

Condition 6 – External Alterations for Application No. 66142

Bricks & mortar for new walls

To match in with the weathered appearance of the existing bricks a choice has been made to adopt a smooth red civic multi-brick with dimensions (WXHxD) of 102.5X73X102.5mm. Also a dark sand (PM94 from Marshalls Mortars & Screeds) has been obtained for the mortar bed. The mortar will dry out to a light grey colour.

The brick pattern adopted is English bond (alternative courses of headers and stretchers) to match in with the brick pattern of the existing original parts of the building.

Comments on brick and mortar choices were obtained during an email exchange with Senior Planning Officer in November 2021.

External doors

All dimensions given for doors and windows are initial measurements and would require a professional survey before ordering.

Door 1 - Front (South Facing)

WXH = 1100X2120 mm. This door is centrally positioned at front of house. Currently it is a 6-panel front door and a half circle/ellipse transom in colonial style.

Intention is to replace door with a composite one in a dark blue (steel blue) or black. Typically this could be “Alnwick” solid door as shown in link below:

<https://www.astra-windows.co.uk/wp-content/uploads/2021/07/Safeguard-Composite-Door-Brochure-V12-LR.pdf>

Would opt for letterbox at door base or between bottom and middle panes of door. Could have door knob or knocker along line of vertical centre of door. Door fittings are likely to be brass or brass effect rather than stainless steel.



Current Door	6-Panel Door	In steel blue
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Transom above front door

Half circle/ellipse colonial style. WXH = 1180X 550mm

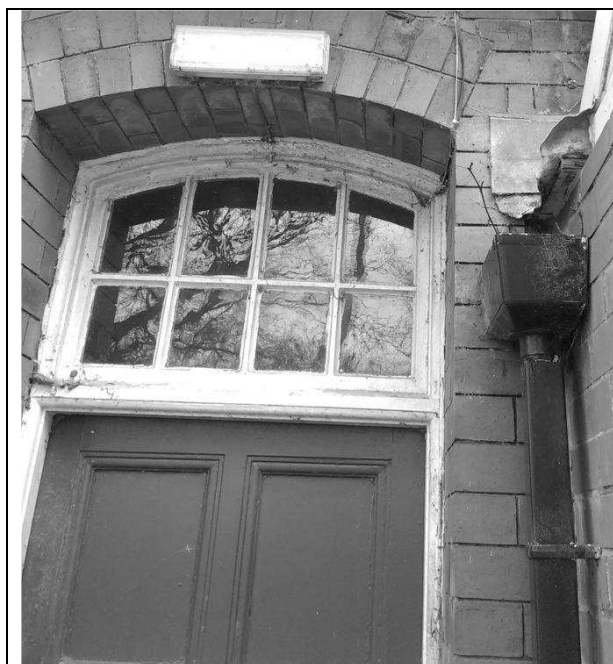
Consists of 5x2 panes (using horizontal and vertical bars). Intention is to try and save and if not possible, replace in white uPVC with matching Georgian style bars/panes. Any new transom would be double glazed.

Door 2 & Door 3 – East and West Facing

WXH = 8750X2120 mm (as measured using current west facing door).

Intention is to have same 6-panel (“Alnwick” style) doors for east and west facing side doors. Both doors would be match in colour to that of front door, i.e. steel blue or black. Neither would have a letterbox.

Transom for west facing door



Transom is arched.

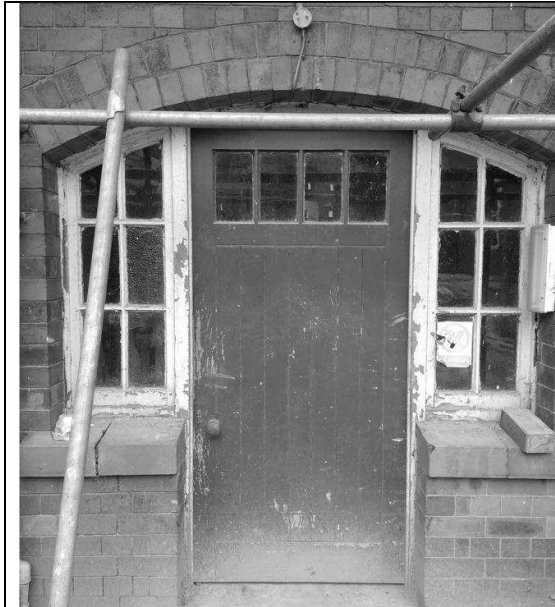
WXH = 8750x660mm.

Consists of 4x2 panes.

If it can't be saved it will be replaced with a white uPVC double glazed window again with 4x2 panes.

There is no transom for east facing door and this door opening is currently bricked up. It looks as if there would be a significant challenge creating a new transom opening, therefore the intention is not to install one on the east facing side of the building.

