

PP 7

Planning Conditions: Discharge submission

Planning Permission: 14387/APP2020/4128
& Associated
Listed Building Consent: 14387/APP2020/4126

For Barn type extension at:

The Six Bells
Duck Hill Road
Ruislip
HA4 7TP

Condition 7 Construction Materials

30th March 2021

VERNONSMITH
& associates

Croot's Barn
103 High Street
Riseley
Bedfordshire
MK44 1DF

Office: 01234 708630
Mobile: 07411 106830

1.0 PRECEPT

1.1 Background

Summary

- 1.1.1 This report is submitted in support of a submission to discharge the conditions attached to the grant of planning permission and an associated listed building consent. This report provides the information required by **CONDITION 7** of the planning permission, requiring full information on the materials to be used during construction for the external envelope. This condition is similar to **CONDITION 5** of the listed building consent. A materials sample panel is available for inspection on site. Please contact Richard Arens for access 07739 041909.

1.2 Indicative Key Elevation



2.0 CONSTRUCTION MATERIALS

2.1 Brick Plinth: Existing Brickwork

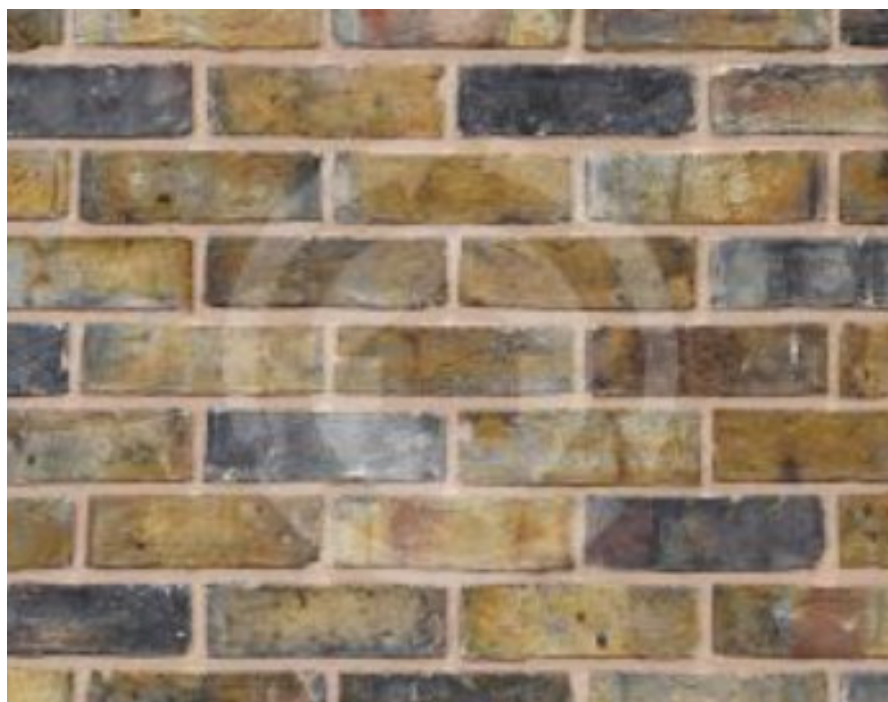
- 2.1.1 The brick plinth that runs the perimeter of the barn structure is 750mm high, 10 courses of brick at the entrance. The Six Bells and its many C20th extensions are mainly constructed in brick but most elevations have historically been painted (White) and this tradition has been maintained to the present. However, the rear elevation has not been painted and informs a choice of brick that will reflect the historic character of the public house. The brick as found is at least 200 years old and has suffered from discoloration due to pollution mainly during the mid to late C20th, (Please see below). There are also a number of C20th repairs but the original brick can be seen adjacent to the structural strap and rainwater down pipe



Rear elevation of the Six Bells

2.1.2

Although heavily coloured, the original brick appears to be some form of an early "London Stock" with a buff /yellow base with a brown/grey multi random bloom. A yellow multi London Stock brick would be a correct choice but it is considered would be too yellow in comparison to the historic building. The brick plinth will be completely independent of the historic building and will not need to be coursed in with the historic building. So to enable a complimentary coordination with the modern methods of construction for the rest of the extension, a 65mm (2.5") brick with a 10mm (3/8") lime mortar joint is proposed. The REN-NEW "Dark Weathered Original London Stock Brick" is proposed, see below:



Dark Weathered Original London Stock Brick

The brick will be laid in a lime based mortar to ensure a light but not (pure lime white) cream/buff mortar to compliment site precedents as found, the mortar is also quite weathered. The mix proposed will have some white cement to ensure a set and structural stability in combination with the modern construction methods.

