

# **Balgownie House Renovation**

## **ST/0322/14/FUL, COND 001 Schedule of Materials**

### **Revised / Issued**

<b>Date</b>	<b>Reason</b>
<b>27 Jun 15</b>	<b>Issued.</b>

**1. Introduction.** This document sets out the proposed materials for the purpose of discharging conditions 4 and 5 of the planning permission granted under ST/0322/14/FUL, as amended by appeal decision APP/A4520/W/3002255. Where a variety of materials are presented below, approval of all of the materials outlined is requested. This is in order to allow final selection by the owner on site from any of those approved, depending on material availability at the time of construction, price & budget and conflicting technical requirements etc. The conditions for discharge are:

- 1.1. **Condition 4 (as amended);** Notwithstanding the details hereby approved, prior to the commencement of the works to the detached garage block, samples and details of the external render, bricks, and roofing material shall be submitted to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved details.
- 1.2. **Condition 5 (as amended);** Notwithstanding the details hereby approved, prior to the commencement of works to Balgownie House in connection with each of the architectural features referred to in this condition samples and details for that feature shall be submitted to the local planning authority and approved in writing. The architectural features include new and replacement external brickwork, natural roof slates, chimney pots and stacks, rainwater goods, roof lights, roof lantern skylight, balcony above front entrance porch, glazed roof to the kitchen extension and external windows and doors. All works shall be carried out in accordance with the approved details.

**2. Materials specification relating to condition 4 - garage materials:**

- 2.1. **External Render;** The finish render will be one of the listed materials below, as discussed with Suzanne McDermott of the planning office, no samples will be provided:
  - 2.1.1. Conserv Traditional Lime Render Finish with Matured Lincolnshire Lime. Traditional lime render, 100% natural, no artificial additives, off white, fine. Designed and manufactured to British Standards following English Heritage guidelines. The lime, sands and aggregates are carefully selected and sourced from quarries in England and the UK. Further details can be found at <http://www.lime-mortars.co.uk/lime-render/non-hydraulic/finish/25kg>.
  - 2.1.2. Conserv Hydraulic Lincolnshire Lime Render Finish. Hydraulic lime render, 100% natural, does not contain any artificial additives or plasticisers. Designed and manufactured to British Standards following English Heritage guidelines. The lime, sands and aggregates are carefully selected and sourced from quarries in England and the UK. Approval is requested for the following colours:
    - 2.1.2.1. White Morn Scarr, crushed white granite, fine with quartz fleck. Further details can be found at <http://www.lime-mortars.co.uk/lime-render/hydraulic/finish/25kg/white-morn-scarr>.
    - 2.1.2.2. Elm Cragg, off-white, pale fawn, fine. Further details can be found at <http://www.lime-mortars.co.uk/lime-render/hydraulic/finish/25kg/elm-cragg>.
    - 2.1.2.3. Hazelrigg, off-white, pale salmon tint, fine. Further details can be found at <http://www.lime-mortars.co.uk/lime-render/hydraulic/finish/25kg/hazelrigg>.
- 2.2. **Bricks;** The bricks used will be of nominal size 215mm x 102.5mm x 65mm, to match the course height of existing bricks on Balgownie House;
  - 2.2.1. The majority of the new brickwork will be Ibstock class B engineering brick, or Wickes class B engineering brick, both red smooth faced, samples available on site.
  - 2.2.2. Reclaimed bricks from this site will be reused e.g. to match in with the boundary wall adjoining the garage as appropriate. Reclaimed brick nominal size may differ.
  - 2.2.3. Carlton Brick Burnden Weathered, Tyrone Brick Old Colliery or darker red smooth bricks, reclaimed from this site will be used for detailing such as the brickwork around the circular opening. Samples available on site.

- 2.3. **Roofing Slate;** The roof will be covered with 250mm x 400mm Cupa 12 natural dark grey slate to closely match existing slate on site. Further information can be found at <http://www.cupapizarras.com/uk/products/cupa-slates/cupa12>. Sample available on site. This material is guaranteed for durability.

