

MADOR ARCHITECTS

April 29<sup>th</sup> 2019

Hi Alyce,

I think we are very close now to getting the land registry finalized and we expect that by the middle of next week, which will trigger the 106 and the issue of the formal consent. We have pushed back the start on site several times now but it is finally fixed for 13th May so we are working to that date now.

Thank you for sending through the comments on the CMP and we will send in the signed addendum form as well as respond to the list of queries raised and try to get that back to them in the next few days.

With regard to the conditions requiring further information I am including with this email the required information to discharge all requirements as follows:

1. Condition 4 a)

This conditions asks for plan, elevation and section drawings of at 1:10 of all window openings showing reveal, framing and glazing

Attached please find drawing I72 W2 that provides this information. The windows themselves are Velfac 200 composite windows with the outside aluminium finished to a dark bronze RAL 7013 'Braungrau' colour.

2. Condition 4 d)

This condition asks for plan, elevation and section drawings at a scale of 1:10 of the projecting box window to the first floor southeast elevation.

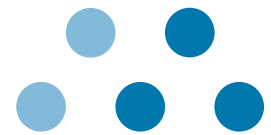
Attached please find drawing I72 W3 that provides this information. We have detailed this window with a black slate projection to the four side – this will project about 150mm from the façade. As required by condition this window will be done in obscure glass.

3. Condition 4 b)

This condition asks for plan, elevation and section drawings at scale of 1:10 of typical eaves condition.

Attached please find drawing I72 RI that provides this information. The plan arrangement is illustrated on the roof plan and this detail supplies all of the detail information required.

4. Condition 4 c)



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This condition asks for plan, elevation and section drawing at a scale of 1:10 of solar panels, showing slates and roof build up;

Attached please find drawing I72 RI [the same drawing provides the information for condition 4c above] that provides this information. The plan arrangement is illustrated on the roof plan and this detail supplies all of the detail information required.

#### 5. Condition 5 a)

This condition asks for facing brickwork demonstrating the proposed colour, texture, face-bind and pointing.

The proposed brick is a beautiful handmade yellow stock brick called 'Coleford Yellow' produced by the Coleford Brick and Tile. A sample panel will be available on site for approval before the relevant works are commenced. However, we would like to order the bricks as soon as possible due to the long lead in time so we are, as discussed previously, requesting LBC approval in the first instance for the bricks themselves and the bond as this determines the quantity – we will have a sample delivered to you.

The bond will be simple stretcher bond throughout with half brick window headers and finish to the gables. A Sample panel will be erected on site so that LBC can approve the pointing.

#### 6. Condition 5 b)

This condition asks for the roof slate demonstrating the proposed colour, texture and tiling arrangement.

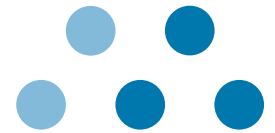
The slate we are using is the SSQ Del Carmen Standard Weight 450 x 300 roofing slate. This is a fairly standard roofing slate and will be laid in the normal traditional manner. A sample will be delivered to you for approval.

See also drawing R-I Eaves/Parapet Verge Details that illustrates the tiling arrangement.

#### 7. Condition 5 c)

This condition asks for details of the stone coping at the ground floor facing the courtyard.

Attached please find drawing I72 S-I Coping Stone. We cannot provide a sample, as the order has to be placed so that a mould can be made and the copings subsequently created. The coping will be made from Haddonstone 'Bath 02'; a warm white to match the brick pointing with a subtle grain. A sample of the colour and surface will be delivered to you for approval.



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8. Condition 5 d)

This condition asks for details of the rainwater goods

The attached drawing R-1 Eaves/Parapet Verge Details specified these as 150mm diameter half round cast iron gutter with a 100mm diameter cast iron rain water down pipe, all black painted.

9. Condition 5 e)

This condition asks for details of the courtyard gate and front boundary treatment details.

Attached please find drawing J-1 Gate Details. The gate is a solid timber gate with a fixed panel and an opening panel. The boards are to be 19 x 150mm Iroko, untreated to go to a natural grey colour.

I trust that this deals with all of the conditions and look forward to hearing from you. If you have any queries please give me a call.

Kind Regards

Charles Mador