

Materials Submission Proposals V3 for Alder Wood, Station Lane, Rushton Spencer, SK11 0QU

Planning application Ref: SMD/2023/0067

1. Introduction

This document is provided to support the requirement outlined in Condition 3 as required by the Decision on the planning application Ref: SMD/2023/0067 which requires, as part of the conditions, that the applicant, Chris & Julie Miles, submit details of all external facing and roofing materials, in writing, prior to commencement of the development referred to as Alder Wood and located at Station Lane, Rushton Spencer, Staffordshire, SK11 0QU (hereafter referred to as “the site”)

The planning application Ref: SMD/2023/0067 (approved) is for the erection of new detached dwelling and associated landscaping works and was approved by Staffordshire Moorlands District Council (SMDC) on 04th December 2023.

NOTE: The other conditions (1, 2 and 4 to 20) are addressed separately from this submission.

Condition 3.

Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on the submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials prior to first occupation.

Reason: To ensure the materials to be used are appropriate to the locality in the interests of visual amenity. The approved measures shall be implemented in full prior to the occupation of the dwellinghouse hereby approved, unless alternative timings are first agreed in writing by the Local Planning Authority.

2. Site Context and Survey Information

2.1 – Site Location and Landscape Context

The proposed development lies within Rushton Spencer, approximately 11km south of Macclesfield town centre. The post code for the site is SK11 0QU, and the site is accessed from Station Lane which lies adjacent to the site’s northern boundary. Aerial imagery showing the approximate site boundary is presented below. A proposed site plan is provided in Appendix 1.

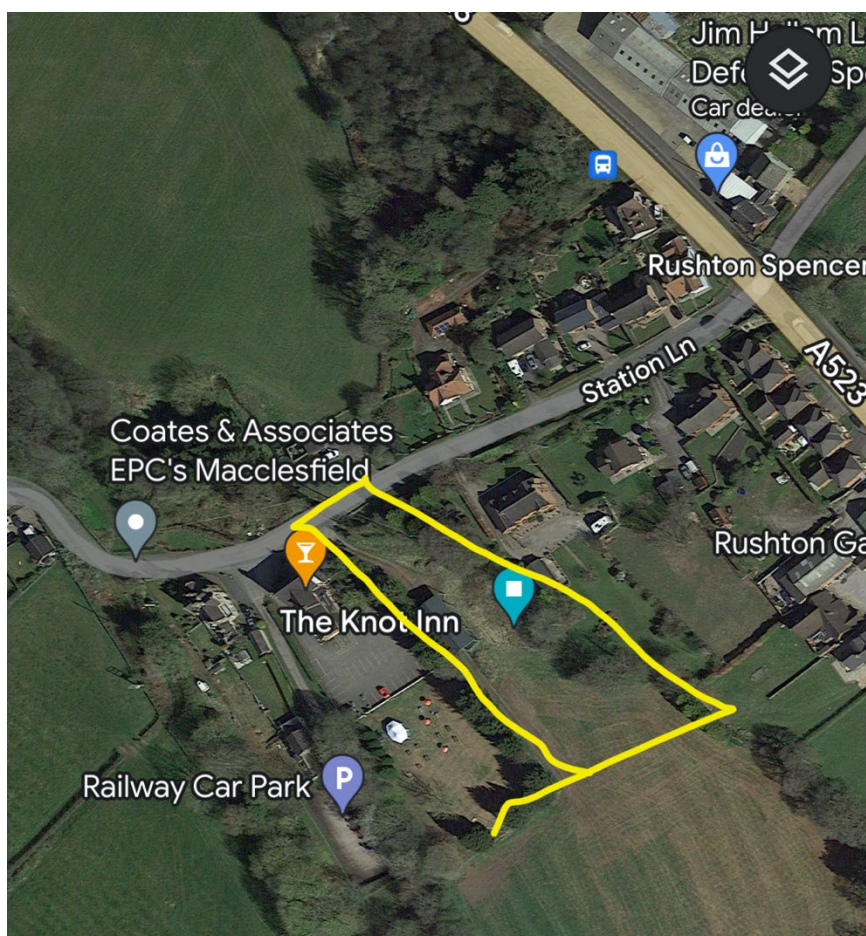


Figure 2-A: Aerial photograph and approximate site boundary

An access is provided via an existing gated vehicle and pedestrian access at the Northern boundary from Station Lane.

3. Materials Submission Proposal

The proposals in Table 1 below are submitted to support and inform the LPA on which materials are intended to be used on the development covered by the referenced application number. Where possible these have been chosen following discussion with the planning officer (Arne Swithenbank) and using the SMDC Design Guide.

Table 1 outlines the proposed materials.

