

1.0 Executive Summary

This statement is submitted in support of the discharge of planning conditions requested by the Local Planning Authority (LPA) in relation to the above application.

The conditions requested further details of:

Samples of any new stone copings and slates to be submitted and approved.

A mortar specification including mix, colour, texture, bond and joint finish.

This document sets out the proposed materials and specifications for approval.

2.0 Coping Stone Replacement Specification

Material: Natural red sandstone to match existing in type, colour and texture (sourced from a reputable UK quarry such as Locharbriggs or equivalent, subject to LPA approval). See Sample One.

Finish: Dressed and tooled to replicate existing profiles, with a smooth but not polished surface.

Dimensions: To match existing coping sizes and profiles, cut to replicate bedding depths and weathering falls.

Fixing: Set on lime mortar (NHL 3.5) bedding. Stainless steel dowels or cramps to be used only where necessary for stability.

Reuse Priority: Existing red sandstone copings will be carefully lifted, cleaned, and reset. Only stones beyond repair will be replaced.

3.0 Slate Replacement Specification

Reuse: All existing natural slates will be retained and relaid where sound.

Replacement Slates: See Sample Two

To be natural slate, not artificial or fibre-cement.

Match existing in colour (grey with slight variation), texture (riven split finish), thickness (approx. 5–7 mm), and origin where possible.

Acceptable sources include Welsh Penrhyn, Burlington, or best-quality Spanish slate (e.g. CUPA R12 Excellence or equivalent), subject to sample approval by LPA.

Fixings: Copper nails or non-ferrous fixings in accordance with BS 5534:2014 +A2:2018 (Slating and tiling for pitched roofs).

4.0 Mortar Specification (for Repointing Brickwork)

Binder: Natural Hydraulic Lime (NHL 3.5) – suitable for external exposed conditions.

Aggregate: Well-graded, washed sharp sand, colour-matched to existing (predominantly buff/ochre tones).

Mix Ratio: 1 part NHL 3.5 lime : 2.5 parts sand (by volume).

Colour: Achieved naturally through aggregate selection – no cement or synthetic pigments.

Texture: Slightly coarse finish to replicate existing.

Joint Preparation: Old mortar to be raked out by hand to a depth of 20–25 mm, avoiding damage to brick arrises.

Pointing Finish: Flush/slightly recessed finish, compacted and lightly brushed back to expose aggregate and match original joint appearance.

Standard Reference: Works to comply with BS EN 459-1 (Building lime), BS 8221-2 (Code of practice for cleaning and surface repair of buildings), and Historic England guidance “Repointing Brick and Stone Walls.”

SAMPLES

Sample One – Coping - Natural red sandstone to match existing [Locharbriggs]



Sample Two – Slate - Welsh Penrhyn

