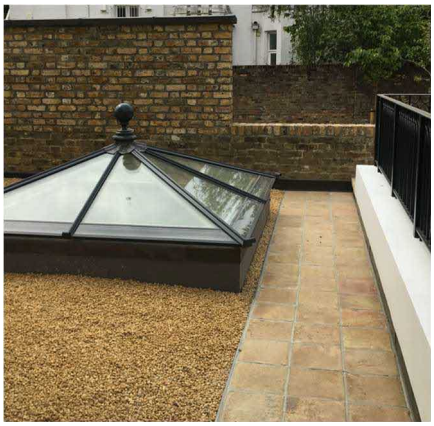


Fig 13: Vale lantern installed on a flat roof

1.6 FLAT ROOF / GUTTER MATERIAL

16.1 An informative included in the officer's report reads "Lead, of a suitable code, is likely to be considered acceptable for the roofing material. A PVC/plastic, membrane product will not be acceptable."

16.2 Lead as a flat roofing material is unfortunately not possible here, the section of flat roof to be waterproofed is too wide for it to be practically done. Lead sheets come in narrow rolls and it would need many seams and steps. A single expanse of flat roof could be detailed in lead, however due to the central roof light the flat roof forms a "moat" around the roof for which lead is not practical.

16.3 Zinc manufacturers were also approached and similar advice was given. Even though zinc can be welded, it would require many joints which again is not practical and would compromise the integrity of the roof.

16.4 We propose to use mastic asphalt on the flat roof, this is a traditional building material and is found on flat roofs of many listed buildings throughout the United Kingdon. Historic England's guidance on insulating flat roofs states, "Mastic asphalt is the only continuous material which can be regarded as historical in its own right" and the IHBC Guidance Note on Alterations to Listed Buildings also recognises it as a traditional material found on listed buildings (para 5.12.2). Mastic asphalt is unlikely to have been used on the roofs of this building historically given there were no flat roofs however bitumen is likely to have been used within this property to deal with damp proofing, under wooden floorboards or tiles to control damp.

16.5 Chippings or paving can be used on the asphalt to further protect it and prolong its life. Figure 12 above shows an attractive flat roof on a listed building where pebbles and a stone path were used over the asphalt, with a visible lead flashing band around the perimeter.

17 EXTERNAL PAVING

17.1 The existing external paving is a mixture of York stone and brick paths, stock of reclaimed York and brick pavers will be sourced nearer to the time of procuring the landscaping works.

Fig 14: Detail of existing block pavers

Fig 15: Reclaimed York being laid

We trust that the above is sufficient for the condition discharge of condition 3 within Listed Building Consent approval ref 23/504752/LBC for the works to Laddingford House, Laddingford, Maidstone ME18 6BY.

Kind regards,

[redacted]

Karen Chalklin