



Appendix E

Materials and timber frame

E1 Materials Schedule Revision A	288-295
E2 Timber-frame installation certificate	296-297

Original source documents follow. Page references are positions in this combined PDF.



Materials Schedule

Application: DM/25/2616 – Land at Hurstpierpoint College (Ruckford House)

Project: Four staff houses at Hurstpierpoint College (Ruckford House site, BN6 9JS)

Applicant: Hurstpierpoint College Limited

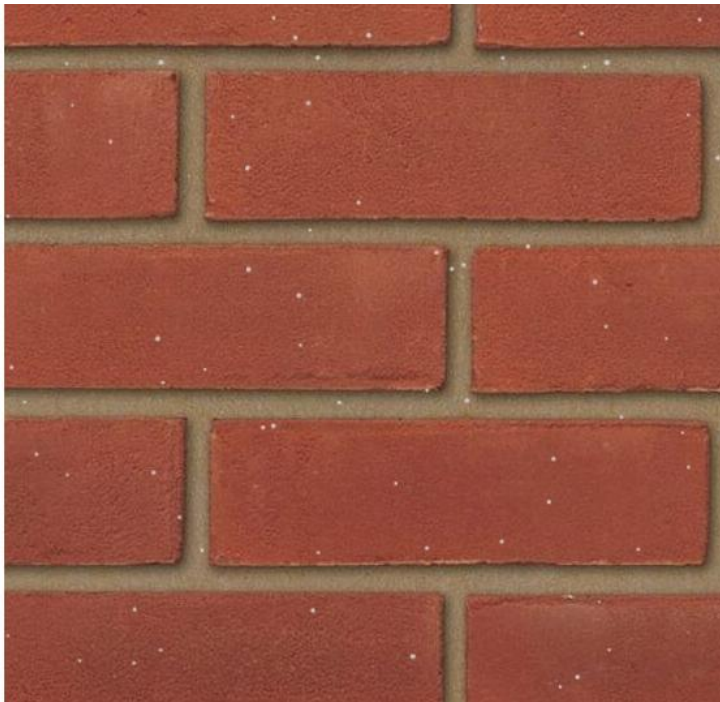
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Date: 18/12/2025; **Revision:** A (15/06/2026)

This document is submitted to discharge Condition 4 (Materials) of planning permission DM/25/2616. The schedule below provides details of the external materials proposed for the development, including facing brickwork, mortar, roof tiles, hanging tiles, windows, doors and rainwater goods, together with supporting manufacturer information where applicable.

Facing Brick

Harrington Smooth Red (image below)



Harrington brick shown against Ruckford House to demonstrate match.



Mortar

Mortar for the proposed new build will be a lime-rich, low-strength heritage mortar (M2 equivalent), selected in a warm buff tone to visually match the adjacent historic brickwork. The mortar will be flush or very lightly recessed with a brushed finish.

Tile Hanging

Tudor Traditional Clay plain tile in Red (image below), to match Ruckford House



Roof Tiles

Tudor Traditional Clay plain tile in Jubilee (image below), to match Ruckford House



Please advise by return if physical material samples are required.

External Pipe Work

Only guttering and rainwater down pipes are proposed in terms of external pipework, as follows:

In accordance with Condition 4 of planning permission ref. DM/25/2616, details of the proposed rainwater goods are submitted for approval.

The development will incorporate a metal rainwater drainage system comprising aluminium gutters and aluminium downpipes. All components will be factory powder-coated in a black finish (RAL 9017) to provide a durable painted metal appearance consistent with the approved architectural design.

The use of powder-coated aluminium ensures a high quality and long-lasting finish, providing resistance to corrosion and weathering while maintaining a consistent colour and appearance over time. Aluminium has been selected as a robust and sustainable material suitable for residential buildings and external environments.

A manufacturer's product data sheet for the proposed aluminium guttering and downpipe system is attached for reference.

The rainwater goods will therefore be constructed from painted metal and finished in black, in accordance with the requirements of Condition 4 of the planning permission.



Gutter



Running Outlet



Down pipe

Windows

Painted Timber Flush Casement Windows;

Windows are to be factory-manufactured painted timber flush casement windows, formed from engineered finger-jointed pine / redwood timber, with side-hung opening casements as indicated on the window schedules and associated large-scale elevation drawings.

The window design, glazing pattern, mullion arrangement, transom arrangement, opening casements and solid timber glazing bars are to match the approved elevation drawings and the submitted site-specific window elevations and sections.

Window frames, opening casements, mullions, transoms and glazing bars are to be painted timber. Aluminium, aluminium-clad and UPVC windows are not proposed.