### **3. Materials specification relating to condition 5 – Balgownie house materials:**

- 3.1. **Bricks;** The bricks used will be of nominal size 215mm x 102.5mm x 65mm, to match the course height of existing bricks on Balgownie House;
- 3.1.1. The majority of the new brickwork, e.g. the new walls to the kitchen annex will be Ibstock class B engineering brick, or Wickes class B engineering brick, both red smooth faced, samples available on site.
- 3.1.2. Where making good existing openings or making repairs, reclaimed bricks from this site will be preferred as appropriate. Reclaimed brick nominal sizes may differ. Where new bricks must be used, the closest available match to the surrounding bricks will be chosen from all brick types approved under this application.
- 3.1.3. Carlton Brick Burnden Weathered, Tyrone Brick Old Colliery, smooth red bricks of a darker shade, reclaimed from this site or possibly Carlton Brick Clayburn Civic blend will be used for detailing such as the stringer lines on the chimneys. Samples available on site.
- 3.2. **Natural Roof Slate;** It is proposed that any existing slate on site that can be reclaimed without compromising the integrity and durability of the roof, will be used to recover slopes of the roof, giving priority to those slopes visible to Bede Burn Road. Reclaimed slate will be used to cover a roof slope only where sufficient slate is reclaimed to cover the full slope. This is to avoid the slight colour mismatch between new slate and reclaimed slate on adjacent slates on the same slope. The difference in colour between reclaimed and new slate is not expected to be noticeable between adjacent slopes. The West and South slopes of the roof will be prioritised for the use of the slate which can be reclaimed, as they are visible from Bede Burn Road. The roof covering will be supplemented with 250mm x 400mm Cupa 12 natural dark grey slate. It is difficult to perfectly match the existing slate, however Cupa 12 is very close. Further information in Cupa 12 slate can be found at <http://www.cupapizarras.com/uk/products/cupa-slates/cupa12>. Sample available on site. This material is guaranteed for durability.
- 3.3. **Chimney Pots;** The chimneys will be topped with Knowles clay pots and clay terminations all matching in colour, all either buff or red. Both buff and red are used on several other period properties on Bede Burn Road. Chimney pots will be roll top, either 450mm in height KYM19 (which is preferred) or 600mm in height KYM20 as suggested by the planning office to match historical photos. A 450mm buff pot sample is available on site, the height of which appears to match the larger pots on existing buildings of a similar stature on Bede Burn Road such as no. 145, no. 45 and no. 47. Each pot will be terminated with either a redundant flue vent - Knowles KYL16, a solid fuel hood - Knowles KLM2 or a gas flue terminal - Knowles KNO205 to suit the use of the flue. Terminations are necessary in modernised buildings to minimise dampness in chimney stacks, which was previously reduced by regular open fireplace operation in un-modernised buildings which did not have modern levels of airtightness, insulation and central heating required by today's building regulations. These terminations increase the overall height of the pot by between 163mm and 280mm, making the pot appear taller. It should be noted that should a 600mm pot be required by the planning office, due to building regulations limiting the total height of the stack for stability - including the pot and the termination - the brickwork heights shown in the drawings would therefore need to be reduced by the height of the largest termination. This may therefore make the stacks look more stubby and out of proportion. For this reason the 450mm pot height is preferred. A drawing is included of each pot and each termination for the reference numbers underlined above. These are also represented side by side for comparison on drawings Balgownie Chimney 001 and 002.

- 3.4. **Chimney Stacks;** The stacks will be built in brick, as specified in paragraph 3.1 above. Drawings of the design are included.
- 3.5. **Rainwater Goods;** Two possible approaches to rainwater goods are anticipated, approval for both, and for a combination of both is sought:
- 3.5.1. The existing PVC rainwater goods will be made good and painted matt black to loosely resemble cast iron. Approval is sought for changing the colour to black, rather than for leaving them grey as existing, which would not require permission.
- 3.5.2. Alternatively approval is requested for the following rainwater goods system in black, which will be fitted with round downpipe, and hung on rafter brackets. This system would also be used on the new single storey kitchen.
- 3.5.2.1. Guttering. The proposed system is Black Niagara Ogee PVC Gutter System. Gutter is 110mm width 80mm depth. Sample available on site.  
<http://www.guttersupplies.co.uk/products/black-ogee-gutter-124/>.
- 3.5.2.2. Downpipes would be black cast iron effect PVC, 68mm round, approval of both following systems is sought:
- 3.5.2.2.1. Brett Martin with ogee hoppers. <http://www.brettmartin.com/en-gb/plumbing-and-drainage/products/cast-iron/cast-iron-style-hoppers.aspx>.  
Samples available on site.
- 3.5.2.2.2. Gutter Supplies with ogee hoppers.  
<http://www.guttersupplies.co.uk/products/cast-effect-deep-flow-415/cast-iron-effect-ogee-hopper-1019.aspx>.
- 3.6. **Roof Lights;** The roof windows will be from the following types. Building regulations may require installation of one or more windows which are suitable as a means of escape on each roof plane TBC. Like the conservation roof lights, the escape (esca) roof windows selected below also sit low into the roofline, minimising their appearance. An additional central vertical glazing bar can be added to maintain a consistent appearance. All of the below window frames are clear glazed, finished with an aluminium skin, coloured dark grey / black, to blend in with a slate roof.
- 3.6.1. RoofLITE (cons) conservation roof windows of type CVXM6A 780mm x 1180mm.  
<http://gb.rooflite.com/cons.en> Samples can be viewed at the supplier premises.
- 3.6.2. RoofLITE (esca) roof windows of type MOEVXB500M8A 780mm x 1400mm.  
<http://gb.rooflite.com/esca.en> Samples can be viewed at the supplier premises.
- 3.6.3. Dakea conservation roof windows of type KCVM6A 780mm x 1180mm.  
<http://www.roofinglines.co.uk/product/?s=dakea-better-vintage-kcv-m6a-conservation-pine-finish-centre-pivot-roof-window-78x118cm&gclid=CPabkuSCn8YCFbDMtAodI7wKjQ>. Samples can be viewed at the supplier premises.
- 3.6.4. Dakea escape roof windows of type KHVM6A 780mm x 1180mm.  
<http://www.roofinglines.co.uk/product/?s=dakea-best&s=dakea-best-khv-m6a-pine-finish-top-third-pivot-roof-window-78x118cm>. Samples can be viewed at the supplier premises.
- 3.6.5. Roto conservation roof windows of type WDF 735 CON H WD AL 7/11 740mm x 1180mm  
<http://www.sterlingbuild.co.uk/product/With-pre-fitted-insulation-collar-WDF-735-CON-H-WD-AL/roto-wdf-735-con-h-wd-al-711-conservation-pine-finish-top-third-pivot-roof-window-with-flashing-and-pre-fitted-insulation-collar-74x118cm>. Samples can be viewed at the supplier premises.
- 3.7. **Central Roof Lantern;** The lantern will be clear glazed and framed in one of the below systems with a white finish:
- 3.7.1. Eurocell conservatory roof system, PVC clad aluminium. Profiles CRS 8502A, 8503A, 8507A, 8516A, 8517A and / or 8518A would form the majority of the external glazing bars.  
[http://upload.evocdn.co.uk/eurocell/uploads/asset\\_file/2\\_52\\_conservatoryroof-systemguide-nov12.pdf](http://upload.evocdn.co.uk/eurocell/uploads/asset_file/2_52_conservatoryroof-systemguide-nov12.pdf)