Door 4 – Rear, North Facing



Existing rear door has 4 window panes all in one horizontal row in the top area. Also on either side of the door are side lights with (WXH) 2X3 panes.

Side lights are half arches WXH=450X1250 mm (at peak), and 450x1070 mm (lowest point). Each side light window has 2X3 panes. Panes within side lights are approximately WXH = 180x360mm.

To match with French Doors (Door 5 and Door 6 below) could leave side lights plain.



The nearest style replacement for this existing door would be an entirely solid beech style door or one with a small window.

I would select the rear door colour to be the same as the front and side doors. Potentially this could be steel blue or black colour.

Unlike the illustration (taken from: <https://www.astra-windows.co.uk/wp-content/uploads/2021/07/Safeguard-Composite-Door-Brochure-V12-LR.pdf>), this door would not have a Letter Box.

Door 5 - Rear Wing – Double Doors (French Doors) Facing West

Opening is WXH = 2180X2020mm.



Intention is to have double doors with Window Side Lights on either side.

Image for illustration is taken from:

<https://www.boltonglassfix.co.uk/upvc-french-patio-doors.php>

Doors and side lights would be double glazed and in white uPVC. Hinges and handles would be matched to conventional doors.

Door 6 Conservatory Area -Double Doors (French Doors) Facing North

Opening is WXH = 2220X2150mm

Aim is to have same style of double door with window side lights as that used in Rear Wing of building, i.e. mirroring door 5. Doors and side lights would be double glazed and in white uPVC.

Garage Door

Could have up and over steel garage door that attempts to match panelling (3 vertical panels) of front and side house doors, e.g. Garador Georgian or attempt to match Georgian window pane and (ribbed) rear door, e.g. Garador Salisbury or Hormann 2101 Ilkley.

	
Garador Georgian (White) Steel Up and Over	Hormann 2101 Ilkley (White) Up and Over

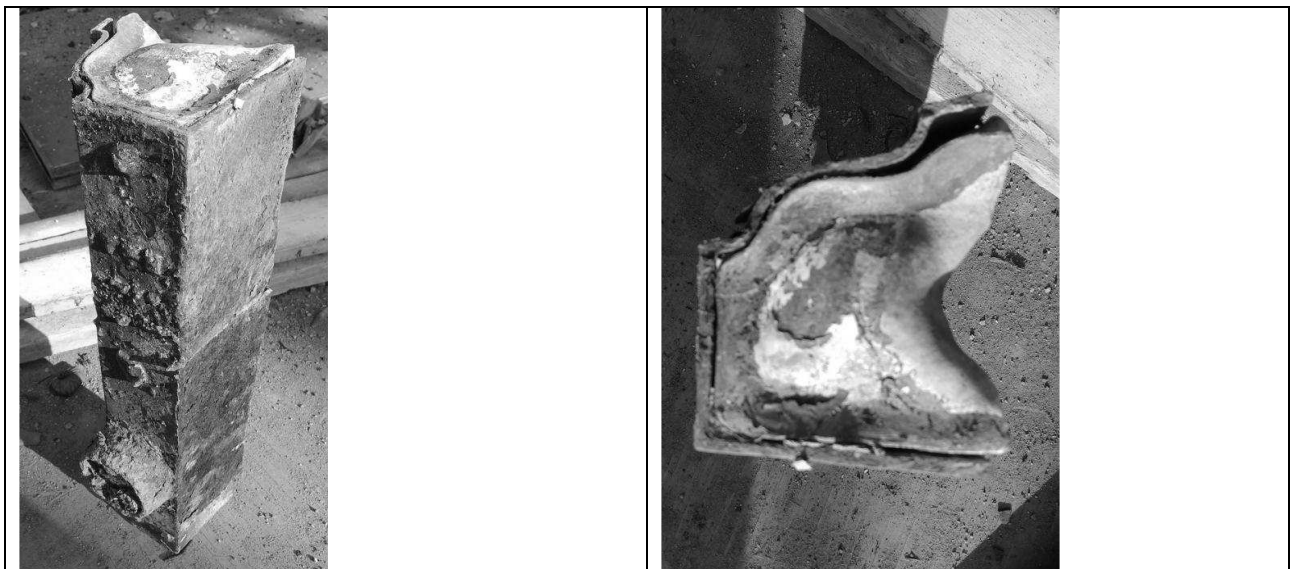
Above pictures are taken from <https://www.garagedoorsonline.co.uk>

Intention is to go for white garage door. Alternatively could try to match to colour of house doors (steel blue or black) but this is likely to involve repainting.

Roof

Guttering & Down Pipes

Still have heavy cast iron guttering in some parts of roof and cast iron pipes. See existing guttering profile below.



