

Date: 30th May 2018

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

Subject: Approval of Details Reserved by Conditions 4, 5 and 9 of an Approved Planning Application for a Proposed Replacement Dwelling and Associated Landscape Works.

Planning Ref: **HPK/2017/0321**

Site Address: Sunart, Eccles Road, Whaey Bridge, Derbyshire, SK23 7EW

Clients: Geoff and Rachel Evatt

Rev A - 1st June 2018

This document is for the approval of details reserved by Conditions 4, 5 and 9 of the above approved planning application.

Condition 4

"No development shall commence until samples of the materials to be used in the construction of external walls and roofs of the building and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved materials".

Stone wall sample:

Reclaimed 140mm deep random coursed millstone, split faced and tooled face gritstone with brushed out joints and NHL 3:1 lime mortar.

Cill / Lintel sample:

Lintels sawn Witton Fell buff North Yorkshire sandstone.

Render sample:

Webber Pral M through coloured render system.
Colour to be Cool Neutral 'Silver Pearl.'



Example image:

On-site image of lintel:

Roof sample:

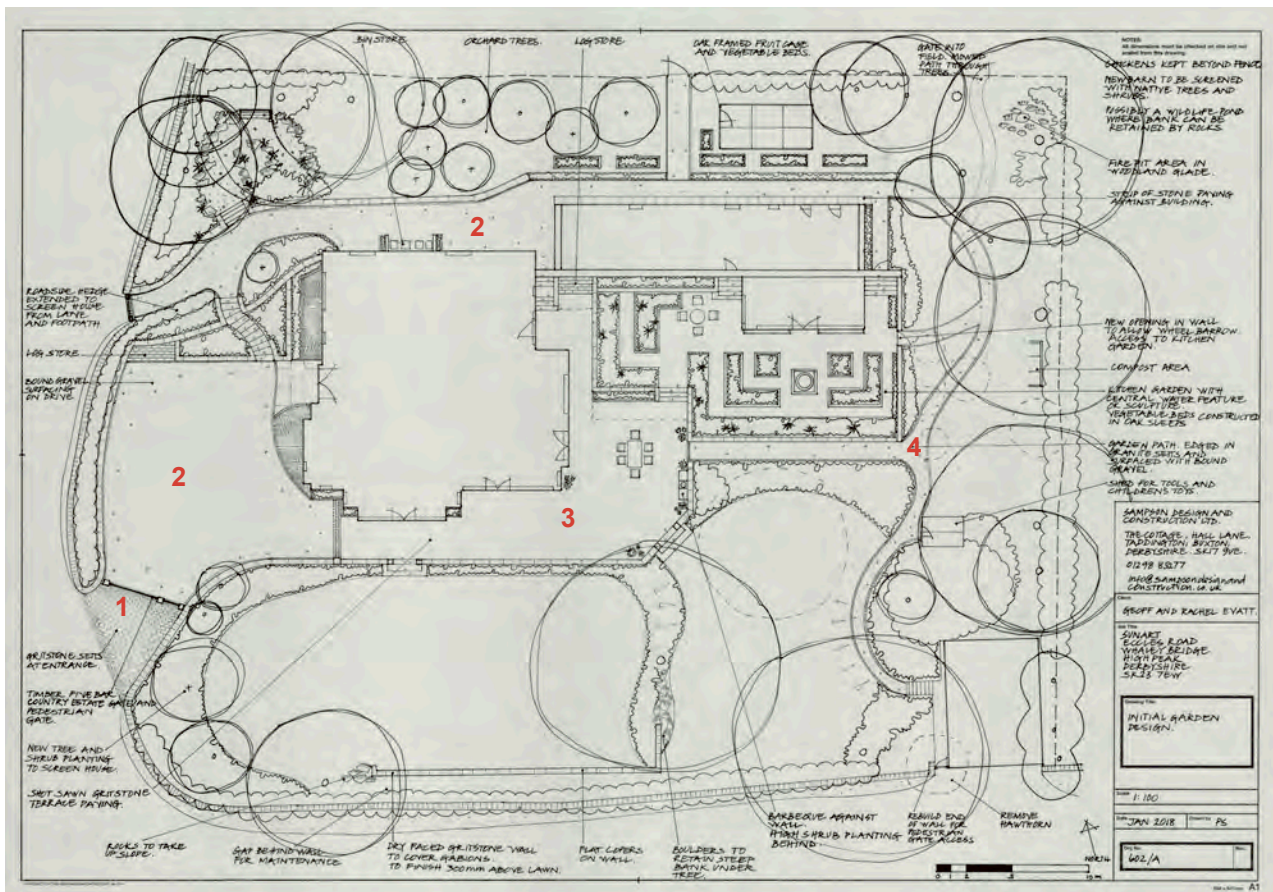
New roof formed in 'Benuza Blue Heavy Slates' (550x300mm).



