

Material Clarification Submission – Planning Application 2025/0586

Site Address: 40 Lund Lane, Lundwood, Barnsley, S71 5PD

Applicant: Gary Phillis

Agent: Jorge Hermoso - FR\AME Building Design + Technology

Date: 28.125

NOTE: This submission is provided for clarification only and does not constitute a new planning application. It confirms materials only.

FAO: Development Management – Barnsley Metropolitan Borough Council
Re: 2025/0586 – 40 Lund Lane, Lundwood, S71 5PD – Material Clarification (Front Elevation)

Dear Louis Bailey,

On behalf of our client, Mr Gary Phillis (the Applicant), we submit this clarification of the proposed front elevation materials. This is not a new application; it confirms the material palette only, following your recent correspondence. The intent is to modernise the frontage, replace the poor-quality stone cladding, and improve thermal performance while retaining key brick elements so the dwelling reads coherently within the street scene.

Agreed Material Balance (Front Elevation):

- First floor: off-white/cream render
- Ground floor left (between brick pillars): off-white/cream render
- Ground floor right (porch extension under canopy including window zone): brick to match the existing pillars
- Vertical brick pillars: retained as existing
- Brick plinth (base course): retained
- Windows/doors: anthracite grey
- Side and rear elevations: brick (unchanged)

A supporting visual is attached separately for clarity (see attachment: “Proposed Front Elevation – Material Clarification Visual”). Photographs of the existing boundary wall (brick pillars with render), the neighbouring rendered property, and the current front elevation condition are also attached as evidence.

We trust this confirmation addresses the Group Leader’s request for the use of brick on the front elevation while allowing the replacement of the poor-condition stone with a clean, balanced design. We would welcome confirmation that the application can now be signed off on this basis.

Yours faithfully,

Jorge Hermoso
FR\AME Building Design + Technology

Material Clarification – 40 Lund Lane – 2025/0586 | Confirms materials only – not a new planning application.

Planning Justification Statement

1. Introduction

This statement supports the clarified front elevation materials. The objective is to replace deteriorating stone cladding, deliver a coherent façade that reads as a single design (including the extension), and enhance thermal performance using an insulated render system.

2. Design & Character

Rendering only the former stone area would create a disjointed, 'patched' appearance, leaving the extension in a contrasting brick next to render. The clarified approach applies render consistently across the first floor and the left ground-floor panel (between brick pillars), while the porch bay and pillars remain brick. This keeps brick as a key material on the frontage (pillars, plinth and porch), addresses symmetry, and avoids the extension reading as a bolt-on. The result is a balanced, modernised façade that improves visual amenity.

3. Street Scene & Precedent

Render is already present within the immediate context: the application site's boundary wall combines brick pillars with rendered panels, and there are rendered buildings nearby. The clarified scheme therefore does not introduce an alien material; it refines and upgrades what is already present.

4. Sustainability & Thermal Performance

An insulated render system (high-performance, compliant with relevant BS EN standards) will reduce heat loss through the external wall construction, improving energy efficiency and lowering operational carbon. This supports the local emphasis on sustainable upgrades and good design practice.

5. Policy Alignment (Summary)

- Policy D1 (High Quality Design and Place Making): The proposal raises design quality, removes poor materials (aged stone), and achieves a coherent, well-proportioned frontage with an appropriate material hierarchy (brick retained at pillars, plinth and porch; render as high-quality finish elsewhere).
- Policy GD1 (General Development): No adverse impact on amenity or character; improvements to visual quality are secured.
- Policy CC1 (Climate Change): The insulated render improves thermal efficiency and reduces energy demand.
- SPD House Extensions & Alterations: Supports use of materials that respect the dwelling and wider context; alternative finishes can be acceptable where design quality is maintained or improved. The mix of brick and render achieves this.

6. Conclusion

The clarified material strategy is a sensible, design-led compromise: brick features are retained; render is used to modernise and unify the elevation; sustainability is improved. It is compliant with design and sustainability aims and should therefore be accepted.

Material Clarification – Summary (Front Elevation)

- First floor: off-white/cream render
- Ground floor (left between pillars): off-white/cream render
- Ground floor (right – porch extension zone): matching brick (same tone as existing pillars, refreshed)
- Vertical pillars: brick retained
- Brick plinth (base course): brick retained
- Windows/doors: anthracite grey
- Side and rear elevations: brick (unchanged)

Evidence & Attachments (submitted separately)

- 1) Proposed Front Elevation – Material Clarification Visual (PNG/PDF)
- 2) Photo – Existing boundary wall (brick pillars with render) To be updated
- 3) Photo – Neighbouring property with render (street context)
- 4) Photo – Existing front elevation (current condition)

Proposed Front Elevation – Material Clarification Visual



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