

2305 – Galteemore Farm – Internal and External finishes

Revision: -

Site Address: Galteemore Farm, Beckhampton, Wiltshire, SN8 1FE

Application Type: Discharge of Conditions

Application references – PL/2024/09439 & PL/2024/09812

Client: N Hues & Sons

Agent: Mitchell Eley Gould Architects – POC – Kris Eley / Ross Startin

This report is intended to be read in conjunction with all application drawings and documents submitted as part of the above statement applications.

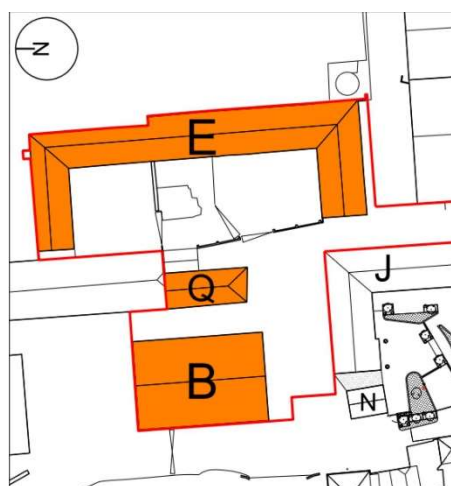
1.0 INTRODUCTION

The following information has been prepared for the purpose of discharging planning condition items 3 iv and 3 v outlined within the Wiltshire planning decision notice dated 22/05/2025 under planning application reference number: PL/2024/09812. For ease of reference these conditions are noted as follows:

3 iv - a full schedule and specification of internal finishes to walls, ceilings and floors; to include details of: a. floor construction and finish; b. internal wall finishes and drylining system

3 v - Full details and samples of external materials; to include details of the corrugated metal and all new external materials.

1.1 Key Plan



The above key plan indicates the block references noted within this and the associated planning application documents. Condition discharge information outlined within this document specifically relate to Block's E and Q.

2.0 CONDITION RESPONSES

2.1 Condition item 3.iv – Proposed internal finishes.

As outlined within the initial application documents, new internal linings and floor constructions are proposed to the existing building in order to thermally improve the existing building fabric and enable a conversion to be undertaken that supports the proposed use as a holiday let. The nature of these internal finishes relative to internal surfaces are proposed as follows:

Table 01 – Internal finishes Block E.

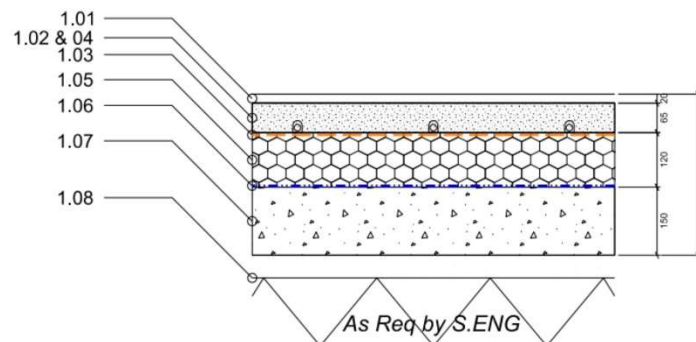
Element	Proposed finish
Walls	Generally, throughout – Primed and Painted finish to be applied to gypsum plaster skim finish over proposed internal thermal lining build up (<i>see proposed build up below</i>). To bathroom areas - Full height tiled finish to all shower and bath areas including ensuite within proposed Unit 02. Half height tiling to all bathroom and ensuites at low level. To kitchen areas - Min 300mm high tiled splash back to wall above kitchen worktops. Internal Woodwork – Min 18mm thick softwood architraves to internal door openings with painted finish. Min 18mm thick softwood skirting boards with painted finish throughout. Softwood painted timber cills to windows where required.
Floor	Generally, throughout – Varying floor finish laid over proposed screed layer. (<i>see proposed build up below</i>).
Ceiling	Generally, throughout – Primed and Painted finish to be applied to gypsum plaster skim finish over proposed internal thermal lining to roof build up

2.2 Proposed construction types

The construction methodology for the proposed conversion follows that described within the design and heritage statement provided at the planning application stage. This is to provide a continual internal lining to the existing barn space that enables the ability to retain external brick and stone elements where indicated. Modern methods of insulating the wall, roof and floor elements of the building are proposed for space efficiency purposes and to maximise on achievable thermal performance for building longevity.