Windows are to be manufacturer-primed and finished with a high-quality external joinery paint system. The final external and internal window finish is to be **RAL 9001 Cream**, or equivalent heritage white / traditional off-white painted finish, satin sheen.

No externally visible trickle ventilators are to be fitted to the window frames, casements or heads. Background ventilation is to be coordinated separately through the Building Regulations ventilation strategy.

Glazing is to comprise 24mm argon-filled double-glazed units with Low-E coating, unless otherwise stated on the window schedule. Obscure satin glazing is to be provided to bathrooms, WCs and other privacy-sensitive rooms where indicated. South-facing windows are to include neutral appearance solar control glazing where indicated on the window schedule, avoiding a strong mirrored or heavily tinted appearance.

Safety glazing is to be provided in all critical locations in accordance with current Building Regulations, including low-level glazing, glazing in doors, glazing adjacent to doors and any other locations required by the Building Control Approver. Ground floor windows and any other windows within the scope of Approved Document Q are to be specified with an enhanced security glazing and hardware package suitable for compliance with Approved Document Q and PAS 24.

First-floor habitable room windows are to be provided with egress / easy-clean hinges where required for means of escape. Escape windows are to achieve the required clear openable area, clear width, clear height and cill height in accordance with the Building Regulations and the window schedule.

The submitted site-specific window elevations and sections identify the proposed flush timber casement arrangement, solid glazing bars, frame profiles, cill details and opening arrangement. The proposed windows are therefore confirmed as painted timber flush casement windows finished in **RAL 9001 Cream / heritage white**, with glazing and opening arrangements as shown on the submitted window schedules and detailed drawings.

Entrance Doors

Painted Timber External Entrance Doors;

Entrance doors are to be factory-manufactured painted timber external doors with painted timber frames, formed to match the design, panel arrangement and glazing arrangement shown on the approved elevation drawings and submitted door schedule.

Front entrance doors are to be manufacturer-primed painted timber glazed tongue and groove doors. Door leaves are to be finished in **RAL 3004 Purple Red**, satin painted finish. Door frames are to be finished in **RAL 9001 Cream**, satin painted finish, to coordinate with the painted timber window joinery.

Rear doors are to be painted timber glazed external doors as indicated on the door schedule. Glazed panels are to comprise insulated double-glazed units, with safety glazing provided where required by the Building Regulations.

GRP composite, aluminium and UPVC external doors are not proposed.

External doors are to incorporate suitable weather seals, draught seals, thresholds, ironmongery and locking systems appropriate for external residential use. Principal entrance doors are to provide a minimum clear opening width of **775mm**, and level thresholds are to be coordinated with external landings, DPCs and threshold drainage.

Entrance doors and any other doors within the scope of Approved Document Q are to be specified to meet Approved Document Q and PAS 24 requirements, including secure locking, compatible glazing, door viewer / spy hole, door chain or limiter where required, and letter plate provisions designed to reduce the risk of manipulation or removal of keys through the opening. The Building Control plan check specifically identifies the need to confirm ADQ / PAS 24 compliance for proposed doors and windows, together with letter box provisions.

The submitted site-specific door elevations and sections identify the proposed painted timber door construction, frame arrangement, glazing arrangement, threshold detail and finish. The proposed external doors are therefore confirmed as painted timber

doors and frames, with front door leaves finished in **RAL 3004 Purple Red** and frames finished in **RAL 9001 Cream**, as shown on the submitted door schedules and detailed drawings.

Schedule of Drawings and Supporting Documentation

Architectural Drawings

719-AL202A – Proposed Elevations (Plots 3 & 4)

Drawing illustrating the proposed external elevations of Plots 3 and 4, including materials, roof form, window arrangement and external appearance.

719-AL205A – Proposed Elevations (Plots 1 & 2)

Drawing illustrating the proposed external elevations of Plots 1 and 2, including external wall finishes, window openings, doors and roof materials.

Architectural Construction Details

719-AD411 – Wall Construction Details (W2)

Detailed section illustrating the timber frame external wall construction, including insulation build-up, brick outer leaf, clay tile hanging and cavity construction, achieving a target U-value of approximately 0.15 W/m²K.

719-AD412 – Wall Construction Details (W3, W4 & W5)

Detailed drawings illustrating typical window head, jamb and cill construction within the timber frame wall, including cavity trays, fire-resisting cavity barriers, breather membranes and airtightness detailing.

719-AD426 to 429 – Window and Doors Schedules include construction details

719-AD420 – Roof Construction Details (R1)

Detailed section illustrating the proposed roof build-up including insulation, breather membrane, battens and clay tile roof covering.

719-AD422 – Roof Construction Details (R2 & R3)

Typical roof construction details including eaves build-up, ventilation and insulation arrangement.