The mortar mix will be a standard but tradition “1:1:6” 1 Lime, 1 White cement to 6 sand. The sand will be 3 soft builders to 3 sharp local sands

The photograph below is of the same mix specified above it, will compliment the brick choice and above demonstrating a suite “course stuff” following brushing back when green



The Proposed Mortar



The Dark Weathered Original London Stock Brick: Close up

2.2 Weather Boarded Elevations

- 2.2.1 The elevations above plinth level and up to eaves will be clad in a black painted feather edged board to match existing precedents in the immediate historic environment. The appropriate detail can be found at Manor Farm Barn Hillingdon



Manor farm Barn Hillingdon

External cladding of **175mm x 23mm** Feather Edge Cedar/Larch panels at **125mm** Ctrs., with 38mm thick abutment linings around window and door reveals.



Black finished feather edge horizontal boarding

2.3 Roof Covering

- 2.3.1 The Birds Eye view of the Six Bells public house is covered with a red/orange plain clay tile. However, the C20th Extensions are covered in a mix of natural and reclaimed slate. The plain clay tile on the Six Bells original building and the use of plain clay tiles on other traditional barns in the immediate and wider historic context; suggest that a plain clay tile is most appropriate for the extension at the Six Bells



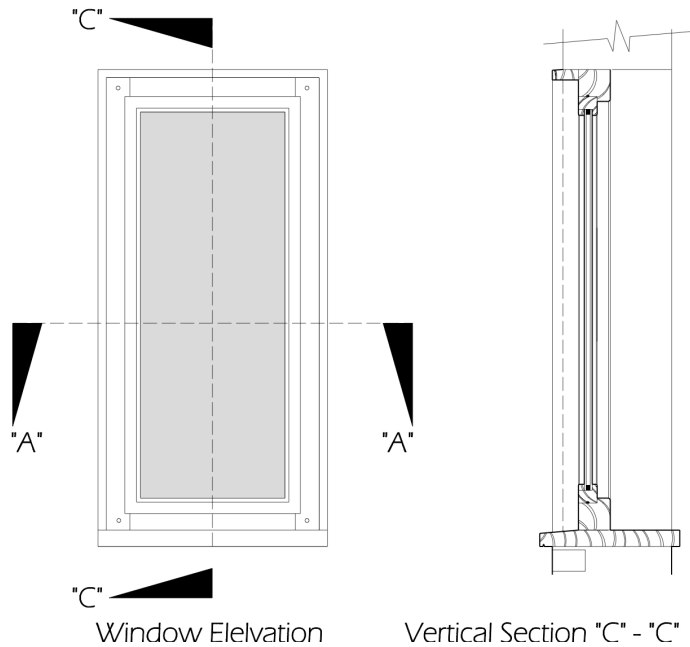
The existing roof has a relatively common red orange plain clay tile that seems to be local precedent on older tradition farm buildings in the area. Cannons Bridge farm approximately 300m away also has a red orange plain clay tile covering. Therefore a traditional handmade plain clay tile seems the most appropriate roof covering the roof has a multi character so it is appropriate to have some darker tiles mixed in to give the roof a more weathered look. The proposed covering is a handmade Sahtas "Multi" (Please see below)



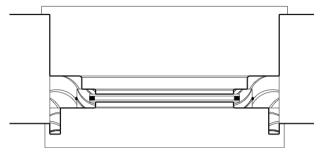
Sahtas Multi Plain clay tile

2.4 Windows

- 2.4.1 There is only one window type to maintain the agrarian character of the building. It will be fabricated from Oak with a simple heavy section frames and simple oak casements with only minor chamfer moulding. The detail is shown on drawings VSA20/11 – 017 (See extract below).

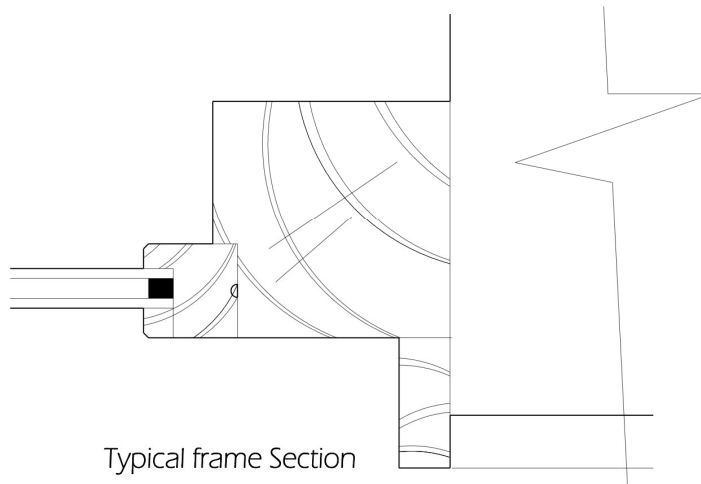


1:10



Plan Section "D" - "D"

1:10



Typical frame Section

1:2

- 2.4.2 The windows are yet to be manufactured but will be handmade to order and will be of a quality demonstrated by the photographs below. However as VSA20 11 017 illustrates the jamb head and sill sections will be deeper.



