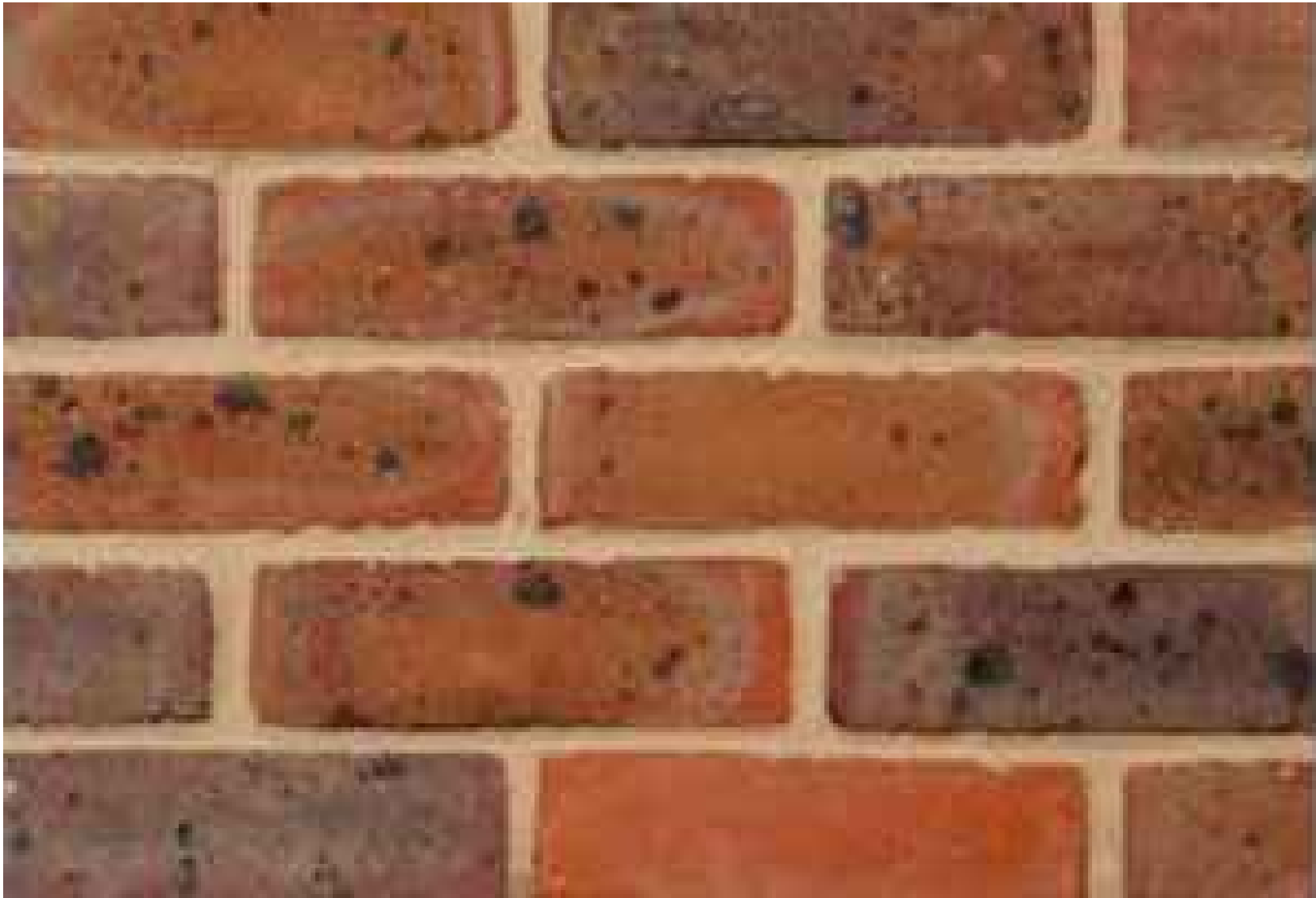


DM/24/3110

Condition 2:

Prior to the commencement of the infill extension works to the dwelling, further details of facing materials shall be submitted and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.



Product: Freshfield Lane First Quality Multi

Bond: Stretcher bond

Mortar The following mortar would be suitable in performance and may be suitable in colour / aggregate - TBC on site. If found not appropriate, then a suitable match should be sought from an alternative which has a similar performance to this:

Cornish Lime Hot Mixed Mortar CLH28 - Pre-Mixed
Mix Ratio: 1:1.75 slaked lime: sand
Lime: CL90 Quicklime

External mortar joints should be of the same thickness as the original and struck flush. Joints should be well filled and compacted. Following initial set, joints should be tamped firmly with a bristle brush as it starts to firm up, normally after 4 hours. The mortar should be struck flush with the brick and then rubbed with a churn brush to expose the aggregate and clean arises.

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Construction (Design and Management) Regulations 2015

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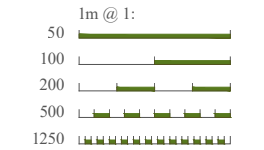


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Address	
Rose Cottage - High St, Cuckfield, Haywards Heath RH17 5EN	
Drawing No. 2409RO_600	
Scale @ A3	n/a
Job No.	2409RO
Drawn By	VM
Checked By	BK
Drawn On	08.05.2025
Issued On	08.05.2025
Status	Proposed
Drawing	DM/24/3110 - Cond. 2
Submission	Planning
Revision	000

