

MATERIALS SCHEDULE

EXTERNAL MASONRY



New Build Houses, Garages &

New 140mm Split Face Tumbled & Walling Stone - Supplier: PG Stone

Ashlar Heads and Cills to be supplied by PG Stone, 65 Britannia Road, Milnsbridge, using block extracted from Johnsons Wellfield Quarry at South Crosland.

Retaining Walls

140mm Split Face Tumbled Natural Walling stone

The planner is invited to view samples of materials on site.

Feature Brickwork to New Builds

Rustic brick panel to new builds



Single Storey projection to new builds to be clad in Metal Standing Seam



Existing Mill

The existing mill external stone is to be retained, any repairs or walling is to be done using reclaimed stone to match.

ROOF SLATES

Existing Mill

Existing stone slates to be relaid on mill roof. Any shortfall to be made up from existing stockpile left over from Seventy Acre Farm development.

New build

Slate to new build properties to be Westland Graphite Brazilian Slate 7-9mm thick



New Build garages

Garages to be Black Corrugated Roofing

SOFFITS, FASCIAS AND RAINWATER GOODS

Existing Mill

Refurbish existing cast iron gutters with black painted finish. Downpipes to be replaced with new cast downpipes

Proposed New Dwellings

Black Aluminium Gutters and downpipes

WINDOWS AND DOORS

Existing mill to be Powder coated aluminium windows and external doors, finished in Black Grey RAL 7021



ROOF LIGHTS AND SOLAR PANELS



Conservation roof lights - refer to details sheet

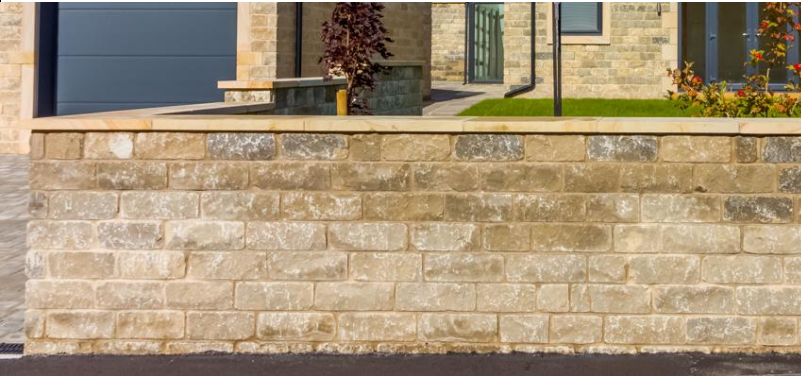
Solar Panels



Dual Glass All Black N-Type Mono solar panels set into a GSE in-roof integrated system

BOUNDARIES

Boundary treatments to be natural stone walls and estate fencing and/or hedges



New Masonry Boundary / Retaining Walls

New boundary walls and retaining walls within the development shall be constructed as natural stone masonry walls, using local natural walling stone to match the character, tone and texture of the retained mill buildings and wider development. Walls shall be generally coursed / semi-coursed natural stonework, with mortar colour and pointing selected to sit recessively with the stonework. Natural stone copings shall be provided where appropriate.

Where walls perform a retaining function, construction shall be in accordance with structural engineer's details, with natural stone facing provided to visible elevations. Retaining wall heights and locations are to be read in conjunction with the Retaining Wall Site Plan and submitted site sections.



Existing Drystone Walls — Dam Head

Existing drystone boundary walls along Dam Head are to be retained and made good where required. Repairs shall be carried out using matching local natural stone, laid in a traditional drystone manner to match the existing walling in terms of stone type, colour, coursing, depth and general appearance. Existing stone shall be reused wherever practicable, with any new stone selected to match the existing boundary walling.

Justification for Masonry Walls in Lieu of Drystone Walls

While the existing drystone walls along Dam Head are to be retained and repaired, the use of masonry walls is considered more appropriate for the new internal boundary and retaining walls within the main development site. The site is a former mill complex and has a more industrial character than a rural or agricultural setting. Natural stone masonry walls are therefore considered to be more in keeping with the retained mill buildings, the existing masonry structures on and around the site, and the overall character of the proposed development.

Masonry walls also provide a more consistent boundary treatment throughout the development. This is particularly relevant where walls change in height or follow sloping ground, including the stepped access route between the retained mill and Plot 10, where sloping walls would be difficult to form successfully as drystone walls with traditional coping details.

The use of masonry is also appropriate along the river frontage to Plots 10–16, where the proposed walling replaces / relates to existing masonry retaining structures. The Mill Pond Management Plan identifies existing masonry retaining structures around the pond and river edge, including a masonry river retaining wall and shallow masonry retaining walls to the southern and eastern banks, with repairs recommended where required.

A number of the proposed walls also perform a retaining function and are of significant height. In these locations, masonry-faced retaining walls provide a more robust, buildable and visually appropriate solution than attempting to form high drystone retaining walls. The proposed approach therefore balances the retention of existing drystone boundary features with the need for durable, consistent and contextually appropriate masonry walls within the former industrial mill setting.



Black Metal Estate Fencing

Black metal estate fencing shall be provided to all other boundaries not formed by existing drystone walling or new natural stone masonry / retaining walls. Fencing shall be finished black, with a simple vertical bar estate-style appearance, to provide a recessive and consistent boundary treatment throughout the development. Final heights and locations are to be read in conjunction with the approved site layout and boundary treatment drawings.