

JOB NO 805

DISCHARGE OF CONDITIONS STATEMENT

TO SUPPORT A
PLANNING AND LISTED BUILDING CONSENT APPLICATION
FOR ALTERATIONS TO

**CHURCH HOUSE
36 CHURCH STREET
DONINGTON
PE11 4UA**

BY
SMALLWOOD ARCHITECTS

JULY 2016

1.0 INTRODUCTION

- 1.1 This statement has been prepared by Smallwood Architects to accompany a Planning and Listed Building Consent application for alterations to Church House, Donington. It is intended for the Discharge of Conditions for Householder Planning Application number H04-0116-16 and associated Listed Building Consent number H04-0117-16.

2.0 HOUSE HOLDER PLANNING PERMISSION H04-0116-16 AND LISTED BUILDING CONSENT H04-0117-16:

Note – Conditions 1 to 8 are the same for both Householder and Listed Building Consent and are covered in the section below.

- 2.1 **Condition 1 & 2-** Duly noted.

- 2.2 **Condition 3 & 4**

Condition 3 - A Schedule of external materials for construction.

All materials to be used on site are to be to match the existing as closely as possible, including coursing of brickwork and stonework. Infill brick walls and reconstructed brick walls will be built from retained bricks, coursed as existing from demolition works. New materials are as follows:

- 2.3 Stone:

The existing house is thought to have ashlar stone dressings from local Lincolnshire limestone – nominally Greetham Ashlar. Where required the stone will be cleaned of the existing peeling paintwork and repaired. Where new stone is required, it will be to match as closely as possible the existing stone, which will be more perceivable once the existing stones are cleaned.



Fig 2.1 – Greetham Ashlar (generic photo)

Fig 2.2 – Existing Ashlar Stone Dressing with paint to be removed.

2.4 Reconstituted Stone:

Where identified on approved drawing 805-P003-Proposed Elevations, areas of reconstituted stone can be used. The reconstituted stone will be to match the existing petrological source, texture and colour of the existing stone as closely as possible.



Fig 2.3 – Reconstituted Cast Stone (generic photo)

2.5 Slate:

The new slate roof covering is to match the existing slate as closely as possible. Nominally this is thought to be welsh blue / grey slate as per the image below. Natural slates will be used.



Fig 2.4 Blue / Grey Slate to match the existing house

2.6 Windows and doors:

New windows and doors will be painted timber, colour as per the existing house and outbuildings – refer to Door and Window details (contained within Conditions 5, 6, 7 & 8) for layouts. Paint colour to be matched per the existing building.

2.7 Rainwater goods:

Rain water goods will be cast iron painted in a colour to match the existing house – Refer to Condition 8 for details. Where possible rainwater goods will be repaired and replacements will be on a like for like basis nominally from J&JW Longbottom Ltd (see appendix) – Plain deep half round gutter (page 2) with rise and fall fixing (page 6), round section rainwater downpipes (page 7) with fittings/fixing to match existing (page 7) and rainwater head to

match existing (page 10).

The existing lead hoppers (shown in Fig 2.2) are to be repaired and retained and refitted to new cast iron round downpipes as per the above description (and page 7 of the appendix).

For brickwork see condition 4 below.

- 2.8 *Condition 4 – All new replacement brickwork utilised in carrying out the development shall match as closely as possible that of the principal existing building in terms of the type of brick, mortar mix and method of bonding.*

There are three types of brick used for the main house. The front façade has a red pressed facing stocks with a narrower vertical proportion (65mm coursing rather than the standard 75mm). The mortar/ tuck pointing is paler than standard with a higher lime content. They are laid in a Flemish bond.

Where possible the bricks from the demolitions will be reused and newly provided brick will be required to be sourced from a reclaim supplier. The specification stipulates the requirement to match as closely as possible, along with a requirement for architect and planner approval. Sample will be available on site and can be viewed at a mutually convenient time.



Fig 2.5 – Bricks on the front façade.

The side and rear facades are constructed from brick of the same proportion as the front façade but are sand-faced handmade bricks with a browner/red blended finish (as compared to the brighter red of the front façade). The mortar has the same mortar mix as the front façade and appears to be a combination of Flemish and Header bonded. They have the same narrower vertical proportion as can be seen in Fig 2.5.



Fig 2.6 Junction between the rear façade and Victorian side annex.

The side annex is of standard Victorian red stocks. The proposed works require demolition and repair, so it is anticipated that repairs can be made from existing brick only.

All samples and sample panels will be available on site and can be viewed by the planning authority at a mutually convenient time agreed with the contractor / applicant.

Condition 5, 6, 7 & 8 –

For full details (including cross-sections and external finishes) of all new and replacement doors, windows and framework, please refer to Drawings listed below.

- 805 – T007 – WINDOW DETAILS 1
- 805 – T008 – WINDOW DETAILS 2
- 805 – T009 – WINDOW DETAILS 3
- 805 – T010 – WINDOW DETAILS 4
- 805 – T011 – WINDOW DETAILS 5
- 805 – T012 – WINDOW DETAILS 6
- 805 – T013 – WINDOW DETAILS 7
- 805 – T014 – WINDOW DETAILS 8
- 805 – T015 – WINDOW DETAILS 9
- 805 – T016 – WINDOW DETAILS 10
- 805 – T017 – DOOR DETAILS 1
- 805 – T018 – DOOR DETAILS 2
- 805 – T019 – DOOR DETAILS 3

For full details of the rainwater goods, please refer to the Drawing listed below and the attached appendix from J & JW Longbottom.

- 805 – T004 – RAINWATER GOODS

3.0 APPENDICES-

J & JW Longbottom Catalogue.