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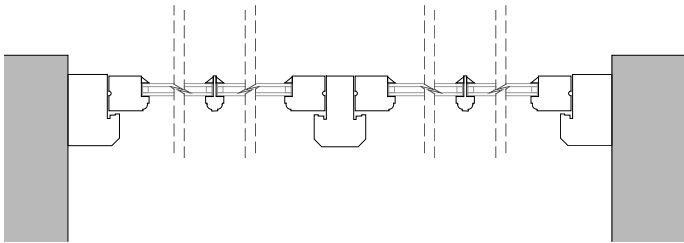
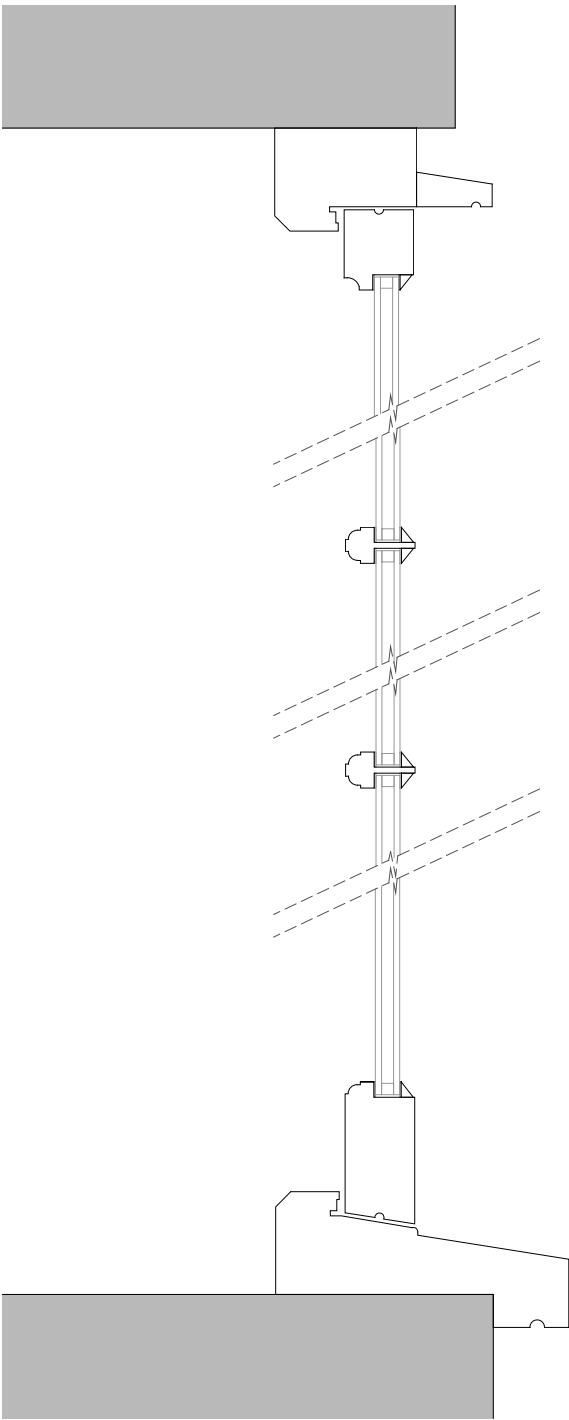
DM/24/3110

Condition 3:

Prior to the commencement of the installment and replacement of any windows throughout the dwelling, typical examples at an appropriate scale of new and replacement windows to the house shall be provided detailing the glazing bars and depth of reveals. This shall be submitted and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.

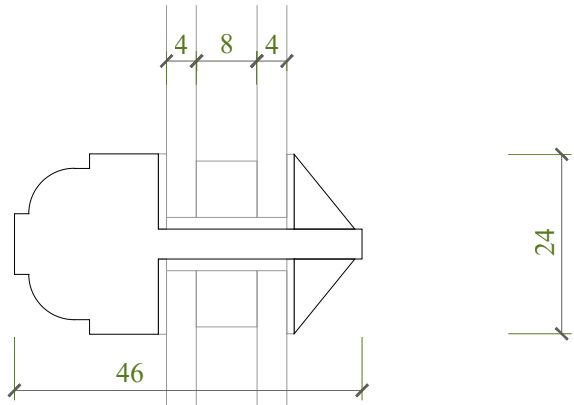
Painted timber framed windows section

1:5 PROPOSED



Painted timber framed windows plan

1:10 PROPOSED



Painted timber framed windows glazing bar

1:1 PROPOSED

New painted timber framed windows:
- Casement opening
- Slimline double glazing
- Timber bead fixing