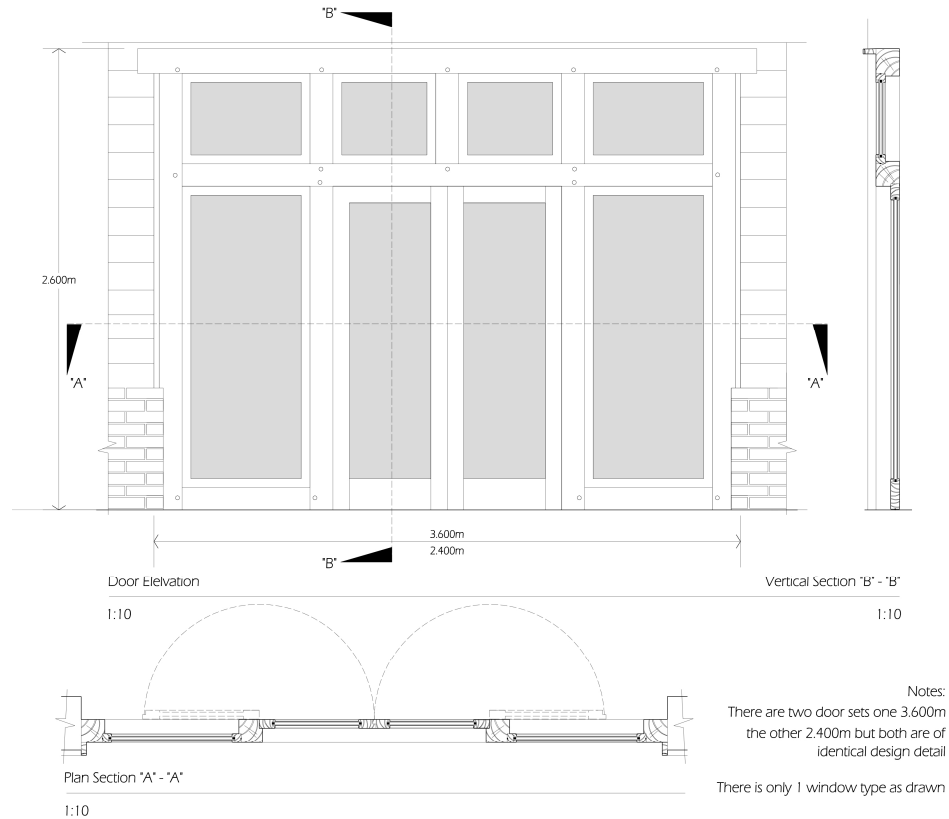
Sample of typical construction



Sample internal view with black wrought iron furniture

2.5 Doors

- 2.5.1 There are two door sets that will be constructed identically using the same sections and mouldings one 3.6m and one 2.4m wide. They will be manufactured in Oak. As with the windows the sections will be relatively heavy section to replicate a timber frame character. The detail is shown on drawings VSA20/11 – 017 (See extract below.)



- 2.5.2 The doors are not as yet manufactured but will be constructed using traditional carpentry techniques similar to the samples shown below. The first image identifies the relationship between the carpentry units and the feathered edge cladding. The second image illustrated the glazed door construction and the third image shows the door set



