

External Materials Statement

Conversion of Existing Barn to a Residential Dwelling

Located at:

Tame Barn Farm, Newhey, Rochdale, OL16 3QJ

Date: October 2023
Our Ref: 1357/EMS
Revision: **B (22/01/2023)** – Cladding to workshop outbuilding amended to dark grey following conservation officer's comments dated 17/01/2024.

External Materials Statement

Barn and Adjacent Dwelling

External Walls

All previously applied paint is to be removed first from all existing stonework. The existing stonework is to be retained as much as possible, where sections of existing stonework is to be removed as part of the proposed works these sections are to be carefully taken down and set aside for reuse within the proposals.

Any shortfall in stone is to be made up of stone obtained from a local stone yard which has come from the recently demolished Saddleworth School from Uppermill; as can be seen from the following images this is the best available match in terms of colour, texture, size and coursing when held-up against the existing barn. It is reclaimed so will match the existing stonework weathering patterns better from the outset; and its size match means cutting is largely eliminated whilst still achieving the coursing present on the existing walls.

New Stone

Type: Reclaimed natural sandstone

Colour: As image (right)

Texture: As image (right)

As any new stone is to be sourced is to be reclaimed from a local stone yard there isn't a specific product reference or number available. The only term of the specification is that it is to be natural sandstone which is to match the existing in terms of size, thickness, colour and texture. Physical samples of the proposed stone have been made available on site; the local planning authority is to contact the applicant to arrange a viewing of the material if desired.



Mortar specification

Mortar shall be of the mix proportions necessary to achieve adequate strength and durability as well as being suitable for the type of masonry that is to be used which in this case is natural stone. Stone masonry shall be capable of supporting the intended loads and have appropriate resistance to the adverse effects of freeze/thaw and providing an adequate-resisting structure. All stonework must be laid on a full bed of mortar with all perpends being solidly filled. Joints should be filled to reduce the risk of rain penetration and dampness in the wall. Solid mortar bedding and fully filled perpends are particularly important where the cavity is to be fully filled with insulation. Work is to proceed with mortar being struck off from all joints with the cavity, including any cavity trays, within the external wall being kept clear of mortar droppings. Masonry shall not be laid in cold weather unless suitable precautions are taken set out within the latest NHBC Standards.

Different types of masonry require different strength mortar mixes. Some parts of the building, such as below the DPC, chimneys and copings, may require a different mix to the main walling. It is essential the mix is correct for the job; recommended mortar mixes are given in within the latest NHBC Standards. Generally older buildings will function well if they are allowed to work as originally intended; the mortar should be relatively permeable and allow moisture to pass through and evaporate from the surface i.e. enabling the building to 'breathe'. In order to achieve this it is proposed that a lime-based mortar be used for this project. The proposals are to incorporate a mortar mix consisting of lime and sand:

- Limes should conform to BS EN 459.
- Sand and aggregate from natural sources should conform to BS EN 13139.

The mortar mix is to be 1-part Natural Hydraulic Lime 3.5 (NHL 3.5) to 3 parts sand (aggregate), cement is not to be used within the mortar mixture. The sand/aggregate is to consist of 1.5-parts 5mm down sand and 1.5 parts of 2mm down sand. Sands should be well-graded; as a rule of thumb for pointing, the maximum size of aggregate should be no bigger than one third of the joint width. Sands, which contain a clay or silt content of more than 4% should be avoided, as these will inhibit the contact between lime binder and aggregate. Sands which have a high fines content should be avoided as the larger surface area of these will require more water to be used in the mixing, this higher water content will induce shrinkage and can affect flexural and compressive strengths. Monogranular sands should be avoided as they will possess poor workability qualities and will inhibit good vapour exchange i.e. the ability to breathe. There are no pigments or dyes to be used within the mix. Colour is to be consistent that is to match the existing barn.

All pointing and re-pointing works are to be in accordance with 'SPAB Technical Pamphlet 5 – Repointing Stone and Brick Walling; with particular reference to 'Section 7.2 – Rubble Stone walls'.

UNDER NO CIRCUMSTANCE ARE STRAP POINTING OR RECESSED JOINTS TO BE USED.

The proposed pointing work is to be finished by scraping with an edge of a trowel, leaving the joint flush with the edge of the stone without recessing the profile. After the initial set (possibly the following day), the mortar is stippled/tamped with a 'churn' brush with stiff natural bristles to compact the mortar, removing any laitance from the surface of the joints, revealing the coarse aggregate. If the brush bristles are picking up mortar, it is a sign that the stippling is being undertaken too soon. The surface of the joint should be firm to the touch but can be marked with a fingernail.

The joints are to be rubbed with hessian which provides a less-immaculate more suitable finish than brushing alone. Do not use a water spray to roughen the surface as this washes out free lime, weakening the mortar mix and leaving white streaks on the masonry.

Roof

The existing roof finish consists of natural blue/grey slate. The existing slate is to be retained as much as possible, where sections of existing slate is to be removed as part of the proposed works these sections are to be carefully taken down and set aside for reuse within the proposals.

Any shortfall in slate is to be made up of reclaimed natural Welsh slate obtained from a local reclamation yard.

New Slate

Type: Reclaimed natural Welsh slate

Colour: Blue/grey

Texture: To match existing

As any new slate is to be sourced from a local reclamation yard there isn't a specific product reference or number available. The only term of the specification is that it is to be natural of Welsh origin which is to match the existing in terms of size, thickness, colour and texture. Physical samples of the proposed slate have been made available on site; the local planning authority is to contact the applicant to arrange a viewing of the material if desired.



New Workshop Outbuilding**External Walls**

The walls of the new workshop are to be clad with vertically-laid pre-finished dark grey steel trapezoidal panels.

The cladding is to cover the majority of the workshop outbuilding, the base of the cladding panels is to be at ground floor/dpc level beneath which (to external ground level) will be natural facing stone to match the adjacent dwellings.

Metal Cladding

Type: Pre-finished steel panels

Colour: Dark Grey

Texture: Trapezoidal profile (vertically laid)

**Roof**

The roof of the new workshop is to be finished in the same material as the walls: pre-finished dark grey steel trapezoidal panels.

**Metal Cladding**

Type: Pre-finished steel panels

Colour: Dark Grey

Texture: Trapezoidal profile



Physical samples of the proposed materials to be used within the construction of the workshop outbuilding have been made available on site; the local planning authority is to contact the applicant to arrange a viewing of these materials if desired.

Anthracite
RAL 7016