

JAMES CLAGUE  
ARCHITECTS

## DM/25/2984 - Discharge of Planning Conditions

Conditions 3 - 6

Tanyard Manor  
Horsted Lane, Sharpthorne,  
East Grinstead, RH19 4HY

# 01. DM/25/2984 - Discharge of condition 3

## Hard landscaping details for pool terrace

The proposal for new hard landscaping for the pool terrace is as follows:

### Terrace slab

- Supplier: Spire Stone Mill
- Range: Riven 22mm Indian Sandstone in Mixed formats for random pattern.
- Colour: Raj Green

### Pool coping

- Supplier: Cranbourne Stone
- Range: Raj Riven Sandstone 600mm x 300mm x 40mm Bullnose Edge
- Colour: Raj Green

Please see 27900\_03\_PR\_40 for areas of application

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## Hard landscaping details for driveway

The proposal for the resurfaced driveway is as follows:

### Surface

- Supplier: Howarth-timber or similar wholesaler
- Range: 20mm Cotswold Cream Chippings
- Colour: Limestone, Cotswold Cream

### Border (partial edging to contain shingle in areas adjacent to grass)

- Supplier: Natural Paving Store or similar wholesaler
- Range: Granite Cobble Setts (200mm x 100mm x 40/60mm)
- Colour: Silver Grey

Please see 27900\_03\_PR\_41 for areas of application



Left: Raj Riven Sandstone Copings from cranbornstone.co.uk  
Right: Raj Green Riven Indian Sandstone in mixed formats from spirestonemill.co.uk



Left: Edging pavers in areas adjacent to grass: naturalpavingstore.co.uk  
Right: Buff pea gravel to match existing: howarth-timber.co.uk

## Condition 3

“No development shall be carried out unless and until details of the materials for the pool terrace and driveway, including details of the:

- Manufacturer or supplier,
- Range
- Colourway

have been submitted and approved by the Local Planning Authority.

The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.”

## 02. DM/25/2984 - Discharge of condition 4

### Pool lining material details for proposed pool

The proposed pool liner finish to the proposed pool is as follows:

- Supplier: Renolit Alkorplan
- Range: Touch Collection
- Colour: Prestige (Slate Grey)

Please see **27900\_PR\_43** for areas of application



Swatch of Prestige Touch Liner from: [renolit-alkorplan.com](https://www.renolit-alkorplan.com)



Example of Prestige Touch Liner combined with a Raj Green Indian Sandstone terrace & coping

### Condition 4

“No development shall be carried out unless and until details of the proposed lining material to the pool, including details of the:

- Manufacturer or supplier,
- Range
- Colourway

have been submitted and approved by the Local Planning Authority.

The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.”

# 01. DM/25/2984 - Discharge of condition 5

## Soft landscaping scheme for the pool terrace

Constitutes two main proposals, a low grass verge to soften the transition between the pool terrace & the wider verdant setting of Tanyard Manor & enclosure hedging to demarcate the pool support areas and provide a barrier between the two terraces. The planting proposal for these areas is as follows:

### Verge

- Supplier: GSS (Grass Seed Store)
- Range: LS4
- Mix: 25% ProSeed cert. Amenity Ryegrass 40%, Capriccio certified Chewings Fescue, 30% Bornito certified Hard Fescue, 5% Highland certified Bentgrass

### Considerations

A fine-leaved, low-growing grass mix provides a neat, unobtrusive buffer to the historic stonework. Functionally, the sward offers high wear tolerance to complement the use of the adjacent terrace use. It also performs better than higher fescue seed mixes in shaded conditions created by the wall. Ecologically, it can support invertebrates when managed with slightly longer seasonal margins. Lastly is supports a visual buffer between the verdant setting of Tanyard & the terrace with a habit that reads as managed grassland rather than a formal garden.

Please see 27900\_03\_PR\_40 for details of the scheme.