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RH17 5EN

Drawing No. 2409RO_601

Scale @ A3 As Indicated

Job No. 2409RO

Drawn By VM

Checked By BK

Drawn On 08.05.2025

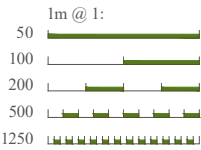
Issued On 08.05.2025

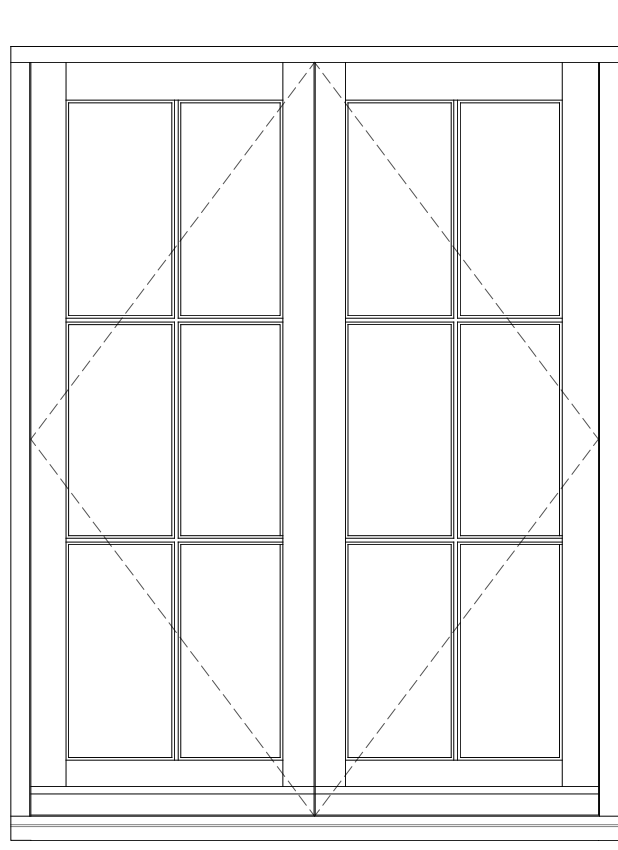
Status Proposed

Drawing DM/24/3110 - Cond. 3

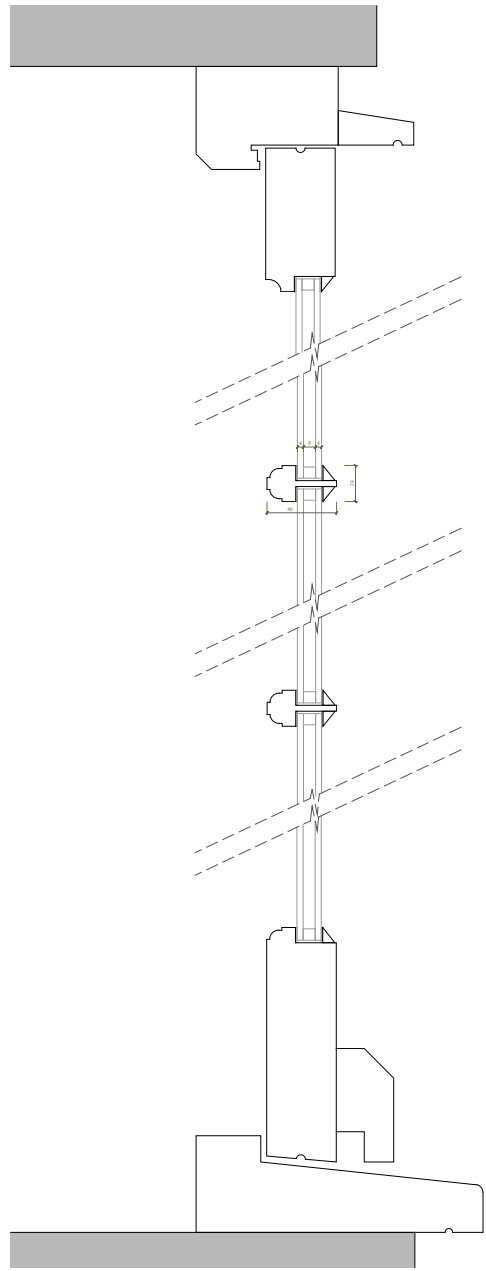
Submission Planning

Revision 000

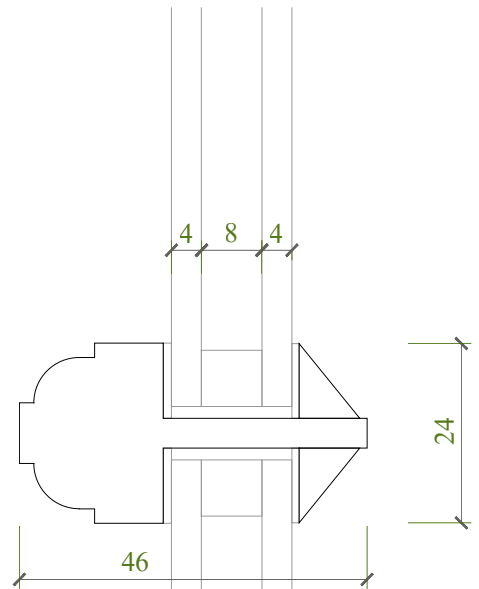




Elevation
1:20 PROPOSED

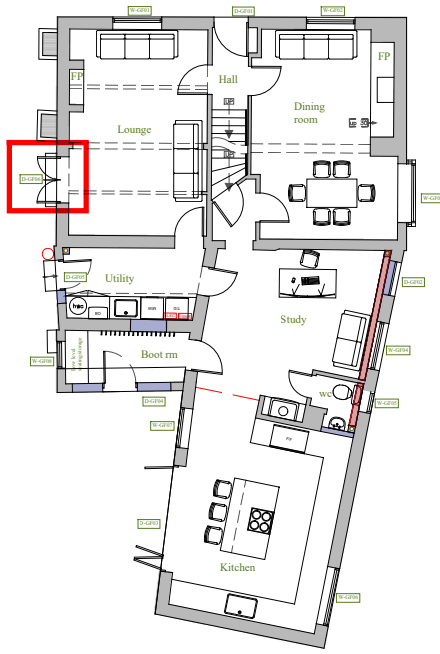


Section
1:5 PROPOSED

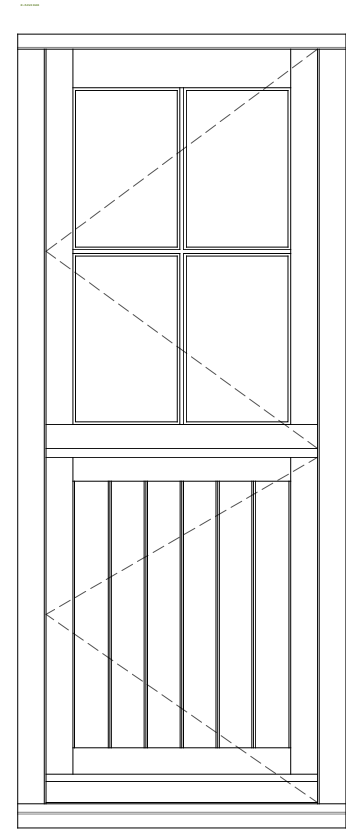


Glazing Bar Detail
1:1 PROPOSED

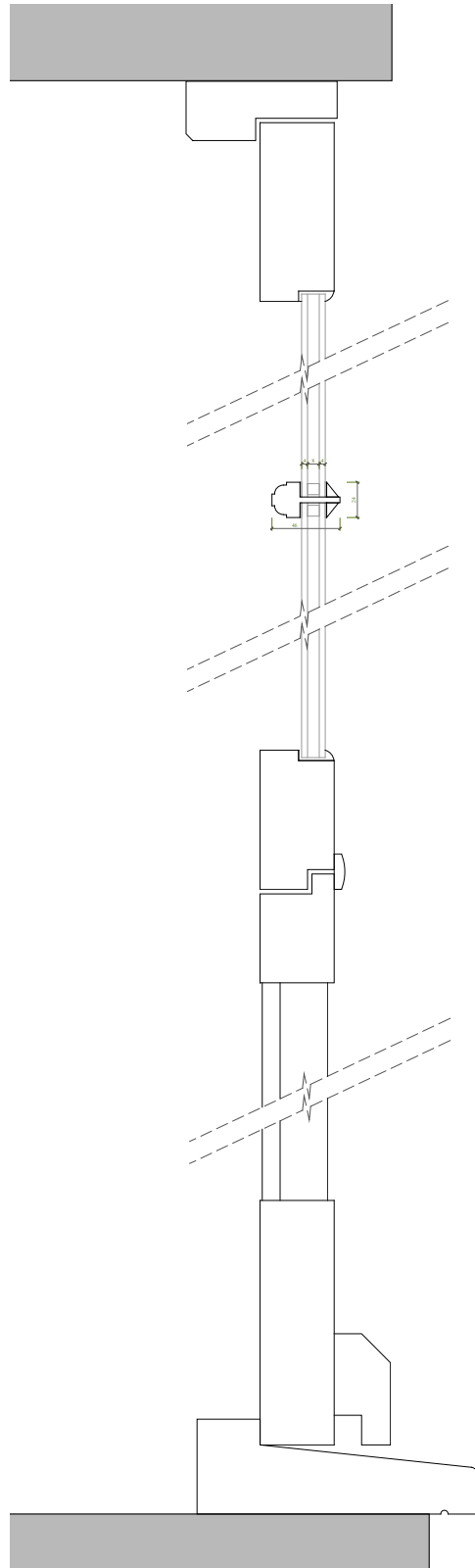
Key Plan:



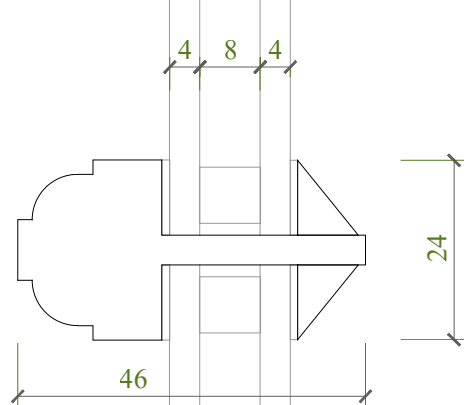
New painted timber framed french doors:
- Casement opening
- Slimline double glazing
- Timber bead fixing



