

## Schedule of Materials, Finishes and Colours

### Discharge of Condition 6 | Planning Permission DC/25/0446

#### 1.0 Document control

|                                 |                                                                                         |
|---------------------------------|-----------------------------------------------------------------------------------------|
| <b>Project</b>                  | High Barn, Crays Lane, Goose Green, West Sussex, RH20 2LR                               |
| <b>Application site</b>         | Crays Barn, Crays Lane, Goose Green, Pulborough                                         |
| <b>Development</b>              | Demolition of 2no. agricultural buildings and the erection of 3no. dwellings            |
| <b>Client</b>                   | Mr Stuart Jolliff — Jolliff Homes Ltd                                                   |
| <b>Local Planning Authority</b> | Horsham District Council                                                                |
| <b>Application reference</b>    | DC/25/0446                                                                              |
| <b>Date of decision</b>         | 13 February 2026                                                                        |
| <b>Condition addressed</b>      | Condition 6 — Pre-Commencement (Slab Level)                                             |
| <b>Case officer</b>             | Mr Jacques Burrows                                                                      |
| <b>Document reference</b>       | NFA-070-HB-MS-01 Rev 0                                                                  |
| <b>Date of issue</b>            | 7 September 2026                                                                        |
| <b>Prepared by</b>              | Angus Morrison ARB RIAS RIBA — Chartered Architect and Certified Passive House Designer |

#### 2.0 The condition

##### Condition 6 — Pre-Commencement (Slab Level) Condition

*“No new-build development above ground floor slab level shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings has been submitted to and approved by the Local Planning Authority in writing. All materials used in the construction of the development hereby permitted shall conform to those approved.”*

**Reason:** As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

This schedule is submitted pursuant to Condition 6 of planning permission DC/25/0446 and sets out the materials, finishes and colours to be used for the external walls, windows and roofs of the three dwellings hereby approved. The schedule applies to all three dwellings, which share a common external palette. Part A addresses each of the elements expressly named in the condition. Part B sets out associated external elements which, although not named in the condition, are provided for completeness so that the elevations can be assessed as a whole.

## 3.0 Part A — Elements specified by Condition 6

### 3.1 External walls

| Element                                     | Specification                                                                                                                                                                                                                                                                                                                           | Manufacturer / reference                                              | Colour & finish                                                                                                               |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Facing brick</b><br>(plinths and quoins) | Hand-moulded clay facing brick, 215 × 102.5 × 65mm. Frost resistance F2, soluble salt content S2 to BS EN 771-1. Compressive strength ≥13 N/mm <sup>2</sup> ; water absorption ≤15%; gross dry density 1630 kg/m <sup>3</sup> ; tolerances T1/R1. Manufactured at the Warnham works, Langhurstwood Road, Horsham, West Sussex RH12 4QD. | Wienerberger (Terca)<br>Olde Autumn Antique<br>Material code 24256110 | Antique multi — soft orange-red with buff and sand tones and occasional dark scorched flashing. Hand-moulded creased texture. |
| <b>Mortar and pointing</b>                  | Lime mortar bedding to all brick and flint work. Pointing flush finished. Mortar mix and joint profile to be agreed on site by reference to an approved sample panel.                                                                                                                                                                   | —                                                                     | Natural buff lime mortar.                                                                                                     |
| <b>Flint walling</b>                        | Pale mixed coursed flint block, laid in lime mortar.                                                                                                                                                                                                                                                                                    | —                                                                     | Pale mixed natural flint.                                                                                                     |
| <b>Timber weather-boarding</b>              | 150–200mm feather-edge oak weather-boarding, horizontally laid.                                                                                                                                                                                                                                                                         | —                                                                     | Unstained and left untreated, to weather naturally to silver-grey.                                                            |

### 3.2 Windows

| Element           | Specification                                                                                                                                                                                                                                                                                                                        | Manufacturer / reference                                            | Colour & finish                                                                                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Windows</b>    | Residence 9 (R9) timber-alternative window system. 100mm profile depth, nine-chamber construction, flush external face with equal sightlines throughout, mechanically jointed. Double glazed, A+ energy rating. Georgian bars where indicated on the approved elevations. Ironmongery: Regal handles and peg stays with butt hinges. | The Residence Collection<br>Residence 9 (R9)<br>Flush sash casement | No.38 Grey externally (The Residence Collection, Element Collection colourway) — a very light grey-white, comparable in tonal value to the approved painted cream finish.<br><br>Dual finish: internal colour to client selection. The external face only is a planning consideration. |
| <b>Rooflights</b> | Conservation rooflights with low light transmission (smart) glazing, as shown on approved drawing HB-11.                                                                                                                                                                                                                             | Clement Windows<br>Conservation Rooflight                           | Black powder-coated steel frame with flush external glazing bar.                                                                                                                                                                                                                       |

