1590 - Larch Tree Cottage, Hazelwood Hill, Hazelwood
Kingairloch Settlement Trust
GH/2024-4-3

Amended plans enclosed:
1590-103 P2 Floor Plans as Proposed
1590-104 P2 Elevations as Proposed
1590-203 Detail as Proposed

Previously submitted plans to be included on decision notice:
5883-01 Structural Details
5883-02 Structural Details
5883 Structural Calculations
1590-105 Fireplace Detail
2130-001 Site Location Plan
2130-002 Site Block Plan as Existing
2130-001 Site Block Plan as Proposed
2130-010 Window Details
2130-011 Window Details
2130-012 Door Details

Points raised by the Conservation Officer

Doors
A revised door schedule prepared by Envirograf has been prepared which addresses the upgrade to 30FP. Agree that the entrance door detail to the western elevation should be recessed and this is as the suggested condition and has been revised on the elevations. This includes the new timber lintel to the eastern elevation (substituting the brick soldier course previously approved).

Floor Repairs
The reference to epoxy resin from the approved plans has been removed and substituted by SPAB guidance as recommended.

Bedroom 2 Wall Lining
This room was previously lined by chipboard which was removed by the time MM had visited – I would propose instead having 30mm EcoCork lime plaster from Ty-Mawr (https://www.lime.org.uk/ecocork-insulating-plaster) to the lower half of that wall with a rounded plaster detail which allows the oak truss to be left exposed (please refer to drawing 1590-203), which would allow for a thermal improvement.

Bedroom 3 Bressummer
The clients are anxious to avoid the stone stack being left exposed – I am proposing that the stack is lined from the bressummer upwards – there is sufficient depth to leave the bressummer exposed and the lining recessed from the face to give the beam some depth. The chimney breast will be left exposed beneath the bressummer.

Structural Design

Section C-C. There is sufficient gap between the existing principal beam and the tie beam (210mm) to fit steels to either side of the principal. The steels will be clad in plasterboard and skimmed.

Section D-D – I have clarified the detail on this (please see 1590-203) – we avoid the pegged oak detail so this will be left exposed. We are proposing to line and skim all the steelwork and this has been clarified on the drawings.

Response to suggested conditions

1. Prior to works commencing on site, full details of the methodology for the re-pointing to stonework, including preparation, tools to used, mortar mix(es), joint profile and finished texture, shall be submitted and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

   'Mortar Mix:
   3 x Sharp Sand (Grit)
   1 x NHL 3.5 (Natural Hydraulic Lime)
   Joint Profile: Pointing cut back
   Finished Texture: After 24 hours brush with Nylon Brush to expose shape of stonework as per the attached photograph of the sample panel on site'

   

2. Notwithstanding the hereby approved drawings, this consent shall not include the replacement of any rafters or wallplates unless agreed in writing with the local planning authority, which shall include the specification, timber type and dimensions.

   No comment.

3. Prior to works commencing on site, full details of breathable underslating membrane, which should be of the bat-friendly type, shall be submitted and agreed in writing by the Local Planning Authority; works shall be completed in accordance with the agreed details.

   TLX BATSAFE Bat Friendly Breathable Membrane to be installed.
   https://tlxinsulation.co.uk/tlx-batsafe/

4. Notwithstanding the submitted details, prior to removal of lime plaster to walls and ceilings, a full schedule of repairs to existing lime plaster shall be submitted to the Local

Planning Authority and any removal shall be agreed in writing with the Local Planning Authority.

No comment.

5. Notwithstanding the submitted details, prior to the alteration or repair of plaster / lime-ash floors a full schedule of repairs to existing plaster / lime-ash floors shall be submitted to the Local Planning Authority. Unless otherwise agreed, this shall include a methodology which follows the SPAB Technical Advice Note on Gypsum Plaster Floors 2018 (Anthony Goode DipBldgCons (RICS), IHBC), and the Historic England guidance on Practical Building Conservation series on plaster floors. Works shall be completed in accordance with the agreed details.

   No comment – reference to resin repairs removed from submitted drawings.

6. Reconstruction of the brick chimney from roof level shall be on a strictly like-for-like basis, informed by a record of scale drawings and/or photographs, prior to dismantlement, re-using as much existing materials as possible. Should new material be required details and samples shall be submitted to and agreed in writing by the Local Planning Authority prior to installation.

   No comment.

7. Prior to the installation of the rainwater goods, full details of the proposed rainwater goods with a cast-iron system utilising rise and fall brackets shall be submitted and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

   Gutters to be Half Round Cast Iron, painted black finish using existing gutter brackets. Downpipes to be 3" round and finished in black. (https://guttercentre.co.uk/plain-half-round-cast-iron-gutters/3092-720689-hargreaves-premier-plain-half-round-cast-iron-gutter-x-183m-6.html#/984-gutter_size-100mm_4/985-colour-grey_metal_primer)

8. The stone mullion W0.1 the west elevation, shall be a strict match for the existing mullions within this existing opening, using stone of the same geological type and finish.

   No comment.

9. Prior to works commencing on the external walling to the proposed extension full details of any, removal, rebuilding, repair, mortar works and raising of the enclosing stone walls to the new extension, including lintel and coping to this shall be submitted to and approved in writing by the Local Planning Authority. Any new stonework to be used shall match the existing in terms of geological source, construction and finish.

   No comment.

10. Prior to works commencing on the extension, full details of the roof construction, including the insulation build-up, details of the eaves, and details of all leadwork, which shall follow the LSTA Rolled Lead Sheet Complete Manual guidelines, shall be submitted to and approved in writing by the Local Planning Authority.

    No comment.

11. Prior to their installation, the timber and steel window frames shall be as detailed on drawing nos 2130-010 and 2130-011; details of the colour for each type of window shall be agreed in writing with the Local Planning Authority. Works shall be completed in accordance with the agreed details.

    Aluminium windows in RAL7016 (Anthracite)
    Timber casement windows – frame in RAL6007 (Bottle Green) with casements in RAL9001 (Cream) as per Strutt Estate colours.

12. Notwithstanding the submitted details, full sectional details of D0.1 shall be submitted to and agreed with the Local Planning Authority, which shall illustrate the depth of the reveal / rebate to masonry and any making good around the original doorway. Works shall be completed in accordance with the agreed details.

    No comment.

13. Notwithstanding the hereby approved drawings, a sample of the engineering bricks to be used for the construction of the buttress shall be submitted to and approved in writing by the LPA.

    Please can this be worded as 'prior to the construction of the buttress commencing'

14. Full details of the location of any French drains shall be submitted to and approved in writing by the LPA.

    Please can this be worded as 'prior to the installation of drains, details as to their location etc.'