Elevation
1:20 PROPOSED

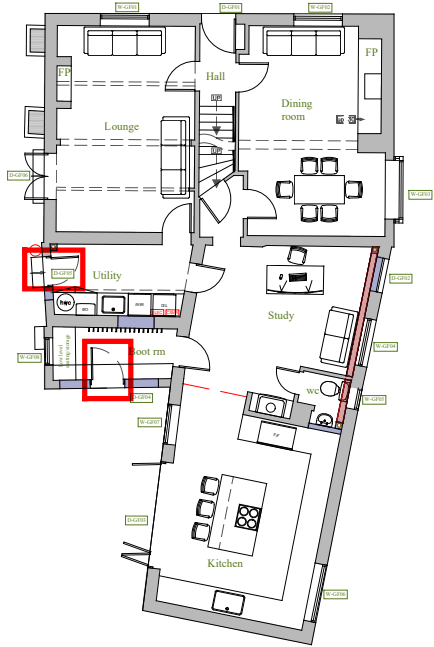


Section
1:5 PROPOSED



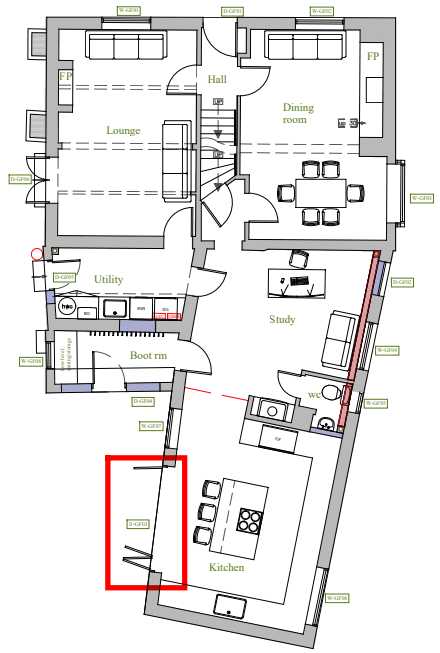
Glazing Bar Detail
1:1 PROPOSED

Key Plan:

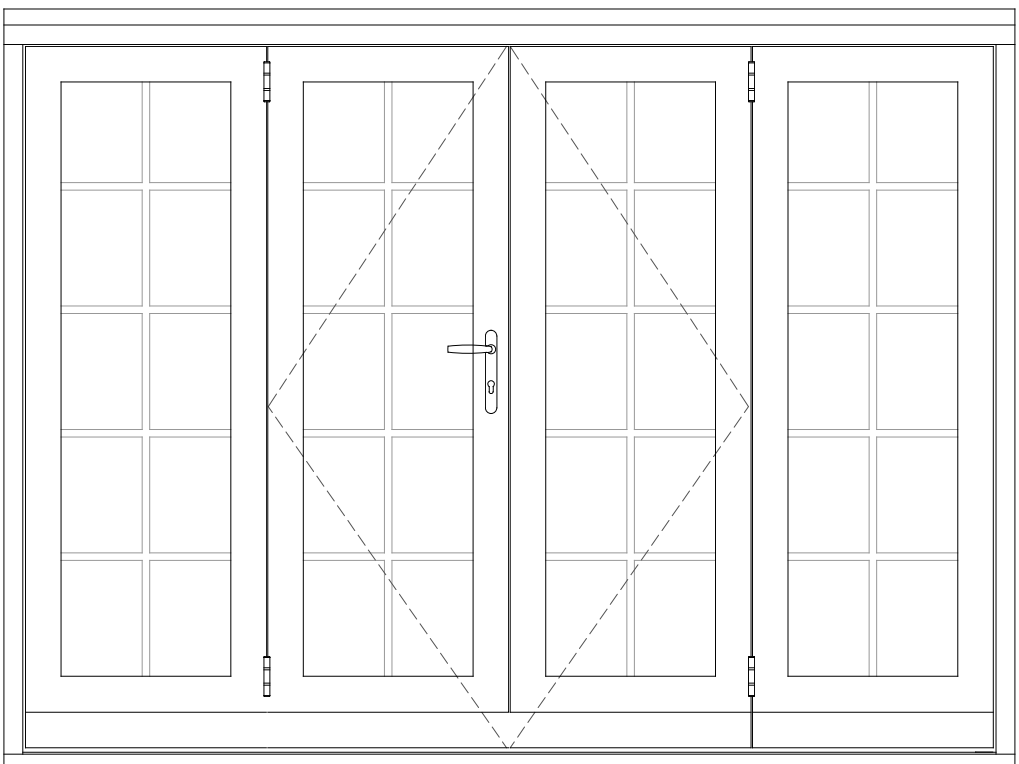


New painted timber framed barn style door:
- Side hung opening
- Slimline double glazing
- Timber bead fixing

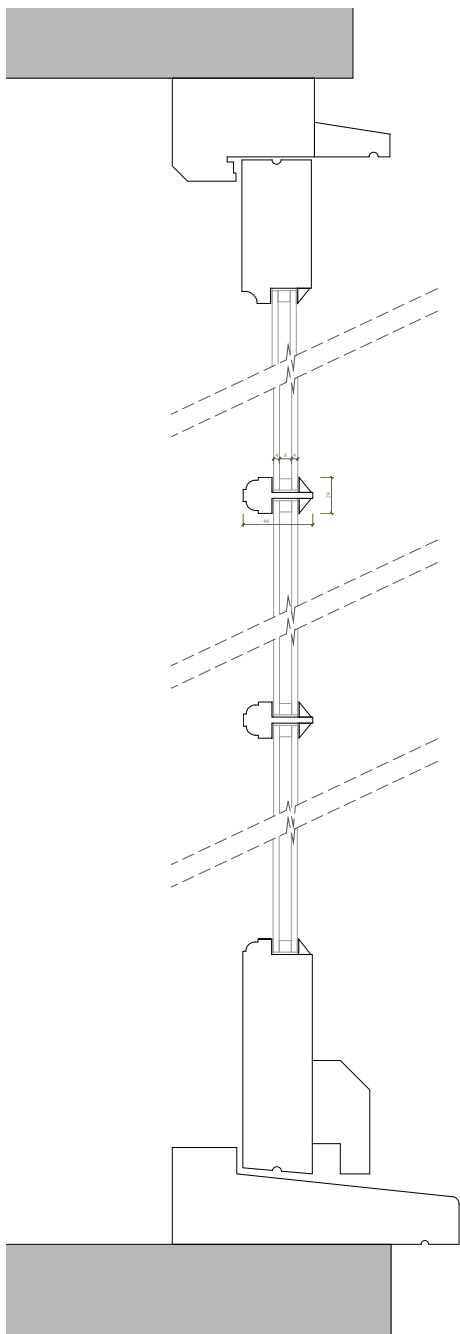
Key Plan:



