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MATHEWSON WATERS ARCHITECTS

Proposed extension and associated alterations at:

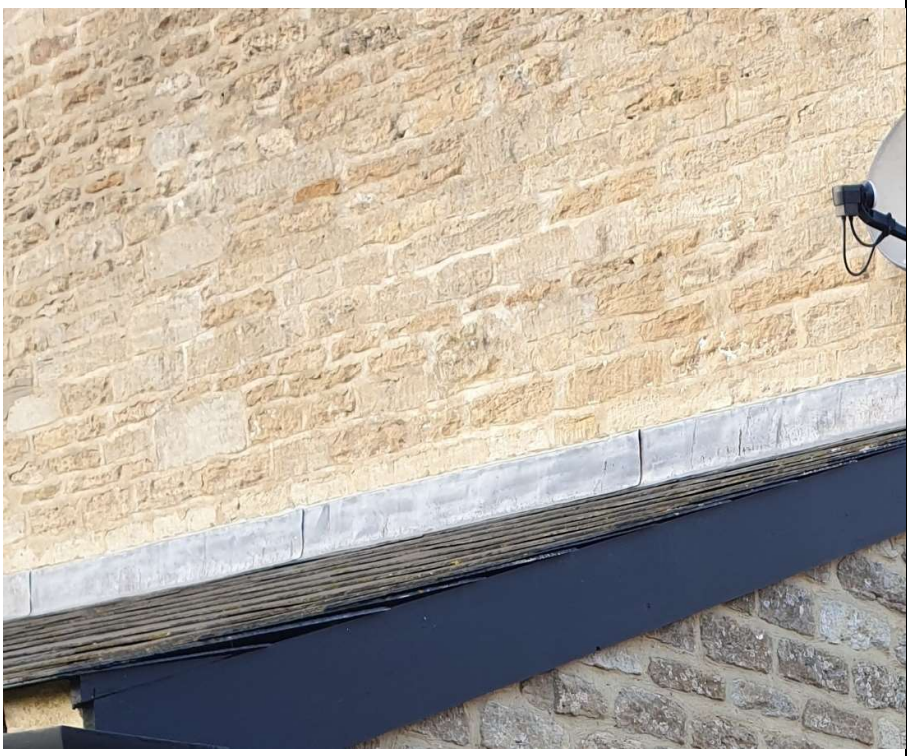
Upper Beanacre Farm, Beanacre, SN12 7PZ

Schedule of materials and details with reference to the relevant conditions attached to the permissions ref: **PL/2022/06778**

Condition no.	**Subject**	**Wording of condition and the associated information submitted**
4	Facing materials	*Notwithstanding the details shown on the submitted plans and forms no development shall commence on site above ground slab level until details of all of the external materials including a 1m² sample panel of rubble stone to be erected on site have been submitted to and approved in writing by the Local Planning Authority.* A) **Stone type**: Cream-Buff natural stone (chopped)  This compares well with the existing stone in the Edwardian gable end to which the proposed extension will be attached. A photo of that gable is included below and the intention is to use mortar that is close in tone and texture to that existing, slightly lighter mortar. The suggested mix is proposed as:

Joint width approximately 15mm, and brought almost flush with the stone face and then brushed and knocked back. The mortar mix is a 1:1:8 mix of Lime: white cement: grit & sand, (2 grit & 6 sand).

Existing gable wall shown below:



B) **Roofing slate**:

'Oswestry' natural Spanish slate supplied by Jewson:

This is a good match in terms of texture and tone for the existing slate on the Edwardian and modern extensions.



5	Facing materials	*No development shall commence on site above ground slab level until details of the external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt natural slate is required for the roof. Development shall be carried out in accordance with the approved details.* Refer to the information supplied in condition '4' above.
6	Window & external door joinery	*No works shall commence on site above ground slab level until details of all new external window and door joinery and glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.* Refer to the details submitted on plan refs: 22013.GA 203-A and 22013.SCH-500 A / 501-A / 502-A / 503-A / 504-A / 505-A