### 3.3 Roofs

| Element                              | Specification                                                                                                                                                                                                                                                                                         | Manufacturer / reference                                             | Colour & finish                                                                                     |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Roof covering</b>                 | Machine-made clay plain tile, 265 × 165 × 13mm, sanded surface with irregular front edge. 60 tiles per m <sup>2</sup> ; 1.1kg per tile (66 kg/m <sup>2</sup> at maximum gauge). Minimum pitch 35°; gauge 88–100mm; headlap 65–88mm. To BS EN 1304:2005. Fixed with 40 × 2.65mm aluminium alloy nails. | BMI Redland<br>Rosemary Clay Craftsman<br>SKU 10001992 / ref 6921-85 | Albury Sanded — fine orange-red sanding with random black patterning to imitate natural weathering. |
| <b>Tile-and-a-half / gable tiles</b> | Purpose-made tile-and-a-half units to gable verges and abutments, from the same range and batch as the roof covering.                                                                                                                                                                                 | BMI Redland<br>Rosemary Clay Craftsman<br>Ref 6929-85                | Albury Sanded, to match the roof covering.                                                          |
| <b>Ridge</b>                         | Half round ridge tile, clay, bedded and mechanically fixed in accordance with BS 5534.                                                                                                                                                                                                                | BMI Redland<br>Rosemary Clay fittings range                          | Colour matched to Albury Sanded.                                                                    |

| Element                           | Specification                                                                                       | Manufacturer / reference                            | Colour & finish                                                                                 |
|-----------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Hips</b>                       | Purpose-made clay bonnet hip tiles.                                                                 | BMI Redland<br>Rosemary Clay bonnet hip<br>Ref 8430 | Colour matched to Albury Sanded, to be confirmed by the manufacturer against a physical sample. |
| <b>Valleys</b>                    | Purpose-made clay valley tiles, swept and laid to the approved roof geometry.                       | BMI Redland<br>Rosemary Clay valley tile            | Colour matched to Albury Sanded, to be confirmed by the manufacturer against a physical sample. |
| <b>Eaves</b>                      | Exposed rafter feet with profiled oak fascia board.                                                 | —                                                   | Oak, unstained, to weather naturally.                                                           |
| <b>Flashings and roof gutters</b> | All roof gutter linings and flashings in milled lead sheet, Code 4 minimum, to LSA recommendations. | —                                                   | Natural lead, self-weathering.                                                                  |

#### 4.0 Part B — Associated external elements

| Element                | Specification                                                                                               | Manufacturer / reference | Colour & finish                            |
|------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------|
| <b>Entrance doors</b>  | Solid hardwood entrance doors to the approved elevational designs.                                          | —                        | Unstained and oiled oak.                   |
| <b>Side porches</b>    | Oak pegged frame with oak boarding.                                                                         | —                        | Unstained oak, to weather naturally.       |
| <b>Rainwater goods</b> | Cast aluminium half-round gutters with circular section downpipes, on traditional fascia and wall brackets. | —                        | Black, polyester powder coated (RAL 9005). |

5.0 Material samples



**Facing brick**

*Wienerberger Terca Olde Autumn Antique, hand-moulded, shown flush pointed in lime mortar*



**Flint walling**

*Pale mixed coursed flint block, laid in lime mortar*



**Timber weather-boarding**

*Feather-edge oak, unstained, shown weathered to silver-grey*



**Windows**

*Residence 9 (R9) flush sash casement, No.38 Grey externally — a very light grey-white*



**Roof covering**

*BMI Redland Rosemary Clay Craftsman plain tile, Albury Sanded*

*Images are indicative of colour, coursing and texture only.  
Physical samples of the facing brick and roof tile are available for inspection on request. Brick and flint sample panels will be erected on site for approval prior to the commencement of walling works.*

## 6.0 Notes

- All materials used in the construction of the development will conform to those approved under this schedule, in accordance with the final sentence of Condition 6. Any subsequent substitution will be submitted to the Local Planning Authority for written agreement before installation.
- The substitution of the timber-alternative window system was discussed with, and agreed in principle by, the case officer Mr Jacques Burrows on [insert date]. This schedule seeks the formal written approval required by the condition.
- Ridge, hip and valley fittings are drawn from the manufacturer's wider Rosemary Clay fittings range rather than the Craftsman range itself. The closest colour match to Albury Sanded will be confirmed with BMI technical services against a physical sample prior to ordering, and the Local Planning Authority will be notified in writing should an exact match prove unavailable.
- Brick and flint sample panels will be erected on site and made available for inspection by the Local Planning Authority prior to the commencement of walling works.
- All materials and finishes not addressed by this schedule remain as shown on the approved drawings listed in the schedule of plans attached to the decision notice dated 13 February 2026.