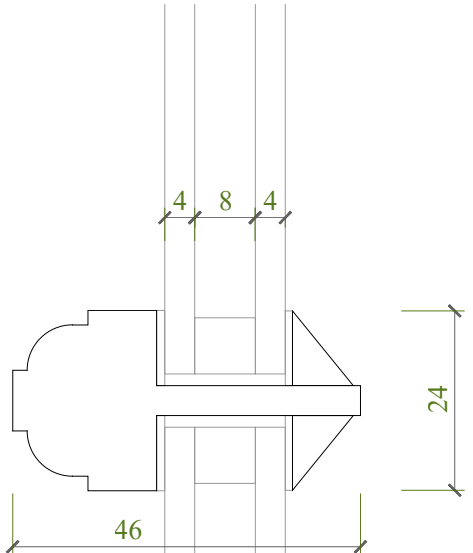
New painted timber framed French doors with fixed side lights:
- 2No. fixed panes and side hung french doors
- Slimline double glazing
- Timber bead fixing



Elevation
1:20 PROPOSED



Section
1:5 PROPOSED



Glazing Bar Detail
1:1 PROPOSED

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Rose Cottage - High St,
Cuckfield, Haywards Heath

RH17 5EN

Drawing No. 2409RO_602

Scale @ A1 As Indicated

Job No. 2409RO

Drawn By VM

Checked By BK

Drawn On 08.05.2025

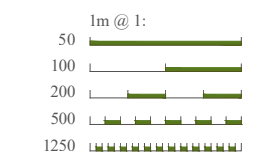
Issued On 08.05.2025

Status Proposed

Drawing DM/24/3110 - Cond. 4

Submission Planning

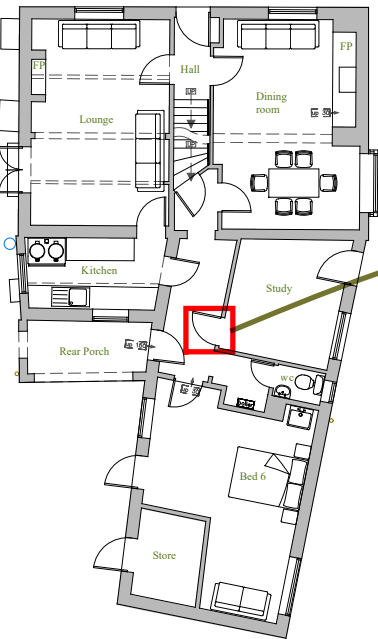
Revision 000



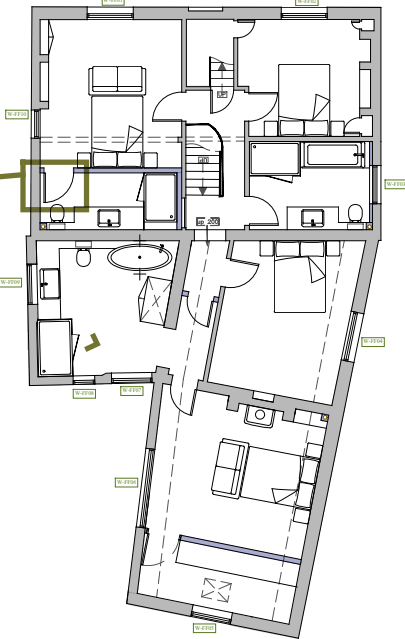
DM/24/3110
Condition 4:
Prior to the commencement of the replacement of any internal or external doors throughout the dwelling, typical examples at an appropriate scale, including sections shall be provided and shall be submitted and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.



Existing Ground Floor Key Plan:



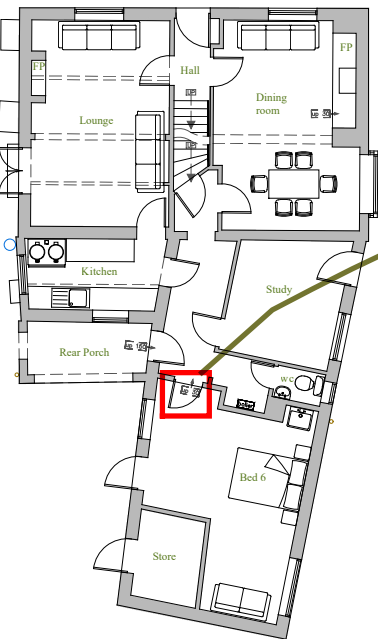
Proposed first Floor Key Plan:



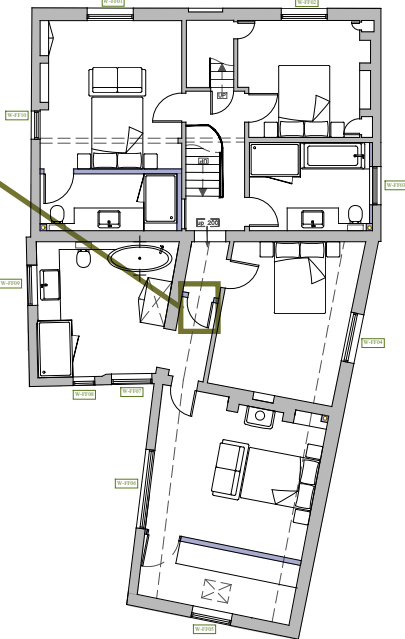
Existing painted timber framed door:
- Refurbishment of existing frame,
door panel and ironmongery
- Side hinged opening



Existing Ground Floor Key Plan:



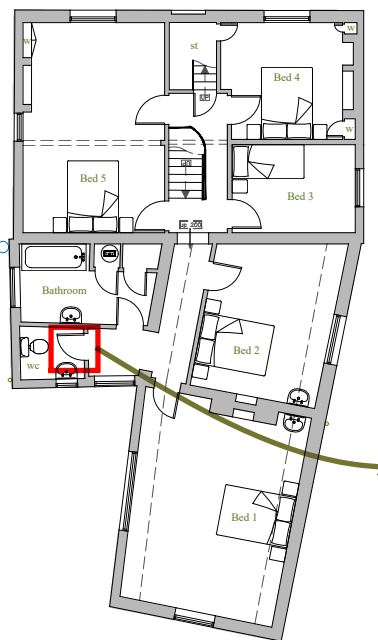
Proposed first Floor Key Plan:



