



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: March 2023

Our ref: 21.2449

Your ref: 22/0080/FUL

Dear Planning

Proposal: Erection of 4 no. dwellings and creation of pedestrian access following demolition of existing stables and garage buildings - Resubmission of 21/01704/FUL
Location: Land To Rear Of Firgrove Gardens, Firgrove, Milnrow, Rochdale, OL16 3AF

The conditions we wish to apply to discharge are Conditions 3/4/5/9/10/13 & 14.

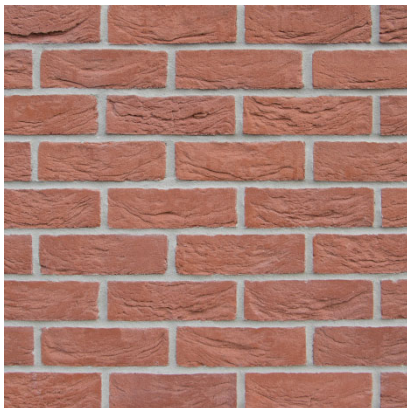
AMENDMENTS HIGHLIGHTED IN RED 17TH MAY 2024.

Condition 3 Materials

BUILDING MATERIALS

1. WALLS

BRICKWORK –Dwellings



Handmade Red York Brick

- size: 50mm and 65mm
- compressive strength: 25N/mm²
- water absorption: 14%
- durability: FL / F2
- pack size: 50mm – 935 and 65mm – 730 per pack
- weight per pack: 50mm – 935, 65mm – 730kg
- active soluble salts content: S2
- dimensional tolerances: T1 range category R1
- brick type: category II, HD, clay masonry unit

Soldier Course to BE CONTRASTING COLOUR (SEE BELOW).

CONTRASTING BRICK SOLDIER COURSE AND WINDOW HEAD COURSE



Handmade Yellow York Brick – Byland.

CAST STONE CILLS



Forticrete Cast Stone Window & Door Cills.

DORMER WALLS –Dwellings



Anthracite Composite Cladding

Weight 6.8 kg
Dimensions 4000 × 145 × 21 mm

Anthracite colour to match roof tiles.

2. ROOF COVERING



MARLEY MODERN GREY SMOOTH INTERLOCKING CONCRETE TILES.

3. WINDOWS & DOORS



GREY UPVC DOUBLE GLAZED WINDOWS & DOORS

Black frame internal and external.

4. GUTTERING & EXTERNAL PIPEWORK

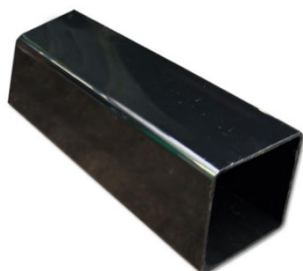
Black uPVC Half Round Guttering



Colour: Black

- Construction Material (Plumbing): uPVC
- Gutter Diameter 112 mm
- Length of Pack (Combined): 3 m
- Pipe Shape: Half Round

Black uPVC Square Downpipes



Length: 4m

Width: 65mm

Height: 65mm

Colour: Black

Weight: 2.800KG

5. Fascia Boards

Black uPVC Fascia Boards



- Length: 5m
- Width: 200mm
- Height: 33mm
- Colour: Black
- Weight: 7.000KG

Condition 4 Windows & Doors

Drawings 21.2449.100, 21.2449.101 & 21.2449.102 submitted along with this summary sheet provide cross sectional details of the proposed windows and doors to the dwellings. As per Condition 3, the windows and doors are to be UPVC Anthracite RAL7016.

Condition 5 Sprinkler System

Smart Mist Domestic Sprinkler System is to be provided to the proposed dwellings.



Specification:

- BS8458 compliant
- British Standard
- Accepted by Building Control Departments
- Eco-friendly fire suppression
- Connects directly to the water main
- Operating pressure of 80-90 Bar
- 62 mm in diameter

Servicing and Maintenance

Following installation, SmartMist engineers perform annual servicing checks on each system to ensure the system remains at optimum functionality. Documentation of maintenance and service checks are to be recorded and passed to homeowner / landlord.

Condition 9 Trees

MMA Tree Consultancy Report submitted alongside this DOC summary sheet. Please refer to document: *Protective Fencing Specification*

Condition 10 Landscaping

Drawings 21.2449.103B submitted along with this summary sheet provide cross sectional details of the proposed soft landscaping details and fencing details. For hard landscaping details refer to drawing 21.2449.65B.

Condition 13 Drainage

Please see the proposed Drainage Strategy report and new APPENDIX D document as provided by RIDA including JCA Drawing No 21.2449.67 which covers the foul drainage.

Condition 14 Risk Assessment & Method Statement

A risk assessment and method statement has been submitted alongside this summary document which outlines the works required within 10m of the existing railway and identifies methods for safe working within these zones.