A typical door set within the feathered edge boarding



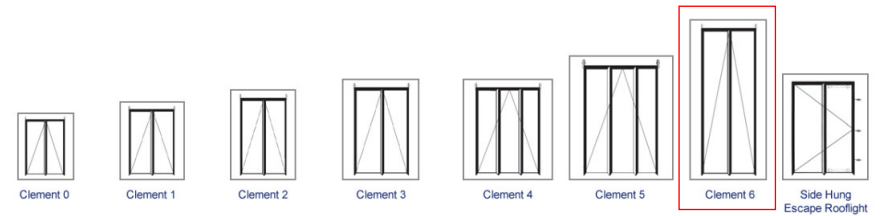
Typical Glazed Door Construction



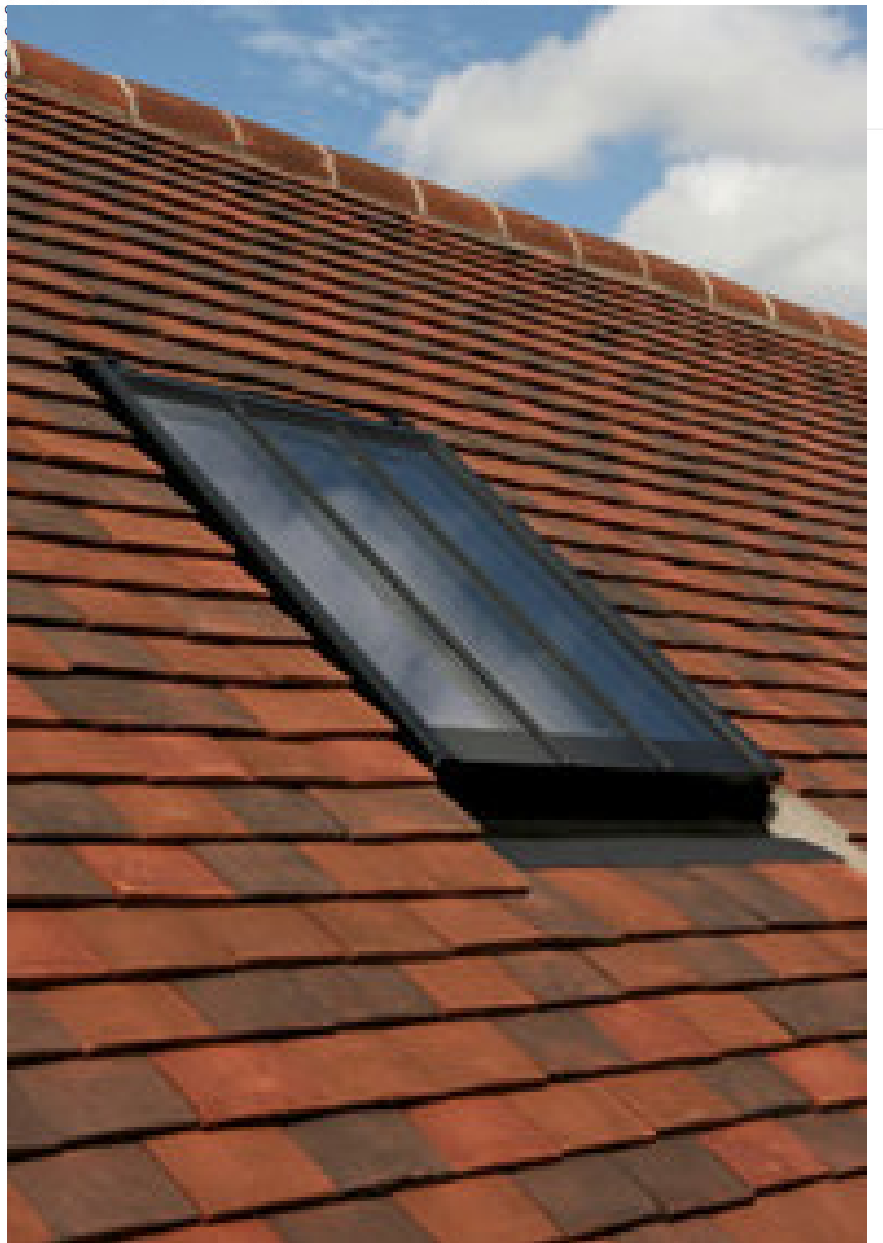
Typical Barn Conversion Door Set

2.6 Roof Lights

There is no precedent on the site for roof lights but a traditional “conservation roof light seems the most appropriate. Full metallic Rooflight finished n black by Clements seems the most appropriate to the site and their Rooflight Number 6 is proposed for the building. (Please see below).



Type	Overall external size * w x h (mm)	Clear glass size (internal) * w x h (mm)	Between rafter size * w x h (mm)	Weight (approx) kg tile	Weight (approx) kg slate	SLATE Price excl VAT & delivery	TILE Price excl VAT & delivery
Clement 0	590 x 752	332 x 444	410 x 504	29 kg	23 kg		
Clement 1	668 x 870	410 x 562	488 x 622	37 kg	30 kg		



Clements Steel Rooflight

3.0 SAMPLE PANEL

Although condition 7 of the planning permission does not require an on site sample panel, Condition 5 of the Listed Building Consent does require sample panel. A composite panel of the principal materials is available onsite.