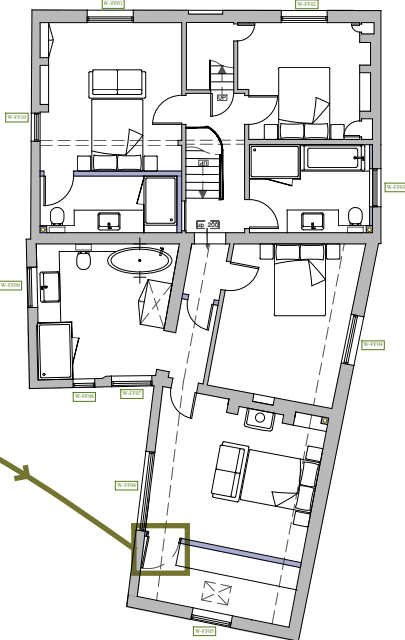
Existing painted timber framed door:
- Refurbishment of existing frame,
door panel and ironmongery
- Side hinged opening



Existing Frist Floor Key Plan:



Proposed first Floor Key Plan:



Existing painted timber framed door:
- Refurbishment of existing frame,
door panel and ironmongery
- Side hinged opening

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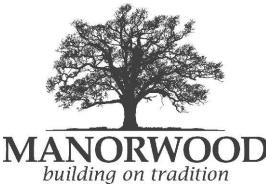
All dimensions must be checked on site prior to commencement of works.

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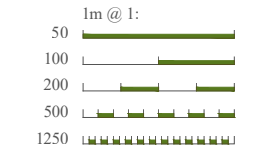
All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.



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Address	
Rose Cottage - High St, Cuckfield, Haywards Heath RH17 5EN	
Drawing No. 2409RO_603	
Scale @ A2 #####	
Job No. 2409RO	
Drawn By VM	
Checked By BK	
Drawn On 08.05.2025	
Issued On 08.05.2025	
Status Proposed	
Drawing DM/24/3110 - Cond. 4	
Submission	Planning
Revision	000



Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures - The purpose of the Biodiversity Enhancement Plan is to generate a site-wide habitat creation and species-specific enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) Locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) Persons responsible for implementing the enhancement measures - People responsible - Mr and Mrs Clark; and
- e) details of initial aftercare and long-term maintenance (where relevant) - Information contained within hedgerow plan annotation.

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.



Crevice bat box



New native species hedgerow will be planted to the north (London Lane) and west (High Street) of the site.

Hedgerow to be composed of at least two of the following species:

- blackthorn *Prunus spinosa*
- field maple *Acer campestre*
- wild privet *Ligustrum vulgare*
- dogwood *Cornus sanguinea*
- hazel *Corylus avellana*
- guelder rose *Viburnum opulus*
- purging buckthorn *Rhamnus cathartica*
- spindle *Euonymus europaea*
- wayfaring tree *Viburnum lantana*
- hawthorn *Crataegus mongyna*
- Holly
- Yew

The new hedgerow will be planted as a double row with five plants per linear metre as a minimum.

Once established, the hedge will be cut in 15m sections on alternating annual rotation.

One crevice bat box, installed in a mature tree, as high as possible (minimum 4m above ground) on the southern aspect of the tree, with unobstructed flightlines to/from the box

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Address

Rose Cottage - High St,
Cuckfield, Haywards Heath
RH17 5EN

Drawing No. 2409RO_604

Scale @ A2 1:200

Job No. 2409RO

Drawn By VM

Checked By BK

Drawn On 08.05.2025

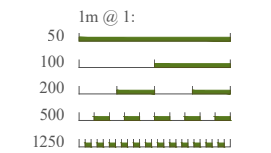
Issued On 08.05.2025

Status Proposed

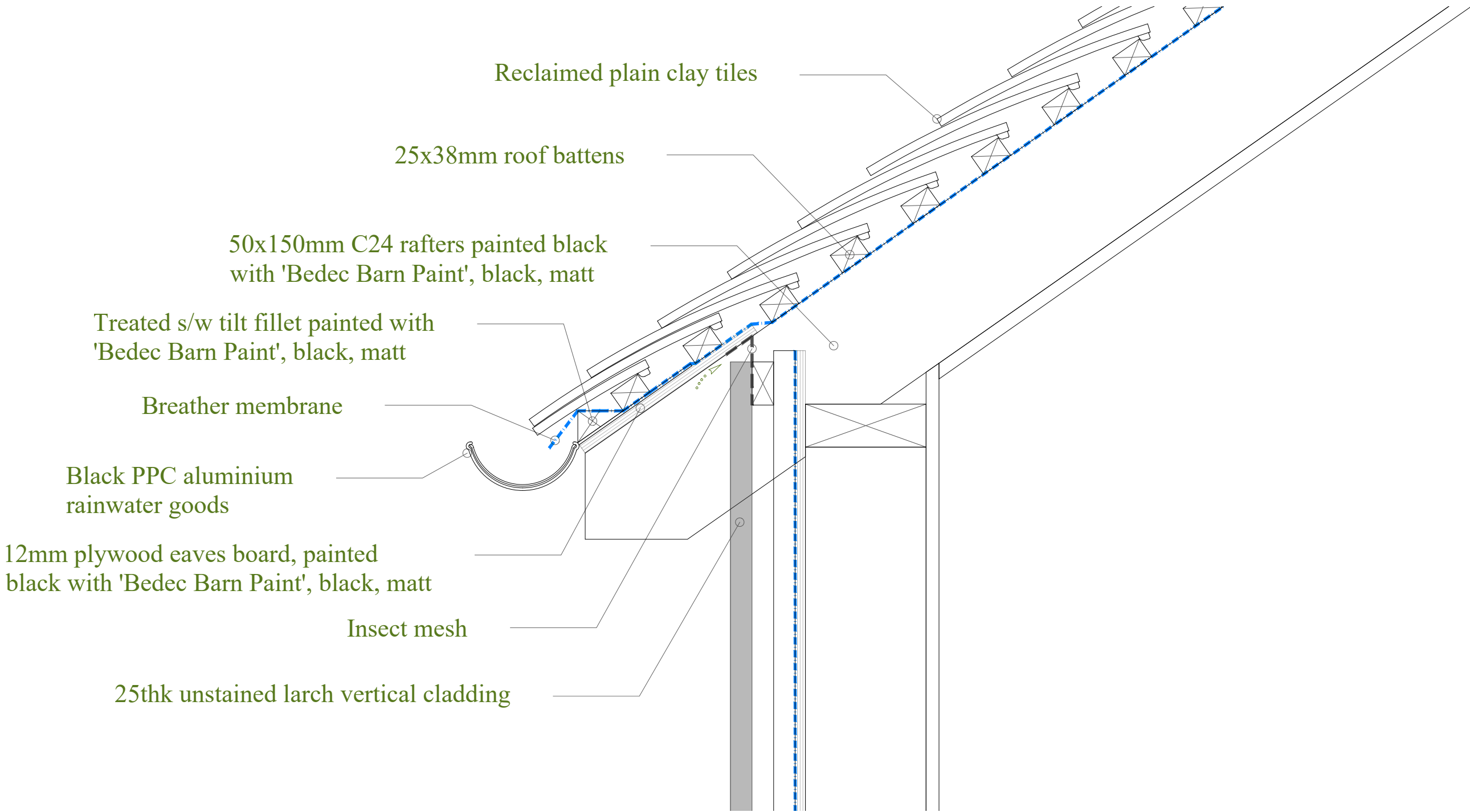
Drawing DM/24/3108 - Cond. 5

Submission Planning

Revision 000



DM/24/3108
Condition 8:
Prior to the commencement of the construction of the proposed outbuilding, typical eaves details at an appropriate scale, including sections shall be submitted and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.