### Hedging

- Supplier: Many wholesalers available
- Range: Portuguese Laurel in Pot (likely 5L for instant 3 ft height)

### Considerations

Portuguese laurel provides a dark, evergreen structure that feels lighter and more naturalistic than cherry laurel or photinia, making it visually appropriate within the rural setting of Tanyard Manor. Its smaller, glossy leaves allow it to be maintained either as a crisp formal hedge or as a softer, semi-natural screen. Functionally, it forms a dense, opaque hedge at 1-1.5 m, allowing it to act as a green balustrade without introducing intrusive metal or hard materials. It clips tightly for accurate height control, and its non-aggressive roots make it a safer choice adjacent to hard landscaping features. The species is hardy, wind-resistant, tolerant of sun and shade, and resistant to honey fungus, giving it strong longevity and low replacement risk. Ecologically, its summer flowers support pollinators, and its berries provide bird food, helping enhance local biodiversity.

Please see 27900\_03\_PR\_40 for details of the scheme.

### Gate

- Supplier: Timber merchant
- Range: Treated Closed-feather board timber doors
- Colour: Brown



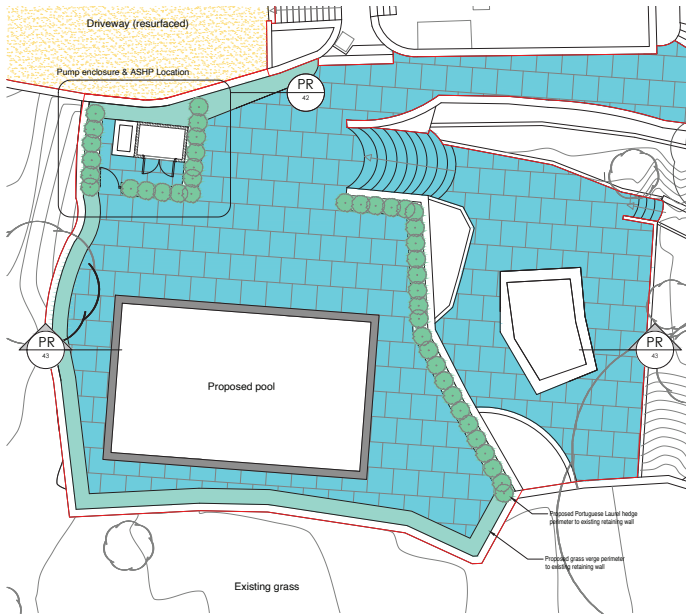
Example of high rye seed grass mix. Suitable for shaded borders.



Example of portuguese laurel hedge



Treated Closed Feather-edged Board Timber  
Gate to ASHP & Pump Enclosure



Extract of 27900\_PR\_40 of proposed  
landscape plan

## Condition 5

“No development shall be carried out unless and until details of:

- The proposed soft landscaping scheme for the pool terrace

have been submitted and approved by the Local Planning Authority.

The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.”

## 02. DM/25/2984 - Discharge of condition 6

### Details of pump enclosure

The proposal for the housing enclosure to the pool pump is as follows:

#### Roof

- Supplier: Tudor Roof Tiles
- Range: Tudor (Traditional antique & sussex colours)
- Colour: English Oak & Dark English Oak mix

#### Cladding

- Supplier: Authentic Reclamation
- Range: Random size Sandstone Walling
- Colour: Sandstone - various shades

#### Door

- Supplier: Timber merchant
- Range: Treated Closed-feather board timber doors
- Colour: Brown

Please see 27900\_03\_PR\_42 & 27900\_03\_PR\_44 for full information.

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### Details of ASHP

The proposed model of ASHP is as follows:

- Supplier: Aquark
- Range: Mr Perfect MP270 or MP320 (Shown)
- Colour: Blue/Grey

Please see accompanying product information for details.