Proposed Floor construction to be as follows:

Fig 01 – refer also to drawing document 2305 AP(E)104 – FT1



- 1.01 Floor finish - Specification dependent.
- 1.02 65mm Sand & cement screed to S.Eng Spec - Insulation perimeter edging strip to screed edge to provide expansion protection to heated screed. Wet UFH within screed to contractors design.
- 1.03 Air & Vapour barrier (Visqueen high performance vapour membrane or similar) to act as slip membrane & separating layer. All joints between membrane layers to be lapped and sealed with Vapour tape.
- 1.04 UFH system. Pipes clipped to top of insulation with screed poured over.
- 1.05 120mm PIR below screed insulation.
- 1.06 DPM (1600 gauge)
- 1.07 150mm reinforced concrete slab to S.E Spec.
- 1.08 Requirement for blinding and Hardcore to S.E Spec

Fig 01 – Proposed Floor build up.

Proposed Wall lining construction to be as follows:

Fig 02 – refer also to drawing document 2305 AP(E)104 – WT1

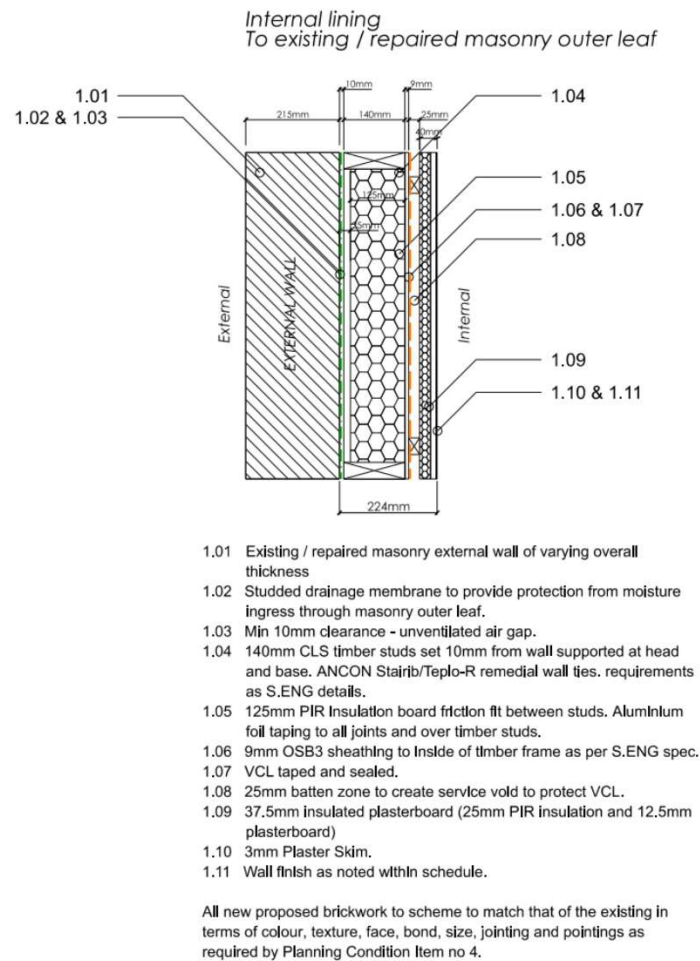
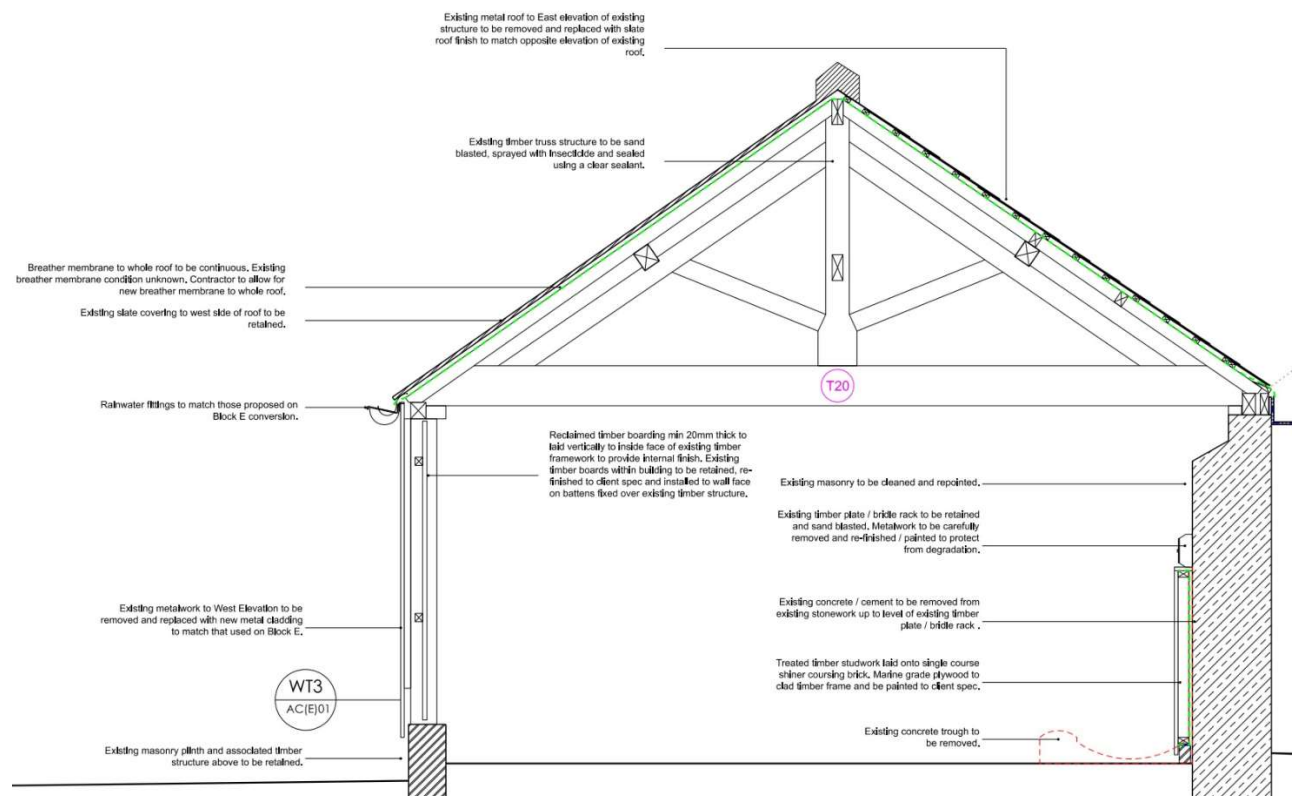