Table 1: Description of Proposed Materials

Item	Name	Colour	Type	Manufacturer
1. Facing bricks	'Piece Hall Blend', 'Old Clamp blend' or similar	Red/Brown	Handmade clay bricks in Standard format	York Hand Made Brick Company or similar
2. Roof materials	Staffordshire Blue Clay Tiles Or Slate to match	Blue/grey To match other local buildings	Clay roof tiles Or Slate	Dreadnought or similar Or traditional slate

	other local buildings			
3. Solar panels	JA Solar 405W 6.48kW Mono MBB black 16 panel Photovoltaic system	Black	Fully integrated solar panels	JA Solar or similar
4. Windows	Window framing sections	Anthracite grey	Aluminium swections	Rationel

3.2 Images of the materials

The current decision proposes 'Piece Hall' blend bricks based on an initial discussion with the LPA. However, there are numerous variations within this blend and the specific blend are not easily available. This proposal shows some alternative brick facings which are also considered to be in keeping with the Design Guide and, perhaps more so than the Piece Hall blend. See below for some proposals

Item 1 – Brick facings

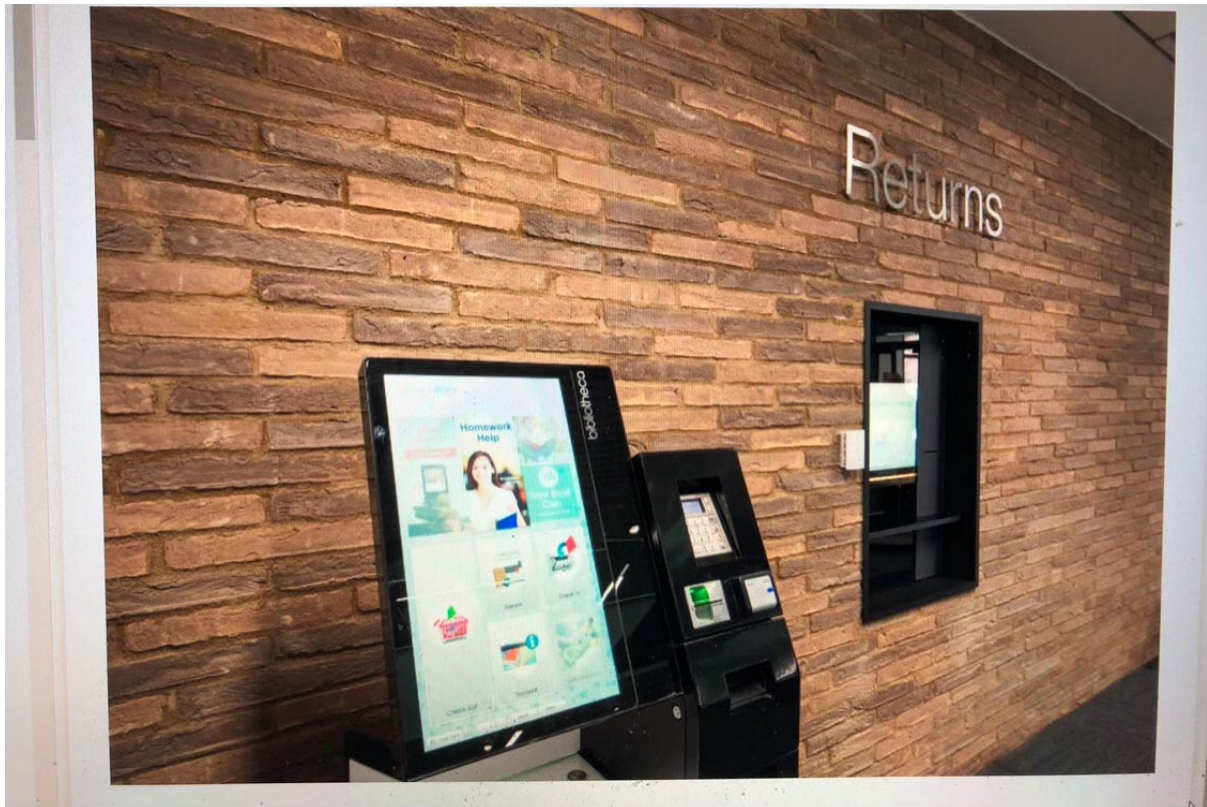


Figure 1 - Piece Hall blend in Maxima format



Figure 2 - Old clamp blend in standard format



Figure 3 - Old clamp blend in standard format

Item 2 – Roof materials



Materials

- 7.14 New buildings should ideally be constructed from the same palette of materials used traditionally in the area. This means for the most part natural stone or brick for walling and Staffordshire blue clay tiles or slate for roofs.
- 7.15 Traditionally, materials have been selected and used in a way that promotes their durability in a harsh climate and ensures that buildings meet the purpose for which they were intended in the most economical way possible. Consequently, walling stone is laid horizontally, retaining the orientation it had in the quarry, with through-stones bonding the inner and outer skins of the wall. Corners are strengthened by the use of large quoin stones. Roofs pitches are dictated by the angle required to securely fix tiles with a slightly lesser pitch required for slates depending on their size.
- 7.19 To the south-east of the District carboniferous limestone (a hard, grey stone) is the predominant building material. Limestone is harder to dress and is gritstone is often used instead.
- 7.20 It is important that the correct type, colour and finish of stone is chosen for each locality, especially when adding to, or altering, an existing building.
- 7.21 Pointing to stonework should be similar in colour to the stone using an appropriate lime mortar mix. The wider the joint, the coarser the aggregate should be to give the mortar a rougher texture.



Item 3 – Solar panels





Item 4 – Windows



Figure 4 - intended to show the window frame colour, **not** the render or eaves details.

Appendix 1

