

Mount Pleasant Oast
Mount Pleasant
Lamberhurst
TN3 8LX

Tunbridge Wells Planning Department
Mount Pleasant Road
Tunbridge Wells
TN1 1RS

7th February 2024

Dear Tunbridge Wells Planning

Please find attached a materials schedule in order to discharge condition 3 of planning application 23/01906/LBC. The details are of great importance to us, and we look forward to hearing from you.

Condition 3 of 23/01906/LBC

Prior to the above ground construction, details of the proposed materials including source and type shall be submitted and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these details. Reason: In the interest of visual amenity.

Materials list, including extracts from Design Access Statement 2.

- **Brickwork**
We propose to mirror the brickwork in the Oast stowage and Barn; Flemish bond brickwork with alternating stretchers and headers. The Oast stowage bricks are relatively new (1980), from when the Oast was converted. We want to match the bricks with the stowage bricks as best we can. Main source: Local brick supplier.
- **Weatherboarding**
Black weatherboarding is prevalent in the area, we propose that the upper half storey of the lost building would be painted black traditional wooden weatherboarding, in keeping with the Oast stowage and Barn. Main source: Local timber yard

- Roof
We have found thousands of beautiful old Kent peg tiles on site, that match the tiles on the stowage roof (we have already used 20 or so for stowage roof repairs). We believe that they must have originated from the lost building. We propose to use these tiles with a very small number additional reclaimed tiles as required. Main source: Kent Peg tiles found on site.

- Quoins
Sandstone quoins decorate corners of the Oast stowage, and walls in our garden. An abundance of sandstone is prevalent in our garden, including a large 20m rockery that has perhaps originated from the lost building. We propose to use the sandstone as quoins around the south facing windows of the new lost building. Main Source: Our garden - we have already put aside a number of particularly beautiful aged sandstone rock-blocks. These have clearly been re-purposed as a stonecutter has already smoothed the stones to make simply stunning and tactile rock-blocks.

- Windows and Doors
In discussion with the Conservation Officer we are in agreement that the lost building windows are constructed of metal, to delineate between old and new. Main Source: Local metal window supplier.

- Nook Materials
The back of the Barn has a small characterful nook. We propose to replicate this small recess at the rear of the lost building. We propose to clad this in black wooden weather-boarding to mirror the Barn nook. This recess in the wall would house a fireplace. The chimney protruding from the fireplace would not be visible from front of the house, but will be made of brick in keeping with existing chimney. Main Source: Wood: local timber yard, Brick: local brick supplier.

- Gutters
The barn and stowage both have black guttering materials, which we propose to copy in style and colour. Source: Local building merchant.

The details are of great importance to us, and we very much look forward to hearing from you.

Helen and Howard Perry