- 3.7.2. Ultraframe conservatory roof system, PVC clad aluminium, [http://www.ultraframe-conservatories.co.uk/files/2473\\_Classic%20Roof%20Tech%20Guide\\_40pp%20A4%20JULY%2013\\_mail.pdf](http://www.ultraframe-conservatories.co.uk/files/2473_Classic%20Roof%20Tech%20Guide_40pp%20A4%20JULY%2013_mail.pdf).
- 3.7.3. Liniar conservatory roof system, PVC clad aluminium, [http://www.liniar.co.uk/assets/Liniar\\_Zoom\\_Installation\\_Guide-539ae2b625d50.pdf](http://www.liniar.co.uk/assets/Liniar_Zoom_Installation_Guide-539ae2b625d50.pdf), sample available on site.
- 3.7.4. K2 Conservatories system, PVC clad aluminium, [http://progroupwindows.co.uk/userfiles/simonb2060/K2\\_Technical\\_Guide.pdf](http://progroupwindows.co.uk/userfiles/simonb2060/K2_Technical_Guide.pdf).  
<http://www.k2conservatories.co.uk/downloads>, sample available on site.
- 3.7.5. Rooflight Architectural own 50mm wide x 25mm tall profile, powder coated aluminium. Glazing bar sample available on site.
- 3.7.6. Rooflight Architectural MetalTechnology 50mm wide profile, powder coated aluminium. Glazing bar sample available on site.
- 3.7.7. Xtralite XTL 60mm wide rafter system, powder coated aluminium, sample available on site.
- 3.7.8. Reynaers CW50 - 50mm wide system, powder coated aluminium, sample available on site.  
<http://www.reynaers.co.uk/en-UK/products/curtain-wall-50>.
- 3.8. **Balcony Railings;** The railings will be one of the 2 designs shown in the attached drawings Balgownie B&FD 001 and 002. The railings will be fabricated from vertical 12.7mm (1/2") diameter round steel bar, framed at the top and bottom with flat bar 25.4mm (1") wide by 9.5mm (3/8") high. Bar spacing will be between 60mm and 100mm. Corner posts will be vertical round steel tube approximately 50mm (2") diameter. Finials may be added to the top of the round bar and tube, or they may be left plain. The railings will be finished in black paint. Approx 50mm diameter decorative ironwork rings may be added below the top rail between every other pair of round bars, and the railing spacing may alternated to suit these. Samples of the flat and round bar along with the tube are available at the site.
- 3.9. **Kitchen Glazed Roof;** The glazed kitchen roof will be clear glazed and framed in one of the below systems with a white or grey finish:
  - 3.9.1. Eurocell conservatory roof system, PVC clad aluminium. Profiles CRS 8502A, 8503A, 8507A, 8516A, 8517A and / or 8518A would form the majority of the external glazing bars.  
[http://upload.evocdn.co.uk/eurocell/uploads/asset\\_file/2\\_52\\_conservatoryroof-systemguide-nov12.pdf](http://upload.evocdn.co.uk/eurocell/uploads/asset_file/2_52_conservatoryroof-systemguide-nov12.pdf)
  - 3.9.2. Ultraframe conservatory roof system, PVC clad aluminium, [http://www.ultraframe-conservatories.co.uk/files/2473\\_Classic%20Roof%20Tech%20Guide\\_40pp%20A4%20JULY%2013\\_mail.pdf](http://www.ultraframe-conservatories.co.uk/files/2473_Classic%20Roof%20Tech%20Guide_40pp%20A4%20JULY%2013_mail.pdf).
  - 3.9.3. Liniar conservatory roof system, PVC clad aluminium, [http://www.liniar.co.uk/assets/Liniar\\_Zoom\\_Installation\\_Guide-539ae2b625d50.pdf](http://www.liniar.co.uk/assets/Liniar_Zoom_Installation_Guide-539ae2b625d50.pdf), sample available on site.
  - 3.9.4. K2 Conservatories system, PVC clad aluminium, [http://progroupwindows.co.uk/userfiles/simonb2060/K2\\_Technical\\_Guide.pdf](http://progroupwindows.co.uk/userfiles/simonb2060/K2_Technical_Guide.pdf).  
<http://www.k2conservatories.co.uk/downloads>, sample available on site.
  - 3.9.5. Rooflight Architectural own 50mm wide x 25mm tall profile, powder coated aluminium. Glazing bar sample available on site.
  - 3.9.6. Rooflight Architectural MetalTechnology 50mm wide profile, powder coated aluminium. Glazing bar sample available on site.
  - 3.9.7. Xtralite XTL 60mm wide rafter system, powder coated aluminium, sample available on site.
  - 3.9.8. Reynaers CW50 - 50mm wide system, powder coated aluminium, sample available on site.  
<http://www.reynaers.co.uk/en-UK/products/curtain-wall-50>.
- 3.10. **New external windows;** The external windows will be clear glazed (bathroom will be obscure glazed), with white frames in one of the below systems. Opening windows which are new have the opening pane and hinge location shown by symbols on the elevations of drawing Balgownie 002 (not shown on

