

**STAGE 3 PLANNING MATERIALS - EXISTING****Summary**

- The following materials are a broad outline only; refer to Design & Access statement for further information.

<b>#</b>	<b>Roofs</b>
R1	Clay plain tiles, angled ridges, red/brown
R2	Oak fascias and soffits
R3	Leadwork Generally
	<b>Walls</b>
EW1	Clay plain tile cladding, red, alternating bands of shaped plain tiles
EW2	Concrete plain tile cladding, dark red
EW3	Facing brick, red, Flemish bond
EW4	Kentish Rag stone block plinth
EW5	Dressed stone and red brick oak framed gables
EW6	Timber weatherboarding, horizontal, black
	<b>Windows &amp; Rooflights</b>
W1	Oak mullioned leaded windows, single glazed, various configurations, decorative iron window stays.
	<b>Doors</b>
D1	Oak rib and stud door
D2	Timber framed French door, 15 panes per door
D3	Timber, part glazed door
	<b>Rainwater and Foul Water Goods</b>
RF1	Cast-Iron period gutters & downpipes
RF2	Cast-Iron period soil stacks, vent pipe
	<b>External Surfaces</b>
ES1	Red facing brick pathways
ES2	Unmade ground, partly gravelled
ES3	Gravelled surfaces
ES4	Lawn and general plantings
	<b>Barriers</b>
B1	N/A
	<b>Boundary Treatments</b>
BT1	Timber picket fence, painted
BT2	Timber close boarded fence panels, approx 2.0m AGL
BT3	Timber post and metal wire fencing
BT4	Hedgerow generally
	<b>External Lighting</b>
EL1	N/A
	<b>Internal Floors &amp; Ceilings</b>
IF1	Timber floor boards, mixture of ages.
IF2	Exposed brick inglenook hearth.
IF3	Clay floor tile surface.
IF4	Carpet surface over modern floor slab.
IF5	Mixture of lime plastered ceilings and modern plasterboarded and skimmed ceilings.
	<b>Internal Walls</b>
IW1	Mixture of lime plastered walls and modern plasterboarded and skimmed walls.
IW2	Exposed brick inglenook fireplace.

**STAGE 3 PLANNING MATERIALS - PROPOSED COTTAGE****Summary**

- The following materials are a broad outline only; refer to Design & Access statement for further information.

#	Roofs
R1	Rebuild non-original pitched roof and extend using exposed timber rafters to create vaulted ceiling, Clay plain tiles, angled ridges, red/brown to match existing
R2	Oak fascias and soffits, blackened finish
R3	Lead rolled flat roof
R4	Lead grey fibreglass parapet roof
R5	Functional brick chimney stack to match appearance of existing
R6	Renovate oak soffits & fascias, redecorate, and/or apply linseed oil as required
R7	Uplift and reinstate existing tiles, replacements to be like for like, Apply type-LR breathable felt, renew treated battens and fit 300m Thermafleecce at ceiling level
R8	Renew leadwork to LSA details, generally
R9	Removal of non-original dormer window (c1989) and surrounding tiling to allow rear access porch extension.
	<b>Walls</b>
EW1	New red facing brickwork in Lime mortar and laid Flemish Bond to match existing
EW2	Oak horizontal cladding, deep boards, blackened finish
EW3	Oak shrouds to reveals, blackened finish
EW4	Rake-out and re-point existing brickwork in lime mortar to match existing
	<b>Windows &amp; Rooflights</b>
W1	Existing oak framed windows to be renovated insitu, to receive natural linseed oil finish, Replacement profiled oak sections to be scarfed in where decayed beyond repair.
W2	Aluminium composite framed casement windows, double glazed, PPC dark finish
W3	Conservation metal framed pitched rooflight, DG, black frame
W4	Aluminium frames flat rooflight, double glazed, PPC dark finish, concealed behind parapet
	<b>Doors</b>
D1	Existing oak framed door to be renovated in-situ, to receive natural linseed oil finish, Restoration of existing ironmongery.
D2	Aluminium composite framed multi-fold doors, double glazed, PPC dark finish
D3	Aluminium composite framed casement door, double glazed, PPC dark finish
	<b>Rainwater and Foul Water Goods</b>
RF1	Minor repairs to heritage cast-iron rainwater goods, black finish
RF2	New heritage cast-aluminium rainwater goods, black finish
RF3	New heritage cast-aluminium foulwater goods, black finish
	<b>External Surfaces</b>
ES1	Repair and reinstatement of red facing brick pathways to match existing
ES2	Stone/gravel surface within stabilisation grid
ES3	Natural stone, fully bound paving
	<b>Barriers</b>
B1	N/A
	<b>Boundary Treatments</b>
BT1	Timber picket fencing 1.2m AGL, natural finish
BT2	Timber driveway gate and timber posts, painted finish
	<b>External Lighting</b>
EL1	IP65 rated LED architectural accent wall washers
	<b>Internal Floors &amp; Ceilings</b>
IF1	Timber floor boards, infill to match existing, sand and wax
IF2	Traditional flagstones laid upon insulated ground bearing floor slab
IF3	Tiling / Eng Oak on insulated ground bearing floor slab
IF4	Localised removal of non-original ceilings, reinstate lime plastered ceilings
IF5	Oak beam in-line with existing adjacent beam to form proposed ceiling to new rear porch extension.
IF6	Vaulted ceiling with exposed beams and steel collars, plastered ceiling panels between beams
	<b>Internal Walls</b>
IW1	Localised removal of non-original wall linings to external walls, restore with lime plaster
IW2	Localised repairs like-for like of exposed brick inglenook fireplace.
IW3	Timber studwork partition reinstated upon original lines and upto non-original timber beams of previously removed walls (c1989) to form new corridor and bathroom, returning to in-keeping plan form.
IW4	Internal wall faces to proposed extension to be modern plaster finish.

