

## External Materials Statement

*Change of use and conversion of existing barn to a dwelling and a holiday home, alterations and extension to an existing detached outbuilding and associated works*

Located at:

*Syke House Farm Barn, Syke Road, Littleborough*

Date: March 2025  
Our Ref: 1423/EMS  
Revision: B

## Introduction

This external materials statement has been produced to accompany applications being made to the local planning authority for approval of details reserved by a condition in relation to planning approval 23/00507/FUL and associated listed building consent 23/00508/LBC.

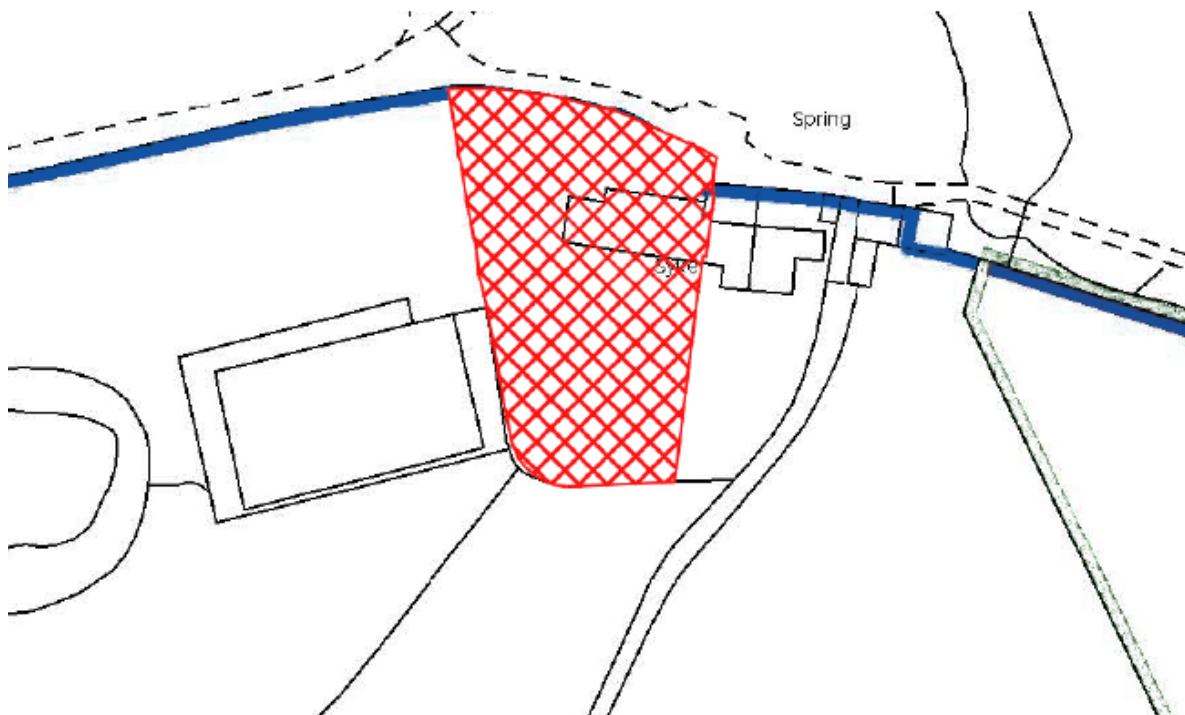
The development comprises a change of use and conversion of an existing barn to create a dwelling and separate holiday home, alterations and extension to an existing detached outbuilding to create a holiday home and general associated works and landscaping.

The development received permission/consent on 08/03/2024, this document seeks to address a number of the conditions that have been attached to the associated planning permission and listed building consent.

The site is situated approximately 3 miles east of Rochdale Town Centre.

The application building is the barn at Syke House, an isolated moorland farm at Littleborough in the Metropolitan Borough of Rochdale, Greater Manchester. Syke House and the barn are attached and form a long range of buildings located at the end of Syke Road, a winding track crossing the hillside east of and above Hollingworth Lake.

The application site consists of open countryside within the Green Belt and contains large areas of grassland with levels slowly rising towards from the east to the west of the site.



## External Materials Statement

### External Walls

#### *Natural Facing Stone*

The existing barn is constructed with natural facing stone. Upon inspection, the stone appears to be in good condition with no obvious areas requiring repair, repointing or cleaning, therefore the existing stone external walls are to be retained as existing; there are no other materials to be used externally on the external walls throughout the development.



### Roof

#### *Natural Stone*

The existing roof finish consists of natural stone tiles which is to be carefully removed, assessed and retained for re-use within the development; upon inspection it has been determined that no new additional roof tiles be required beyond the existing stock currently available within the development.



## External Doors and Windows

All external doors and windows are to be manufactured from timber by a local supplier by the name of Ernest Rose Heritage Joinery and Carpentry who specialise in the manufacturer of bespoke heritage and conservation windows and doors. All existing external doors and window frames and casings are to be carefully removed as to not cause damage to the existing stonework. Under no circumstance is expanding foam to be used to fit the new external door and window units, any potential gaps are to be kept to a minimum and filled with cotton caulking wiped with linseed oil with the external of the new frames being pointed around using trowel mastic.

The following is a proposed specification for the new external doors and windows being installed as part of the works and is to be read in conjunction with the manufacturer's drawings and details being supplied together with this document as a part of the application for approval of details reserved by a condition.

### *External Doors*

All stand-alone existing external doors (i.e. the doors not within the large arched frames) being installed as part of the works are to be solid and manufactured from prime character grade European oak which is to receive a 3-coats of Osmo UV Protection Oil Extra in a clear 429 Natural finish. The doors are to be constructed from 24mm thick, wide oak planks with an applied frame on the internal which will be fixed using wood glue and clenched rosehead nails. Doors are to be inward-opening and secured using a sash mortice lock, and 2 bolts, one at the top and another at the bottom for increased security. Weatherproofing will be done using adhered Stormguard Elite 11 Joinery Seals which will be applied inside the rebate of the door casing. Door casings are to match and to be constructed using traditional through mortice and tenon joinery. Any glazing being integrated within the doors, including any fanlights above, are to comprise 14mm Slimlite sealed double glazing units which are to be bedded using black butyl glazing tape, and sealed using Hogson Heritage Putty to fill the void between the glazing unit and the frame. Fanlight glazing to be installed from the inside. Any associated timber beading will be applied internally using black butyl glazing tape and pins. Ironmongery to comprise forged iron penny end T-hinges, forged black bolts and door handle and a 5-lever sash mortice lock.

### *Windows*

The windows being installed as part of the works are to be manufactured from sapele (also known as African mahogany) which is to receive a 3-coats of Osmo UV Protection Oil Extra in a clear 429 Natural finish. Window frames to be constructed using traditional through mortice and tenon joinery. Openable sections of the windows are to open outward. Weatherproofing will be done using clip-in Stormguard Elite 11 Joinery Seals which will be applied inside the rebate of the window casing. Glazing is to be installed from the outside and is to comprise 14mm Slimlite sealed double glazing units which are to be bedded using black butyl glazing tape and sealed using Hogson Heritage Putty to fill the void between the glazing unit and the frame. Any associated timber beading will be applied internally using black butyl glazing tape and pins. Ironmongery to comprise brass hinges, window stays, flush bolts and latches where applicable.

### Rainwater Goods

Upon inspection the existing gutters and downpipes appear to be in good working order, it has therefore been determined that the existing rainwater goods are to be retained and will not need to be replaced as part of the works.

There are some areas where the existing rainwater goods require repainting, this is to be done using a quality durable black paint suitable for metal surfaces.