Fig 02 – Proposed wall lining build up.

2.3 Proposed internal finishes to Block Q

As noted within the approved design statement, a simpler approach is envisaged for Block Q which is to be used as a 'social space' to serve the functions of the Block E conversion. The existing internal wall, floor and roof elements are to be retained and thermal linings are not proposed for these areas. Removable vertical timber boarding is proposed to be installed to the inside face of the existing timber walls and at low level against the existing stone wall where modern cement products are to be removed. (See fig 03)

Fig 03 – Proposed section- Block Q

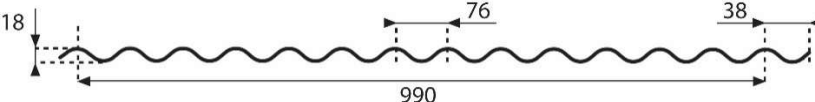


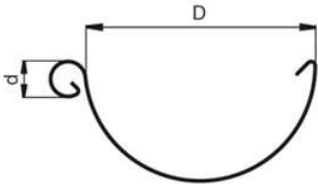
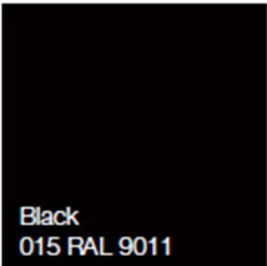
2.4 Condition item 3.v – Proposed External materials

3 v - Full details and samples of external materials; to include details of the corrugated metal and all new external materials.

2.41 Proposed External Materials – Block E

Item	Material Location	Proposed Material
01.	Block E – External Walls Timber cladding finish	Timber cladding to elevations where indicated. Timber cladding type to be 20mm thick square edge profiled board with 3mm spacing between boards. Timber cladding type proposed to be untreated Brimstone poplar cladding.  This material has been specified due to being used on surrounding building's and also due to its sustainable nature in being a grown in Britain certified product.

