

External Materials Statement

Refurbishment and external alterations to an existing farmhouse, part demolition and conversion of an existing barn to form a residential dwelling and associated works

Located at:

Silver Hill Farm, Lower Lane, Rochdale

Date: July 2025
Our Ref: 1517/EMS
Revision:

Introduction

This external materials statement has been produced to accompany an application being made to the local planning authority for approval of details reserved by a condition in relation to listed building consent 22/00999/LBC.

The works comprise the refurbishment of, and external alterations to an existing farmhouse, part demolition and conversion of an existing barn to form a residential dwelling and associated works. The development received consent on 02/09/2024, this document seeks to address a number of the conditions that have been attached to the associated listed building consent concerning the works to the listed farmhouse and associated barn, particularly Condition 03 which states:

'Before their use on site, samples of all the materials to be used in the construction of the external surfaces of the development hereby permitted shall be approved in writing by the local planning authority. Details shall include but not limited to door and window details, sample bricks and panels, mortar specification, details of window surrounds (including thickness), PV panels, paint colours for doors and canopies and rainwater goods. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.'

External Materials Statement

External Walls

Mortar and Pointing

Mortar shall be of the mix proportions and applied in accordance with the Mortar and Pointing Specification, document reference: 1517/MPS supplied as a separate document as part of the application for approval of details reserved by a condition.

Natural Facing Stone

The external walls of the existing farmhouse and barn are constructed from natural facing stone (Figure 01). Upon inspection the stone appears to be in good condition, with no obvious signs of damage or areas of requiring substantial repair or cleaning and will be able to be retained as part of the works.

New stone will be required to construct the new lean-to extension to the Farmhouse; due to the high-demand of stone it would be fruitless selecting a specific stone at this stage. Any new stone will be sourced once a contractor has been appointed to carry out the building works, the developer and contractor will be tasked with visiting a local stone yard, e.g. WillMow Reclamation and Salvage, Meadowcroft Mill (Off Bury Road), Lomax Reclamation or another local yard to find and propose a suitable stone which is a consistent match with the existing stone of the farmhouse in terms of size, colour and texture. A physical sample can be provided on site for the inspection and approval of the local authority once available.

Red Facing Brick (Extension to barn)

There are existing single-storey outbuildings connected to the south east side of the barn, the external walls of these outbuildings were constructed from red facing brick (Figure 02). The structural stability of these outbuildings deteriorated significantly and posed a risk to safety and so have since been demolished under Section 78 (Emergency Powers) of The Building Act 1984. During demolition the walls were carefully deconstructed with the bricks being set aside and stored, intended to be reused within the construction of the new extension on where the outbuildings previously stood. Unfortunately site operatives carrying out the demolition works confirmed the vast majority of the existing bricks had deteriorated beyond salvage and deemed not to be fit for retention.

It is therefore anticipated there will not be enough of the bricks salvaged from the demolished outbuildings to construct the new extension to the barn, the shortfall will need to be made up using new bricks. The proposed new bricks are to comprise 'Imperial Bricks Reclamation Weathered Red Rubber' (Figure 03) which have been deemed to be consistent with the existing bricks and are as close a match as possible in terms of size, texture and colour.



Figure 01 – Existing natural facing stone



Figure 02 – Existing red facing brick



Figure 03 – Imperial Bricks Reclamation Weathered Red Rubber bricks

Roof

Natural Slate

The roof finish of the existing farmhouse and barn consists of natural blue/grey slate. The existing slate finish is to be carefully removed and stored to one side for re-use, once an assessment of the existing roof structure and any subsequent works have been carried out, the existing slate finish is to be reinstalled.

Upon inspection, most of the existing slate appears to be in good condition. During demolition of the outbuildings, some small areas were discovered to contain damaged slates which have had to be removed from site as they were beyond repair and deemed unsuitable for reuse however it is anticipated there will be no shortfall as the roof area of the existing outbuildings is larger than the proposed extension and there will be enough left over to replace any damaged areas.



Figure 04 – Existing blue/grey slate

External Doors and Windows

The existing openings within the external walls are to be reinstated in accordance with the approved plans, any existing masonry (blockwork) blocking-up existing openings, plus any existing external doors and window frames/casings are to be carefully removed as to not cause damage to the existing external walls/stone surrounds and taken away from site with new external door and window units being installed as part of the works. In accordance with Condition 05 of listed building consent 22/00999/LBC, the frames of the new windows are to be manufactured from timber; it is proposed the external doors (excluding garage doors) are also to be manufactured from timber.

This specification is to be read in conjunction with the accompanying external door and window profile drawings and details being supplied together with this document as a part of the application for approval of details reserved by a condition in order to address Condition 04 of listed building consent 22/00999/LBC; also refer to the approved elevation drawings for the opening and fenestration arrangements of the proposed external doors and windows.

