B J Cobb
Mill House, Mill Lane
Gedney Hill, Spalding
Lincolnshire
PE12 0PW

Schedule of external materials

Dated 20th August 2024

With reference to planning approval: H19-0783-22

Land North of The Oaks 251 Broadgate Road, Sutton St Edmund, Spalding, PE12 0LT, now registered as: The Old Forge, 253 Broadgate Road, Sutton St Edmund, Spalding, PE12 0LT

We set out below the schedule of external materials as requested in condition 4 of the planning permission granted on 4th October 2022.

Appearance:

The overall design is designed to be that of a traditional barn conversion, with all windows on the north facing wall to eliminate any overlooking to the neighbouring property.

Materials:

<u>Walls</u>

The proposal is to be of traditional brick and block construction with materials, a new red facing brick which will be used to closely match the former old forge barn.



"Vandersanden Old Farmhouse" bricks are to be used, see image.

These are a traditional style red aged brick which blend perfectly with the surrounding barn conversions and maintains the look and feel of an old, restored barn.

The original barn.



The neighbouring property, a barn rebuilt using its original bricks is shown below to the right of the image. Behind that, set back from the road is another barn conversion/rebuild, with similar bricks.



Roof

The roof of the former old forge barn comprised of 2 materials, slate on the north aspect roof and pantiles on the south aspect roof. Surrounding properties are a mix of slate tiles and red pantiles.

Our proposal uses a dark grey double ridged pantile in line with the ecology report's requirement for bat friendly raised pantiles.

These tiles will also blend with the slate coloured tiles on surrounding converted barns, we propose to use "Sandtoft double pantile smooth dark grey (concrete)".



Windows/Doors

The original planning application (design and access statement) submitted stated that all windows would be UPVC in white. However, a recent non material amendment request has been submitted to change the colour of the doors and window frames to dark grey alloy. This will be more in keeping with the look of an old barn, as well as being a close colour match to the neighbouring converted barn properties.

Further schedules of windows and door specifications will be submitted at a later date, and prior to their installation, as required by conditions 7 and 8 of the notice of permission dated 4th October 2022.

Rainwater goods

To be black UPVC.

Hard surfaced areas:

Any new walls and raised planters, as required by the ecology report, will be built using the same bricks as the exterior walls.

Slabbed areas will use natural coloured Indian sandstone slabs with similar look and appearance to those pictured, right.

