

**Land adjacent Jessamine Cottage off main street, Llangrove, Ross on Wye,
Herefordshire HR9 6ET ref 172905**

We hereby submit for approval the following details and materials relating to the development being pre-commencement conditions.

Condition 5

- Rainwater goods: Alumasc Infinity Steel Rainwater Goods or similar. Galvanised Steel downpipes, sockets and fittings finished painted Black RAL 9005 (Alumasc Brochure and RAL Colour Chart supplied/available via Planning Portal)
- Render: Parextherm Acrylic Render System Colour or similar: Sand Yellow. A through coloured, one coat, semi-lightweight, weather resistant and breathable decorating render for vertical masonry and concrete walls (Brochure and Information sheet supplied/available via Planning Portal)
- Mortar Mix: Lime or local sand to match stone in a semi recessed joint leaving all arises clear.
- Details and samples of external materials (brick, stone and slate) (Brochures and Information sheets supplied/available via Planning Portal)

Brick: Old Barnhouse



Stone: Vintage Tumble Callow Sandstone: Black Mountain Quarries, Hereford.

Slate:

SIGA 112S Natural slate (or similar). SIGA 112s (500 x 250mm) is a smooth, dark blue grey slate sourced from quarries in northern Spain. It has National Parks Approval which ensures it can be used in new build, conversion and

refurbishment projects in the National Parks. The 7mm thickness is suitable for the North of England and the 5mm for the South, West, East and Southern Home Counties including London.

Tiles for plot 15 only. Dreadnaught Collingwood Blend (smooth) head lap 65mm tile (see brochure page 29). The Collingwood Blend of plain clay roof tiles creates a rustic and elegant looking roof of enduring quality

- Details of all external doors and windows (material and colour). Bereco FSC 100% certified timber windows and doors or similar.

Bereco Brochure and NSB Timber Performance Specification available via Planning Portal

2 options. **Option1** Cottage Bar Option Doors and Windows **Option 2**
Horizontal Bar

- Entrance Door/Back Door: Traditional Flush, Redwood (FSC 100%) Door leaf and Frame External/Internal Finish Paint RAL 6021 or French Green (RAL Colour Chart supplied/available via Planning Portal)

French Door: Traditional Flush, Redwood (FSC 100%) Door leaf and Frame
Finish: Paint RAL 9016 Traffic White

Casement Windows: Traditional Flush, Redwood (FSC 100%) Topcoat Finish:
Paint RAL 9016 Traffic White

(RAL Colour Chart supplied/available via Planning Portal)

- Details of all boundary treatments (gates, walls, fences and other enclosures) FSC timber gates (boarded timber garden pedestrian gate and double vehicle gate), FSC tongue and groove timber fencing 1.83m high (with 390mm diamond trellis top alongside Bay Tree Cottage)
- Details of all kerbing: This has been approved with County Highways on the 23rd April 2019 (drawing MA10823/602), some changes to this specification are proposed for the pre-commencement conditions to better reflect the design aspirations of the planning application particularly in respect of the landscaping proposals. Further detail is given below, and this is being raised with County Highways.

- Details of all materials for access road, drives, footways and parking:

Private estate infrastructure specification with reference to Aggregate Industries catalogue.

1. Entrance splay

Road: Standard tarmac black

Transition from splay to internal estate road: Dark Grey Country setts mixed sizes 1.2 meter threshold strip in concrete bed, note this is proposed flush with tarmac not raised

Footway: Standard tarmac black to either side of entrance

Kerbs: British Standard concrete kerbs

Visibility splay: grass to either side. Either banked or banked with standard concrete kerbs to protect grass splay from traffic on highway

Entrance wall: 2 NR random course mortared calow sandstone walls

Back of footway and end of tarmac footway to grass: British Standard flat top concrete edging (grey)

2. Estate road within development

Main estate roadway: Porous McAdam black

- Kerb: K-lite dark grey, (Information sheet supplied/available via Planning Portal)

Footway: Standard Tarmac

Service strip: grass with British Standard flat top edging to back as per page 109

Back of footway: British Standard edging (grey) flat top

3. Private houses

- Back of kerb drive entrance: two rows dark grey threshold strips demarking private drives (Information sheet supplied/available via Planning Portal)
- Garage threshold: two rows grey threshold strips demarking private drives (country dark grey setts in concrete bed, Information sheet supplied/available via Planning Portal)

Driveways: Forest of Dean loose pink/grey gravel

Driveway edging: British standard edging flat top

Pedestrian crossing access over green verge: sandstone flags

Private hard surfaces: sandstone flags

4. Informal pathways

- 2m wide Nidagravel reinforcement system with Pink/Grey Forest of Dean clean gravel aggregate, peg and treated timber board edging (Information sheet supplied via Planning Portal)

5. Courtyards

- Parking areas: Woburn rumbled infiltra mixed sizes, in rustic with Woburn rumbled infiltra graphite for delineation of parking spaces (Information sheet supplied via Planning Portal)
- Traffic area: Woburn rumbled infiltra mixed sizes, in rustic