The frames of all external doors (excluding garage doors) and windows being installed as part of the works are to be manufactured from high-quality softwood which is to receive a factory-finished spray-painted finish. The timber is to be appropriately treated and primed prior to receiving the topcoat finish comprising of a suitable external grade paint; the frames are to be painted 'pure white' (RAL 9010) on the inside and 'Pebble Grey' (RAL 7032) (Figure 08) on the outside. The frames are to incorporate areas of integrated glazing comprising double-glazed sealed units which are to be bedded using black butyl glazing tape and sealed using Hogson Heritage Putty (or similar specification) to fill the void between the glazing unit and the frame. Any associated timber beading is to be applied internally using black butyl glazing tape and pins.



Figure 05 – Timber door example



Figure 06 – Example of a timber window within a stone wall

Associated weatherproofing will be achieved using adhered Stormguard Elite 11 Joinery Seals (or similar specification) which will be applied within a rebate of the door/window casing. Under no circumstance is expanding foam to be used to fit the new external doors and windows, any potential gaps are to be kept to a minimum and filled with caulking cotton wiped with linseed oil with the external of the new frames being pointed around using trowel mastic.

Any external ironmongery including handles, letter boxes, rain deflectors, etc, are to be black in colour.



Figure 08 – RAL 7032 'Pebble Grey'

Stone Surrounds

The openings within the existing external walls have been constructed with stone surrounds which include, as a minimum, stone heads and sills (Figure 09). The majority of the openings of the farmhouse also incorporate stone jambs and intermediate mullions; there are also stone jambs to the large arched openings within the barn which are topped with a segmental arched head comprising a central stone keystone and 8no. stone voissiors to both sides (Figure 10). As with the existing external walls, the stone surrounds, including the barn arch stones, appear to be in good condition, with no obvious signs of damage or areas of requiring substantial repair or cleaning, and can be retained and incorporated within the development. Any existing masonry (blockwork) blocking-up the existing openings, plus any existing external doors and window frames/casings are to be carefully removed as to not cause damage to the existing external walls/stone surrounds.



Figure 10 – Existing stone surrounds to arched opening within the barn



Figure 07 – Example of a timber window within a brick wall



Figure 09 – Existing stone surrounds

During demolition of the outbuildings the existing surrounds (Figure 11) were carefully removed and have been set to one side in order that they can be reinstalled as part of the works. Openings being formed within the new extensions to the farmhouse and barn are to be constructed using the retained stone heads and sills of the previous outbuildings wherever possible; this is particularly applicable to the opening which will form the main entrance into the barn on the North East Elevation. There was a similar sized opening within the outbuilding (Figure 12) which once stood where the extension and new entrance is to be constructed, the existing surrounds of this former opening are to be reinstalled and form the new entrance as part of the works.

Should it be found any of the existing surrounds are found to be unsuitable for retention, either due to damage, structural stability, etc, then new surrounds will be required. New surrounds are to be manufactured in accordance with BS 5642 from cast stone, colour to match the existing examples. Sills are to be chamfered, project beyond the outer face of the external wall by a minimum of 25mm and be provided with an adequate drip/throating detail.



Figure 11 – Opening within former outbuilding, surrounds intended for reuse within the development



Figure 12 – Opening within former outbuilding, surrounds to be reused to form main entrance into the converted barn within the new extension

Rainwater Goods

The existing rainwater goods comprise of wooden ogee profile gutters connected to round black metal downpipes. The gutters are secured to the external walls via black metal brackets or stone corbels. Upon inspection the existing gutters and downpipes appear to be in poor condition and are breaking apart and beyond salvage. Large sections of the existing wooden guttering appear to be missing and what sections remain seem to be suffering from rot and moss growth. Many of the downpipes are missing entirely, what sections of pipe remain appear to be succumbing to rust attack.



Figure 14 – Broken and rotting existing gutter on the former outbuildings supported by rusting brackets

All existing surface water rainwater goods (i.e. gutters, hoppers, downpipes, etc) are to be removed and replaced as part of the works. Replacement rainwater goods are to be a similar style and size to the existing and to be produced from cast aluminium (in accordance with Condition 07 of listed building consent 22/00999/LBC) having received a factory applied textured black cast iron effect polyester powder coat finish e.g. Alumasc 'Heritage Range'. New rainwater goods to comprise Alumasc 'Heritage Moulded' 100x75mm (4x3") (ref: MG2) gutters and Alumasc 'Heritage Circular' 63mm (2.5") (ref: RW1) downpipes, all to be coated in a 'BLACK/TXT Black Textured' polyester powder coat painted finish. Gutters to be supported on complimentary Alumasc 'Rise and Fall – Moulded' traditional style black metal brackets; any existing hopper heads are to be replaced with Alumasc 'Flat Back (Fluted Edge)' hopper heads (ref: RW1/HOP/FBPPC), brackets and hopper heads to receive same factory-applied textured black polyester powder coat finish as the gutters and downpipes.



Figure 13 – Broken and rusting existing downpipe on the corner of the farmhouse



Figure 15 – Alumasc Heritage range



Figure 16 – Alumasc Heritage range

PV Panels and Canopies

Condition 03 of listed building consent 22/00999/LBC requests details of PV panels and the paint colour for canopies to be used in the development. The proposed works do not include for the construction of any canopies nor the installation of any photovoltaic (PV) panels, it is therefore not possible or necessary to provide details of these items.