

The Planning Department
Horsham District Council
Parkside, Chart Way
Horsham
West Sussex RH12 1RL

Re: Schedule of Materials, Finishes and Colours — Pre-Commencement Condition 4

Site Address	Birchfield Nursery, Kidders Lane, Henfield, West Sussex, BN5 9AB
Development	Proposed Shop & Coffee Shop
Drawing Reference	DWL 02a — Shop & Coffee Shop (dated 2025-09-16)
Scale	1:100 (Paper Size A1)

1. Purpose of this Submission

This document is submitted in compliance with Condition 4 (Pre-Commencement — Slab Level) attached to the above planning permission, which requires that no development above ground floor slab level shall take place until a schedule of materials, finishes and colours for the external walls, windows and roof of the approved building has been submitted to and approved by the Local Planning Authority in writing.

The applicant hereby submits this schedule for the Council's consideration and approval prior to commencement of above-slab works.

2. Schedule of External Materials, Finishes and Colours

The following schedule details all proposed external materials for the development, as indicated on drawing DWL 02a:

Building Element	Material / Product	Finish / Treatment	Colour
Roof	Eternit Fibre Cement Slate Tiles	Smooth, low-profile lap-jointed slate profile	Natural slate grey / dark charcoal
Roof — Rooflights	VELUX Conservation-style roof windows	Flush-fitting, factory-finished frame	Timber-look to match cladding tone
External Walls — Primary	Horizontal timber cladding (featheredge / shiplap boards)	Pre-treated, natural oil or UV-stable coating	Natural warm honey / light oak tone

External Walls — Secondary	Vertical timber cladding (tongue & groove boards)	Pre-treated, natural oil or UV-stable coating	Natural warm honey / light oak tone (matching horizontal)
Windows & Doors	uPVC windows and doors	Smooth uPVC profile, colour-matched to external timber cladding; no painting or staining required	Woodgrain foil finish — warm honey / light oak tone to match cladding
Soffits & Fascias	uPVC soffits and fascias	Smooth uPVC profile	White (RAL 9010 / Pure White)
Rainwater Goods (Gutters & Downpipes)	uPVC gutters and downpipes	Smooth uPVC profile	White (RAL 9010) or Black (RAL 9005) — to be confirmed prior to installation

3. Design Rationale

The palette of materials has been carefully selected to ensure the development responds sympathetically to its rural West Sussex setting within the Horsham District. The key design principles are as follows:

- **Roof:** Eternit fibre cement slate tiles replicate the appearance of natural hand-cut slate, providing a robust and visually appropriate roofscape consistent with vernacular agricultural and rural commercial buildings in the locality.
- **Rooflights:** VELUX Conservation-style units are specified to maintain the clean roof plane whilst providing natural light, with frames finished to echo the warmth of the timber cladding.
- **Walls — Horizontal cladding:** Featheredge or shiplap horizontal timber boarding forms the primary elevational treatment, creating a contemporary yet rural character appropriate to the nursery setting.
- **Walls — Vertical cladding:** Vertical boarding is used as a complementary secondary wall treatment on selected elevations, providing visual articulation and reinforcing the timber-led aesthetic.
- **Windows & Doors:** uPVC windows and doors are specified with a woodgrain foil finish in a warm honey / light oak tone, colour-matched to the external timber cladding. The use of uPVC provides long-term durability and low maintenance while the foil finish replicates the appearance of natural timber, ensuring a cohesive and unified external aesthetic. The colour match between the window and door frames and the surrounding cladding avoids visual contrast and produces an integrated, high-quality appearance appropriate to the rural setting.
- **Soffits & Fascias:** uPVC soffits and fascias are proposed in white (RAL 9010 / Pure White), providing a clean, crisp detail at eaves level that complements the natural tones of the timber cladding and slate roof without visual competition.
- **Rainwater Goods:** Gutters and downpipes will be uPVC in either white (RAL 9010) or black (RAL 9005), to be confirmed prior to installation. Both options are considered appropriate and will complement the white soffits and fascias, with black offering a subtle contrast consistent with traditional rural detailing.

4. Compliance Undertaking

The applicant confirms that all materials used in the construction of the development will conform to those set out in this schedule, in accordance with the requirements of Condition 4. No variation to the approved materials will be implemented without the prior written approval of Horsham District Council.

Submitted on behalf of the Applicant:

Birchfield Nursery, Kidders Lane, Henfield, West Sussex, BN5 9AB

Date: 11 May 2026