

Materials and Tree Schedule

818_Walnut and Well Cottage

February 2026

Revision: -

The Applicant :
Emily & Richard Webster

Project Location:
Walnut and Well Cottage,
The Street,
Bolney,
RH17 TQW

The Materials Schedule has been provided in order to help satisfy Conditions 3, 4, 5, 6 & 7 of the Planning Permission for Householder Planning Application DM/25/2250 and Conditions 2, 3, 4, 5 & 6 of the Planning Permission for Listed Building Consent DM/25/2251.

The Tree Schedule has been provided in order to help satisfy Condition 8 of the Planning Permission for Householder Planning Application DM/25/2250.

ECOTECTURE ECOLOGICAL DESIGN LIMITED

Sussex +44 (0) 1444 416 745
info@ecotecture.co.uk

Ecotecture Ecological Design Ltd 2019
Registered in England and Wales
Company Registration Number: 11114542
Registered Address: Basepoint Business Centre,
Suite 43, Little High Street,
Shoreham by Sea,
West Sussex,
BN43 5EG

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BUILDING CONSERVATION



Schedule of Materials and Finishes

REF	Material	Name / Finish	Additional Info	Manufacturer / Supplier	Swatch	Location
1.0	Cast Iron Gutters	Pattern, colour and jointing to match existing. Alumasc Apex Heritage Half Round 113mm (4.5") cast iron guttering. Colour: Black RAL 9005m.	Side fix rafter brackets to exposed eaves.	Alumasc		To new extension. See drawings 420 North and South Elevations and 421 East and West Elevations
2.0	Cast Iron Downpipes	Pattern, colour and jointing to match existing. Alumasc Apex Heritage Circular 75mm cast iron downpipe. Colour: Black RAL 9005m.	Fixed to walls and columns using matching downpipe clips.	Alumasc		To new extension. See drawings 420 North and South Elevations and 421 East and West Elevations
3.0	Extension Brickwork	White painted brickwork to match existing cottage. Earthborn White Silicate Masonry Paint finish applied to 102.5mm brickwork with NHL 3.5 mortar above DPC.	Flemish bond courses laid as cavity wall. Lime mortar to match existing for texture and pointing. Silicate masonry paint to provide breathable finish.	Paint: Earthborn Bricks: Imperial Bricks - Reclamation Weathered Red Rubber		To new extension. See drawings 420 North and South Elevations and 421 East and West Elevations
4.0	Infill Brickwork	Existing back door to be removed and replaced with window. Lower aperture to be filled in to match existing walls. Earthborne White Silicate Masonry Paint finish applied to reclaimed brickwork with NHL 3.5 mortar.	Stretcher bond courses laid as solid wall to match existing. Lime mortar to match existing for texture and pointing. Silicate masonry paint to provide breathable finish.	Paint: Earthborn Bricks: Reclaimed Brick Company		Existing back door to be removed and replaced with window. Infill brickwork to aperture. See drawings 420 North and South Elevation
5.0	Timber Cladding	Black painted, treated horizontal featheredge timber cladding. Colour: Black RAL 9005.	175mm width boards.	UK Timber		To new extension. See drawings 420 North and South Elevations and 421 East and West Elevations
6.0	Roof Tiles	Reclaimed hand made double camber plain clay tiles to match existing roof tiles.	Light weathering.	JJ Roofing Supplies		To new extension pitched roof. See drawings 420 North and South Elevations and 421 East and West Elevations

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6.0	Single Ply Flat Roof	Single ply self adhered flat roof membrane. Colour: Slate Grey	Lapped up roof lantern upstand min 150mm above finished roof level.	ICB Alwitra EVALON® VSK (or simiar)		To new extension flat roof. See drawings 420 North and South Elevations and 421 East and West Elevations
7.0	Extension Windows	Bespoke double glazed, oak framed windows (fixed and casement). Square lead pattern to panes.	Seasoned oak timber cills to match.	Specialist Joinery		To new extension. See drawings 420 North and South Elevations and 421 East and West Elevations
8.0	Porch Windows (EA 001 & EA 002) and Kitchen Side Window (EA 003)	Black painted, timber framed casement windows with diamond pattern leaded lights to match existing porch and kitchen windows.	Black painted timber cills to match.	Specialist Joinery		EW 001, 002 & 003. See drawings 420 North and South Elevations and 421 East and West Elevations
9.0	New Back Door and Sidelights	Bespoke timber entrance door and double glazed sidelights. Oak Stain or Beige Painted finish TBC.	Level and accessible threshold. Secured by design to British Standards PAS 24:2016.	timberwindows.com		ED 001. See drawing 420 North and South Elevations
10.0	Extension French Doors and Sidelights	Bespoke double glazed, oak timber framed french doors and sidelights. Square lead pattern to panes.	Sidelights to have matching seasoned oak timber cills.	Specialist Joinery		ED 002. See drawing 420 North and South Elevations
11.0	Roof Lantern	1000 x 3000mm Slimline® Roof Lantern. Frame colour: Jet Black RAL 9005.	Double glazed, aluminium framed roof lantern with rocker switch controlled electric roof vent.	Slimline® Roof Lanterns / Roofmaker		RL 001. See drawing 420 North and South Elevations