Outbuilding eaves detail
1:5 PROPOSED

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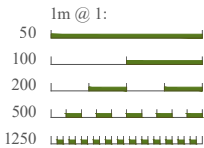


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Address	
Rose Cottage - High St, Cuckfield, Haywards Heath RH17 5EN	
Drawing No. 2409RO_606	
Scale @ A3	As Indicated
Job No.	2409RO
Drawn By	VM
Checked By	BK
Drawn On	08.05.2025
Issued On	08.05.2025
Status	Proposed
Drawing	DM/24/3108 - Cond. 8
Submission	Planning
Revision	000

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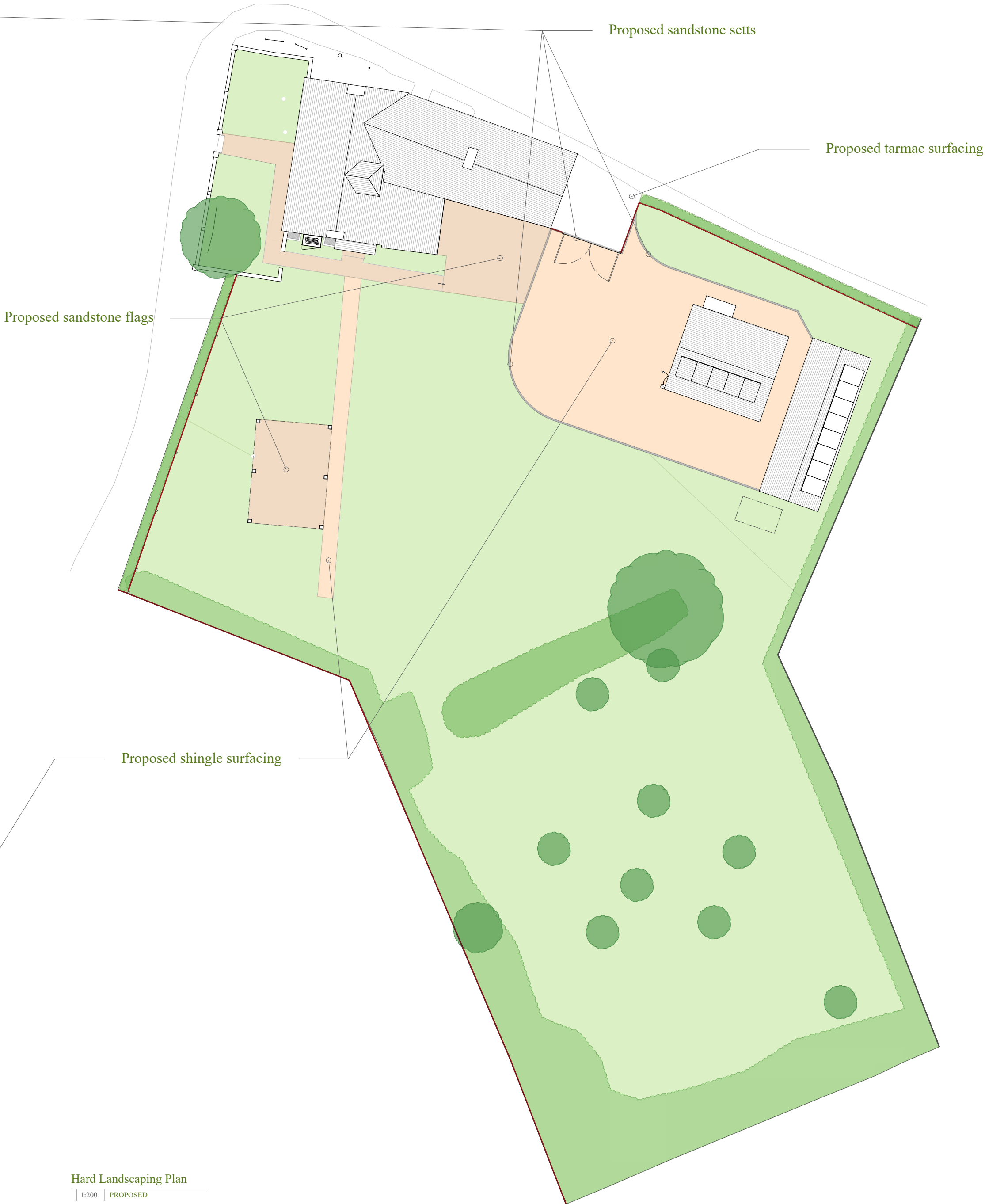




White Hall flagstones - Sandstone 'Beige Antique' - Tumbled & Riven



10mm land based golden gravel



Hard Landscaping Plan
1:200 | PROPOSED

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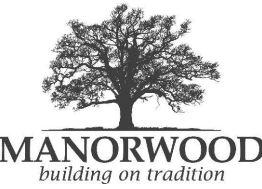
All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

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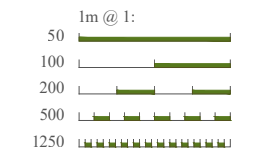
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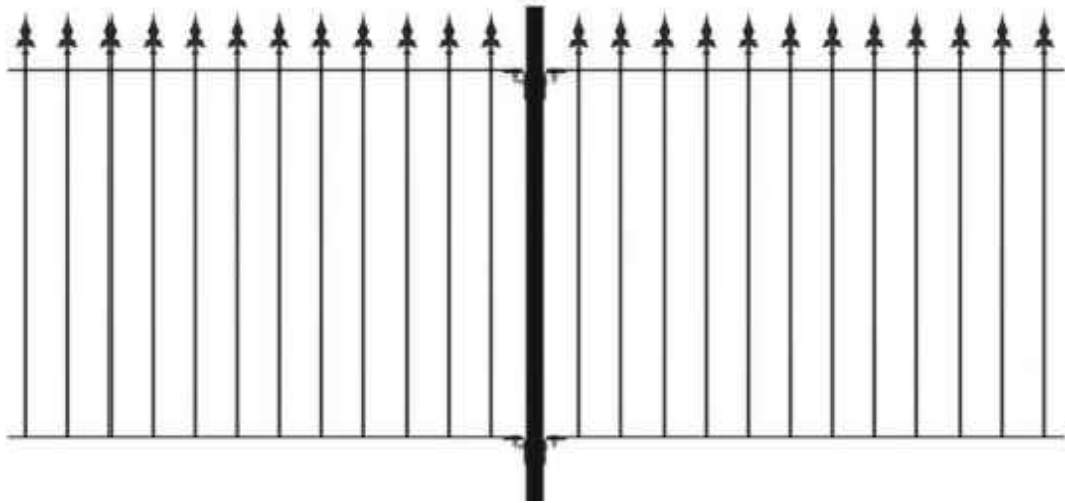
Address	
Rose Cottage - High St, Cuckfield, Haywards Heath RH17 5EN	
Drawing No. 2409RO_607	
Scale @ A2	1:200
Job No.	2409RO
Drawn By	VM
Checked By	BK
Drawn On	08.05.2025
Issued On	08.05.2025
Status	Proposed
Drawing	DM/24/3108 - Cond. 9
Submission	Planning
Revision	000