the isometric view). Fixed windows which are new have no hinge location symbol. Existing windows have no symbol.

- 3.10.1. Eurocell Eurologik 70 [http://www.eurocell.co.uk/data/downloads/eurologik\\_trade.pdf](http://www.eurocell.co.uk/data/downloads/eurologik_trade.pdf) sample available on site.
- 3.10.2. Liniar Windows [http://www.liniar.co.uk/assets/Windows\\_Wall\\_Chart\\_Iss\\_8-54eefdfec56b.pdf](http://www.liniar.co.uk/assets/Windows_Wall_Chart_Iss_8-54eefdfec56b.pdf) & [http://progroupwindows.co.uk/userfiles/simonb2060/Downloads/Liniar\\_Specifiers\\_Guide\\_iss\\_3.pdf](http://progroupwindows.co.uk/userfiles/simonb2060/Downloads/Liniar_Specifiers_Guide_iss_3.pdf).
- 3.10.3. Duraflex <http://www.duraflex.co.uk/products/integrated-systems/overview.php>. Sample available on site.
- 3.10.4. WBGroup. <http://www.wbgroup.co.uk/fabricated-casement-windows.php>.
- 3.11. **New external doors;** Painted timber samples representing the doors in white, oxford blue, black and buckingham green are available at the site, drawings are included.
  - 3.11.1. The front entrance will comprise of double timber panelled doors, with 3 panels on each door, gloss painted buckingham green (a dark green), oxford blue or black with a white door frame. The fanlight above will be fitted with a clear double glazed unit, or a stained glass double glazed unit. A detail drawing is attached - Balgownie B&FD 001.
  - 3.11.2. The balcony doors will comprise of double timber doors with 2 glazed lights in each door. The doors will be of the attached specification "Hemlock PRS 2XGG PKF.pdf". The door width would be 1168mm trimmed to suit the frame size, remaining dimensions are shown in the specification for the 1168mm wide door. The timber door and frame would be gloss painted white, and glazed with 2 slimline clear double glazed units per door.
  - 3.11.3. The kitchen and dining room double external doors will comprise glazed timber doors of the attached specification "Hemlock 2XGG.pdf". Two doors of width 33" would be trimmed to suit the frame size, remaining dimensions are shown in the specification for the 33" wide door. The timber door and frame would be gloss painted white, buckingham green (a dark green), oxford blue or black with a white door frame. The doors will be glazed with 2 slimline clear double glazed units per door.