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12.0	Soil Vent Pipe	New soil vent pipe to match existing. 150mm (6") Hargreaves Premier LCC Cast Iron Plain Soil Pipe.	SVP must terminate at least 900mm above any building opening (windows) nearer than 3m, in compliance with Approved Document H.	Drainage Central		To existing house. See drawings 420 North and South Elevations and 421 East and West Elevations
13.0	Roof Extract Vents	Vent extract from first floor shower room rising to roof extract and vent extract from ground floor kitchen rising to roof extract. Manthorpe Plain Roof Tile Vent - Granulated Old Red.	To be installed as per manufacturer's information.	Manthorpe Building Products		To existing house. See drawing 421 East and West Elevations
14.0	Paving to Steps and Patio	New and replacement stone paving slabs to match existing. Mixed size slabs to be laid in matching flag patten. Colour: Grey Sandstone.	Jointing / grouting colour to match existing. Paving to be laid to fall away from house and extension in compliance with Approved Document H.	Stonemarket Paving Riven Sandstone 'Marketstone' Grey Multi		To rear patio. See drawing 411 Ground Floor Plan
15.0	Patio wall and steps	New stone low wall to form edge of patio and patio steps. Tumbled garden walling stone to match existing. Colour: Grey	Mortar colour to match existing. Stone coursing to be laid in pattern to match existing.	Fairstone Traditional Tumbled Walling - Silver Birch		To rear patio. See drawings 420 North and South Elevations and 421 East and West Elevations
16.0	Oak Timber Soffits and Fascias to Flat Roof	Seasoned oak timber soffits and fascias to flat roof.	Treated or stained for longevity and weather resistance.	Specialist Joinery		To new extension. See drawing 420 North and South Elevations
17.0	Oak Timber Coverings and Cladding	Seasoned oak timber coverings and cladding to steel beams and columns.	Treated or stained for longevity and weather resistance.	Specialist Joinery		To new extension. See drawings 420 North and South Elevations and 421 East and West Elevations

Existing Tree	Additional Information	Existing Photo	Proposed Tree	Additional Information	Proposed Photo
Existing Cypress Tree (Cupressus) T4 to be removed in accordance with the Tree Survey/ Arboricultural Impact Assessment/ Arboricultural Method Statement prepared by Challice Consulting Ltd.	Existing Cypress tree's roots are lifting concrete hard surfacing and limiting access to the site and eventually will damage the adjacent garage. Tree removal works will be carried out in accordance with BS 3998:2010 'Recommendations for Tree Work' (as amended) and to current arboricultural best practice. Tree works will be carried out by a suitably qualified and experienced Arboricultural Contractor holding the necessary insurance cover.		Proposed Wild Service Tree (Sorbus torminalis) to be planted on site following completion of works, in accordance with the Tree Survey/ Arboricultural Impact Assessment/ Arboricultural Method Statement prepared by Challice Consulting Ltd.	New native species tree to be planted within the next planting season following the completion of works. This is likely to be November 2026-March 2027. If this tree, within a period of five years from the completion of development, dies, is removed or becomes seriously damaged or diseased, it shall be replaced in the next planting season with another of a similar size and species.	

Wild Service Tree — Characteristics & Benefits (UK)

Key Characteristics

Appearance

- A medium-sized deciduous tree, typically reaching 12–15 metres when mature.
- Leaves resemble maple leaves with softly lobed edges; they turn rich copper, red, or purple in autumn.
- Bark starts smooth and grey–brown, later developing a cracked or peeling texture.
- Produces clusters of creamy-white flowers in late spring to early summer.
- Forms small, brown, speckled fruits known as chequers in autumn.

Growing Conditions

- Native to the UK, most commonly found in ancient oak and ash woodland.
- Thrives in clay or lime-rich soils, but can also cope with chalky or dry soils.
- Prefers full sun or light shade, and doesn't perform well if heavily overshadowed by larger, denser trees.
- Hardy across most of the UK and tolerant of frost, some drought, and varied soil conditions.

Growth & Longevity

- Fairly slow to moderate growth, but long-lived.
- Light-demanding: grows best with space around it rather than in deep shade.

Ecological Benefits

- Supports pollinators
- Its spring flowers provide nectar and pollen for bees, hoverflies, beetles and other beneficial insects.
- Food for birds and wildlife
- The fruits are eaten by birds such as thrushes and wood pigeons.
- Leaves host caterpillars of certain moth species, supporting the food web.
- Ancient woodland indicator
- Wild service trees naturally occur in old woodlands and hedgerows. Planting one contributes to restoring or preserving heritage ecosystems.

Environmental & Climate Benefits

- Resilience in a changing climate
- Tolerant of varied soil types and relatively resistant to pests and diseases, making it valuable for future-proofing UK woodlands.
- Helps diversify woodlands, reducing reliance on species threatened by disease (like ash) or climate stress.
- Supports woodland biodiversity
- Adds structural and species diversity, improving habitat quality for many woodland animals and insects.

Cultural heritage

- The fruits (chequers) were historically used to flavour traditional ales before the widespread use of hops.
- Some English pubs called The Chequers owe their name to this tree.

Benefits for Gardens & Landowners

- Beautiful ornamental tree
- Attractive blossom, distinctive leaves and outstanding autumn colour make it a superb choice for gardens, parks and avenues.
- Low-maintenance and adaptable
- Requires only moderate care once established.
- Thrives in full sun, handles wind and frost well, and grows in many soil types.
- Great for rewilding and naturalistic planting
- Ideal for woodland creation projects or restoring older landscapes.
- Planting it helps maintain genetic diversity and supports ecological resilience.

Summary

Planting a wild service tree in the UK offers:

- ✓ Rich wildlife value
- ✓ Strong climate resilience
- ✓ Beautiful seasonal interest
- ✓ Valuable, traditional hardwood
- ✓ Support for heritage and biodiversity

Kind regards,

David Challice

Dip. Arb.(RFS), F.Arbor.A, MICFor

Chartered Arboriculturist