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### Details of soft landscaping enclosure

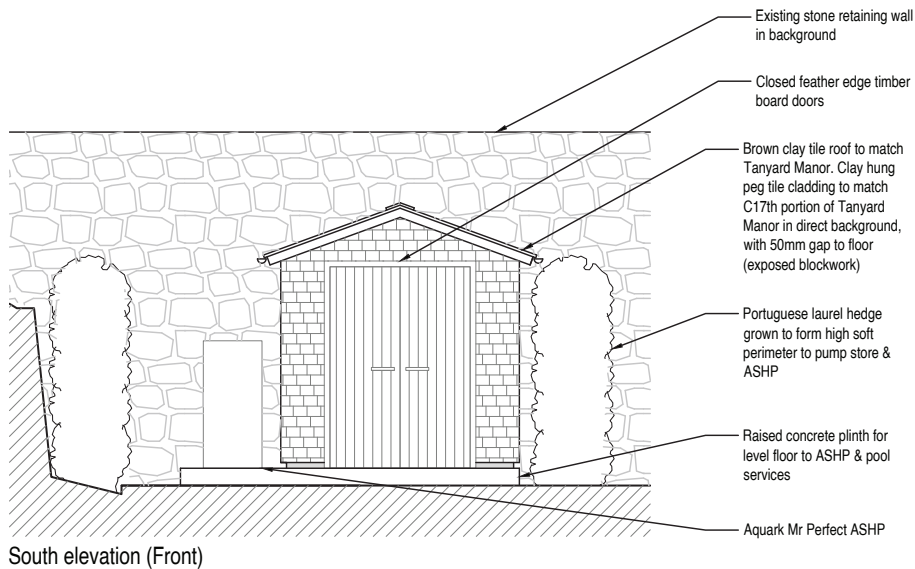
The proposed landscaping plan to add a soft barrier to the pump enclosure & ASHP:

To enhance the verdant character of the surroundings to Tanyard Manor, this proposal seeks a portuguese laurel hedge to provide high level enclosure of the pump housing & ASHP.

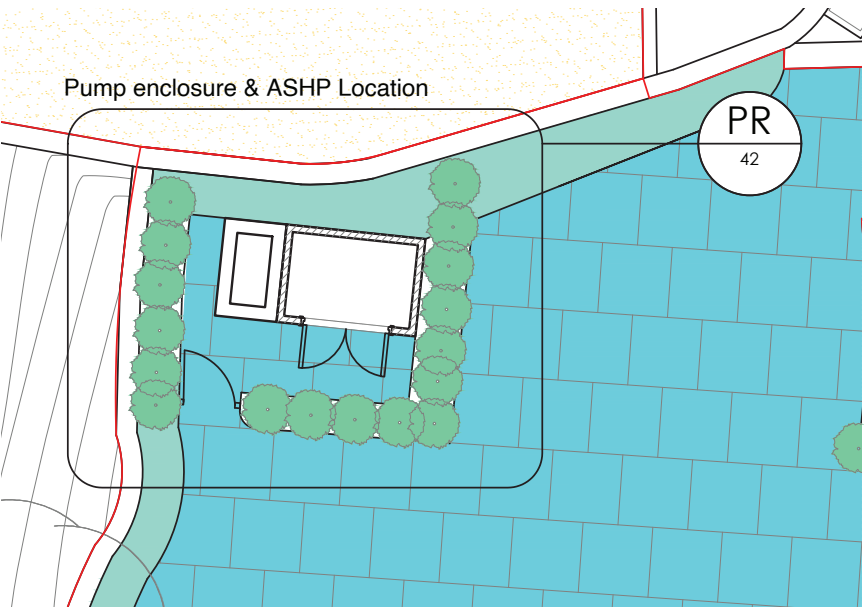
Please see 27900\_03\_PR\_43 for full information.



(Top) Existing roof tiles to Tanyard Manor.  
(Bottom) Proposed English Oak & Dark English Oak mix for pump enclosure roof to match main house.



Extracted 27900\_PR\_44 - Elevation of pump enclosure



Extracted 27900\_PR\_40 - Plan of pump enclosure & hedging



Dark English Oak Peg Tile (tudor roof tiles)



Sandstone walling (authentic reclamation)



Treated Closed Feather-edged Board Timber Door

### Condition 6

“No development shall be carried out unless and until detailed elevational drawings, including annotations to show proposed materials and finishes to the air source heat pump and pump enclosure have been submitted and approved by the Local Planning Authority.

The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.”