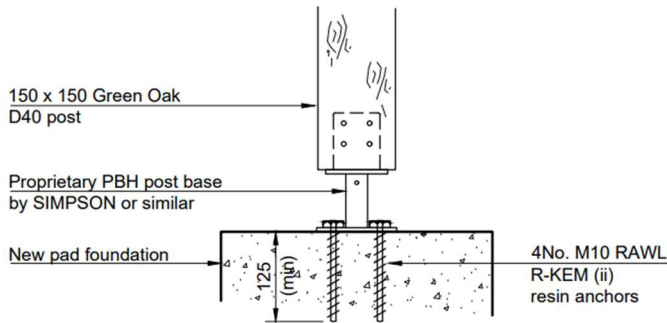
02.	Block E – External Walls and proposed roof finish Metal profiled cladding	Profiled metal cladding to elevations where indicated. Metal profiled cladding type to be 18-20mm sinusoidal profiled metal cladding laid vertically. All fixings through material to match sheet finish.   Proposed Colour and finish to be 'Juniper Green' by Tata steel. Sample image below:  Juniper Green (RAL 140 20 10)
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03.	Block E – Rainwater systems	Rainwater systems to be Lindab Products coloured black. Half round gutters and circular downpipes to be used.  Example image of product type above. Colour to be as below.   Black 015 RAL 9011 <table><tr><th>Size mm</th><th>D mm</th><th>d mm</th></tr><tr><td>100</td><td>107</td><td>17</td></tr><tr><td>125</td><td>123</td><td>17</td></tr><tr><td>150</td><td>155</td><td>17</td></tr><tr><td>190</td><td>192</td><td>22</td></tr></table> Metal product with Black coloured finish, as required by the application’s planning condition. Gutter profile as shown above.	Size mm	D mm	d mm	100	107	17	125	123	17	150	155	17	190	192	22
Size mm	D mm	d mm															
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04.	Block E – External Walls Stonework	Areas of existing stonework to be retained to be carefully cleaned and re-pointed where necessary. Evidence photo below showing existing stonework to North facing elevation.															

		 <i>Photograph shown of the existing stone walls to North elevation of Block E.</i>
05.	Block E – External Walls Brickwork	Areas of existing brickwork to be retained to be carefully cleaned and re-pointed where necessary. Areas of new brickwork to be constructed to match that existing (photo below) in regards to colour, texture, face, bond, size, jointing and pointing as required by application planning condition.  <i>Photograph shown of the existing brick walls to south elevation of Block E facing internal courtyard.</i> Refer to schedule of repairs for locations of existing and proposed brickwork.

2.42 Proposed External Materials – Block Q

Item	Material Location	Proposed Material
01.	Block Q – External Walls Metal profiled cladding.	Profiled metal cladding is to replace that existing on the west facing elevation of Block Q. Proposed material to match that used on Block E (Refer to item 02 of table 2.41)
02.	Block Q – External Walls Masonry	Existing stonework to East elevation of Block Q to be carefully cleaned and re-pointed where necessary.  <i>Photograph shown of the existing stone walls to west elevation of Block Q.</i>
03.	Block Q – Roof finish	Proposed slate finish to be applied to East facing roof pitch of Block Q to replace existing metal roof finish. Slate finish to match that currently existing on west facing roof pitch in material and size.  <i>Photograph evidencing existing metal roof finish to East elevation of Block Q.</i>

		 <i>Photograph evidencing existing slate roof finish to West elevation of Block Q to be applied to opposite roof elevation.</i>
04.	Block Q – Proposed timber frame	Proposed timber frame to form covered area adjacent to Block Q to be of a green oak construction with an elevated post base of a galvanised finish. (See below detail)  SECTION B-B OAK POST BASE DETAIL (1:10)
05.	Block Q – Rainwater systems	Proposed rainwater systems to match that proposed on Block E (Refer to item 03 of table 2.41).

3.0 Conclusions

The information set out within this Internal and External Finishes Schedule demonstrates that the proposed materials, colours, and finishes have been carefully selected to comply with the planning conditions and approved drawings relating to application references; PL/2024/09439 & PL/2024/09812.

The specifications ensure that the internal finishes support the intended use of the development and that all external materials are of a high-quality and durable material, whilst also being visually consistent with the surrounding built environment.

This schedule confirms that the design intent will be delivered as approved and follows the character, lining strategy and finishes considered during the planning process. Accordingly, the details provided should be considered sufficient to fully discharge the relevant planning conditions referred to within this report.