I have concerns about stability of fixings for existing guttering and some of pipes, and would opt to replace with black uPVC. Profile and dimensions would be same (or as near as possible) to existing guttering and pipes. Potential supplier is Eurocell. For example:

<https://www.eurocell.co.uk/guttering/guttering/cast-iron-effect-guttering/ogee-guttering-and-fittings/elegance-ogee-130mm-gutter-4m-black>

My intention would be to retain existing cast iron hoppers.

Barge Boards / Fascia Boards / Soffit Boards

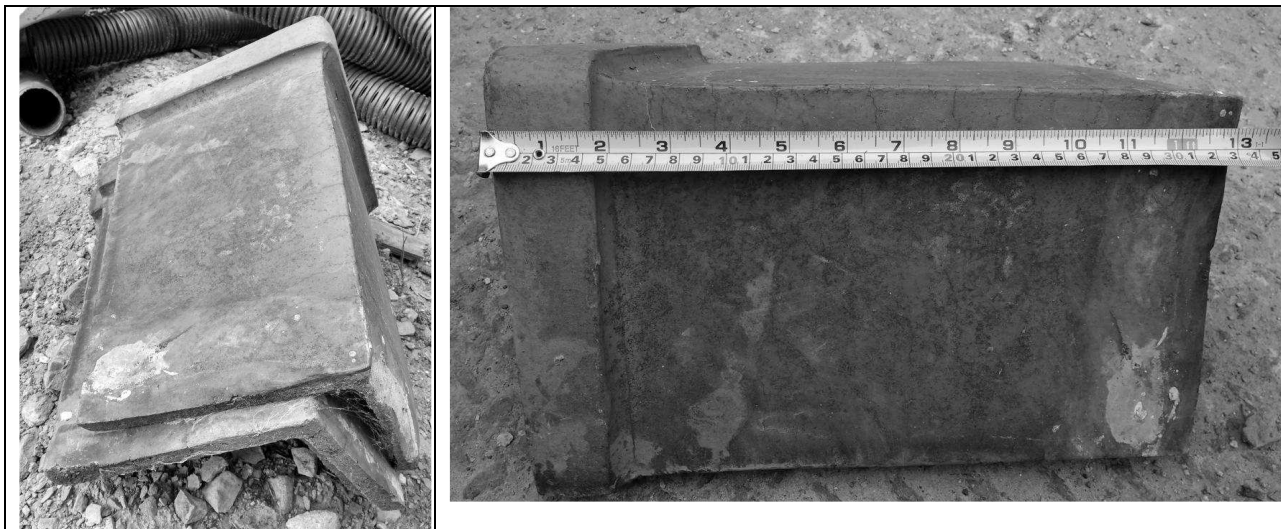
These would be finished in black. Where replacement or new is required, the boards will be made from uPVC.

Replacement Slate

The increase in area of the roof will require the purchase of additional slate. In addition the replacement of the existing roof will result in breakages. The intention is to replace any broken or damage roof slate with matching slate. This could be salvaged or new slate.

Replacement Ridge/Hip Tiles

Existing materials used are red clay capped angle ridge/hip tiles as shown in pictures below.



There will be insufficient numbers of ridge/hip tiles in the existing building to cover the new extensions. The options in order of preference are:

1. Seek reclaimed matching angle ridge tiles.
2. Purchase red clay ridge tiles such as: <https://www.slate.uk.com/product/clay-capped-angle-ridge-smooth-red/>
3. Purchase a Redi-Ridge ventilated dry-fix ridge available that could be used in the newer parts (conservatory or rear) of the building: <https://www.forterra.co.uk/product/redi-ridge-ventilated-dry-fix-ridge-hip-systems/>

Roof Windows

There are 3 roof windows, 2 on west facing side of main building and 1 on east facing side. There is a vertical bar running vertically down the middle of the original window. All roof windows are the same size and internally measured as WXH = 635X395mm. The original windows have a height that is smaller than the width. I have not come across any suitable roof windows that have a similar 'landscape' aspect.

Intention is to opt for Velux style windows all in the same size. These would pivot in the centre or be top-hung. Exterior finish is black / grey with vertical glazing bar down the centre. Units would all be double-glazed.

Likely windows to purchase from Velux conservation roof range (see: <https://www.velux.co.uk/products/roof-windows/conservation-roof-windows>) is:

Manufacturer Model No. GGL CK04 SD5N2 WXH = 550mmX978mm

Manufacturer Model No. GGL CK04 SD5PD WXH = 550mmX980mm.

These windows are finished in black and made from Aluminium. Alternatively could opt for a standard Velux roof window finished in grey and add a glazing bar. These could be top-hung or pivoted. Potentially could opt for a smaller window height such as:

Manufacturer Model. GGL CK01 2070 which is WXH = 550mmX698mm.

May also be able to include triple glazed option and go for materials such as uPVC (with exterior finished in black/grey) with non-conservation Velux window choice.