719-AD423 – Roof Construction Details (R4 & R5)

Typical roof junction details including verge and roof edge construction.

719-AD424 – Roof Construction Details (R6 & R7)

Typical roof detailing illustrating junctions between roof elements and wall construction.

719-AD425A – Roof Construction Details (R8 & R9)

Additional roof construction details showing typical ridge and roof junction construction.

Supporting Product Information**Aluflow Rainwater System – Technical Guide**

Manufacturer's technical information relating to the aluminium rainwater goods proposed for the development.

	Erectors Completion Certificate			
	Date: 1-7-26	Project: Hurst Pier Point	Job Number: 1545	

Item	Description	Tick when complete	Comments
1	Foundation checked for dimensions, level and square, before commencement of the soleplate. Any remedial works necessary actioned.	✓	
2	Soleplate and fixings correctly positioned and fixed in accordance with details. Including D.P.C. correctly positioned and joints lapped. MC to grout/fill any gaps before loading roof.	✓	
3	All panels and partitions checked for line and verticality within +/- 5mm tolerance over any storey height.	✓	
4	Upper floor panels and partitions are in line and plumb with the floor beneath especially on stairwell walls.	✓	
5	Check stairwell/floor apertures/wall panels are all in line top to bottom.	✓	
6	External and party wall panels and internal partitions fully nailed to nailing schedule.	✓	
7	Internal door openings checked for plumb/square and adjacent soleplate solidly fixed.	✓	
8	Doorways cut out - all levels (if applicable).	✓	
9	Door and window head heights checked for line, level and square.	✓	
10	Window fixing battens fitted correctly (where applicable).	N/A	
11	Partition Head Noggins fitted at 600mm centres.	✓	
12	Storey heights checked Inc. correct soleplate size.	✓	
13	Ring beams and perimeter joists fully nailed to schedule and all metalwork fitted.	✓	
14	Ring beams and perimeter joists clad with sheathing and breather paper fitted and lapped.	✓	
15	PresWebs / joists correctly positioned and blocking/spacers correctly fixed.	✓	
16	Strongback / bridging fitted to PresWebs, lapped and nailed as details – fix tight to top chord and touching each end wall.	✓	
17	Joist hangers and other metalwork fitted and fully fixed where required.	✓	
18	All beams checked and ensured fully supported on stud clusters or other designed bearings.	✓	
19	Stairwell openings checked for dimension and position and working platforms fitted – to be removed by others.	✓	
20	Floor decking glued to joists and at joints and fully nailed to schedule.	✓	
21	All joints to peel clean boards have been taped (where applicable).	N/A	
22	Cavity fire stop fitted to floor zones (where required).	✓	

23	Spandrel panels checked for plumb, correctly fixed and breather paper lapped at joints. (Ext)	✓	
24	Party wall panels checked for plumb, correctly fixed and plasterboard cover strips fitted at joints. (Int)	✓	
25	Cavity fire stop fitted to internal panels, external panels and party wall intersections with walls and over party peak panels in the roof. All as required by the Design or supplied for site fitting & pictures taken and saved to Electronic Job File in Office.	✓	
26	Roof structure correctly set out with all trusses supported by studs or lintels.	✓	
27	All truss clips, girder shoes and other metalwork installed and properly fixed.	✓	
28	Gable ladder overhang is correct (if applicable).	✓	
29	Extensions to rafter feet fitted and overhang dimension checked, allowance for fascia fitter to cut rafter feet to line. (where applicable).	✓	
30	Roof bracing complete, fully nailed and spandrel and party wall panels tied in.	✓	
31	All beams/purlins and girder trusses checked for support on stud clusters or other bearings.	✓	
32	Steelwork is level and plumb and correctly fixed at all points.	N/A	
33	Valleys are complete inc. layboards (where applicable).	✓	
34	Fascia, bargeboard and soffits are complete to line and level (if applicable).	N/A	
35	All dormers or features are complete and correctly positioned/dimensioned (if applicable).	✓	
36	Joist zone wrapped as specification (if applicable).	✓	
37	Breather paper inspected for tears/damage and repairs carried out.	✓	
38	Membrane behind internal wall at junction with external wall (if applicable).	✓	
39	The building has been cleared of all surplus material and swept clean.	✓	
40	Other non-core erection works complete e.g. Stairs, floating floors.	✓	
41	All the works are totally complete except where noted.	✓	
	Any additional items not listed above, please list below:		

This certificate details the erectors work content and confirms completion for the Project/Section above:

We confirm that the items above have been checked and certify that the whole of the work is complete unless stated otherwise:

Client

Signed:

Print:

Date:

Mint Construction (Bedford) Ltd

Signed:

R. Benson

Print:

R. BENSON

Date:

1.7.26