Example image:

External hard surface descriptions and site layout diagram:

1. Gritstone setts at entrance;
2. Bound gravel surfacing on driveway;
3. Shot sawn gritstone terrace paving;
4. Garden paths edged in granite setts and surfaced with bound gravel.



Draft landscape plan:

Condition 5

“No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the external walls timber and window joinery have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use”.

Window sample:

Hardwood windows and external doors painted in a heritage recessive colour:



On-site image:

Timber cladding to rear annex wall:

Siberian Larch Timber Cladding boards (145x20mm), vertically hung and factory vacuum treated with Sioo advanced weathering system.



On-site image of agricultural barn:



Profile of timber boards to be used on rear wall of annex:

Condition 9

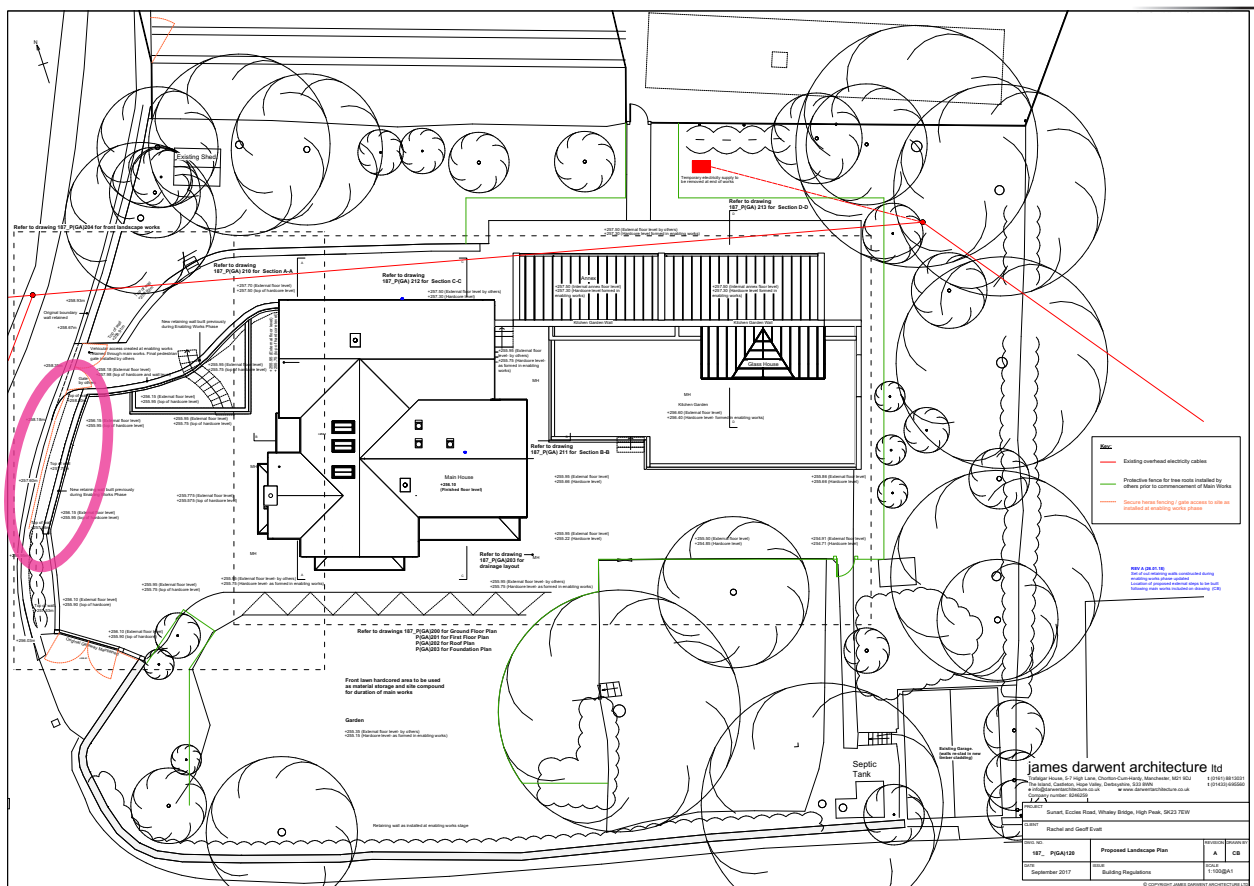
"No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority."

Drystone wall along west boundary:

Random coursed field wall gritstone with tight joints to match surrounding traditional boundary walling.
Note: This is the only new boundary proposed. All other boundaries to remain as existing.



On-site image of existing boundary walls:



Proposed site plan with location of new boundary treatment circled in pink :