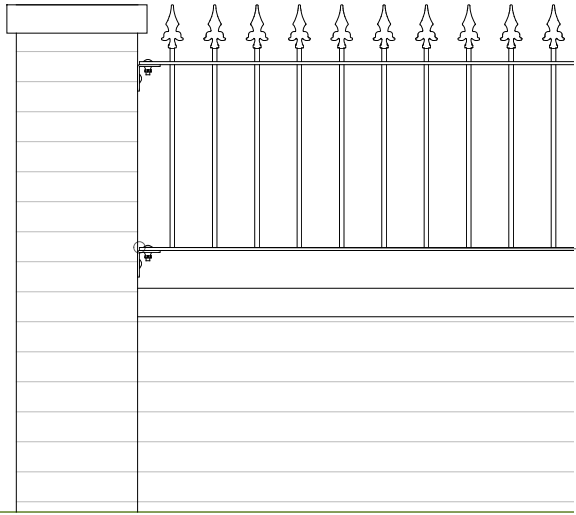
DM/24/3108

Condition 10:

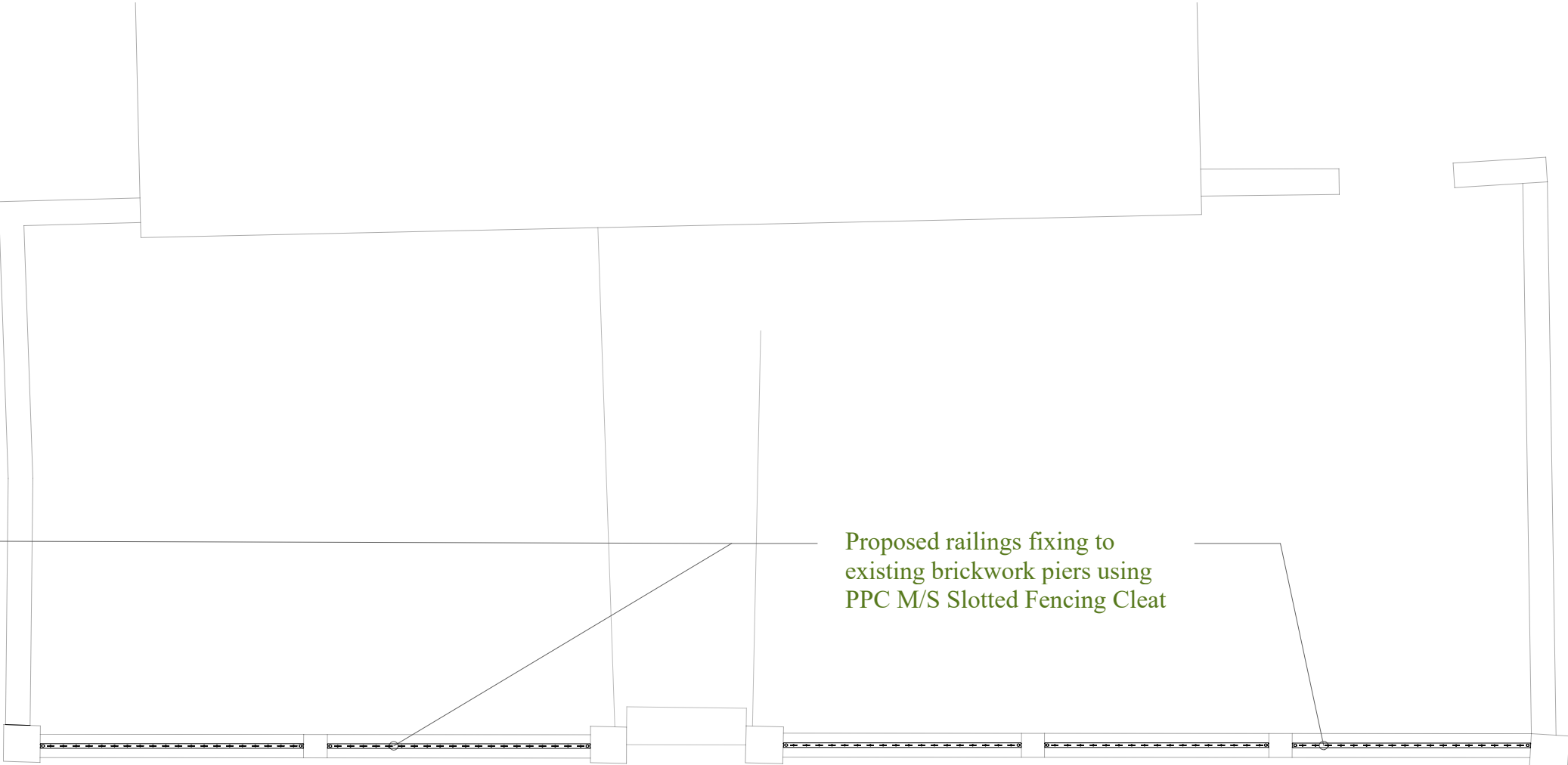
Prior to the commencement of the replacement of the metal railings to the front boundary wall, details of the new railings showing their fixing to the wall shall be submitted and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.



F.H. Brundle - Fleur De Lis Railing - 12mm Bars - PPC Black



Railings - Elevation
1:20 PROPOSED



Railings - Plan
1:50 PROPOSED

Proposed railings fixing to
existing brickwork piers using
PPC M/S Slotted Fencing Cleat

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RH17 5EN

Drawing No. 2409RO_608

Scale @ A3 As Indicated

Job No. 2409RO

Drawn By VM

Checked By BK

Drawn On 08.05.2025

Issued On 08.05.2025

Status Proposed

Drawing DM/24/3108 - Cond. 10

Submission Planning

Revision 000

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