

Schedule of Materials and Finishes

Condition 3 – Planning permission DM/23/3100 | Discharge application DM/26/2428

4 Smugglers End, Handcross, West Sussex RH17 6BQ | 8 October 2026

Revised product-specific submission following the case officer’s request. Existing roof tiles will be carefully salvaged and reused; named products below identify proposed new materials and matching replacements. The following cross-reference identifies the material key and proposed location on approved drawings AT-046-P14–P18 (Rev A).

Approved drawing and material-key cross-reference

The locations below correspond to the approved Atelier T&B drawings AT-046-P14 to P18 (Rev A). P15–P16 show proposed elevations; P17–P18 show proposed sections. Material-key numbers reproduce the legend printed on those drawings.

Proposed material	Location on property	Approved drawing legend / reference
Redland DuoPlain roof tiles	Main roof; pitched roofs of both south-facing dormers; roof of future first-floor garage extension	Key 22 – “New plain clay tile roof to match existing”; P15–P16 elevations; P17–P18 sections; P14 general drawing
Ecobat Code 5 lead	Cladding to cheeks and external faces of both cottage dormers on south-facing roof slope; not the pitched tiled roof surfaces	Key 23 – “New lead lined dormer”; P15–P16 elevations; P17–P18 sections
Michelmersh First Quality Multi	New brick-faced wall areas to rear of proposed first-floor extension over garage	Key 25 – “New running brickwork to match existing”; P15–P16 elevations; P17–P18 sections
Sand-and-cement render with white masonry paint	New rendered wall areas to front and side of proposed first-floor extension over garage	Key 26 – “New white render to match existing”; P15–P16 elevations; P17–P18 sections

Material identification clarification: the approved drawing legend uses “plain clay tile” at Key 22. Site inspection and roofer identification indicate the existing covering is Redland DuoPlain interlocking tile. This revised submission requests approval of the identified existing/replacement product while retaining the approved roof appearance and design.

01. Existing and replacement roof tiles

Location and drawing key: Existing main roof, both pitched dormer roofs and proposed garage-extension roof. Approved material key 22; drawings AT-046-P14–P18 (particularly P15–P16 elevations and P17–P18 sections).

Existing product: Redland DuoPlain interlocking roof tile; historic tile identification confirmed by roofer

Reuse: Existing tiles carefully removed and reinstated to main roof, pitched dormer roofs and garage extension roof wherever practicable, where additional tiles are required, the proposed matching product is BMI Redland DuoPlain Rustic Brown, SKU 10001854.

Replacement manufacturer: BMI Redland

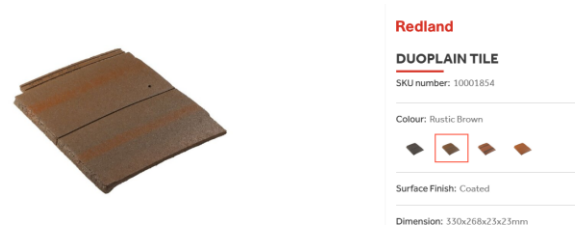
Replacement product: DuoPlain, Rustic Brown, coated finish

Product reference: SKU 10001854

Nominal overall size: 330 × 268 mm; 300 mm effective covering width

Supplier: BMI Redland product available through roofing merchants; merchant/order source to be confirmed

Appearance: Flat double-plain-effect tile with central groove; replacement colour to blend with weathered originals



Manufacturer product listing supplied by applicant – Redland DuoPlain Rustic Brown

02. Dormer lead cladding

Location and drawing key: Both south-facing cottage dormers, lead cladding to cheeks and external faces. Approved material key 23; AT-046-P15–P18.

Manufacturer / brand: Ecobat

Product: Code 5 Rolled Lead Sheet / Lead Flashing

Model: 53906; supplier code P001735

Roll specification: 6 m × 390 mm; 59 kg; nominal thickness 2.24 mm

Finish: Natural grey rolled lead; will weather to grey patina

Material standard: BS EN 12588 stated in product description; supplier specification table inconsistently lists BS EN 12590 – verify against manufacturer datasheet

Use: Lead-clad cheeks and external faces of both cottage dormers, as shown on approved elevations

Installation: Sheet sizes, joints and fixings to follow appropriate leadwork guidance; final roll widths subject to installer detailing



Product: Ecobat Code 5, model 53906. Product photograph/datasheet to accompany submission if available.

03. Matching facing brickwork – garage extension

Location and drawing key: Rear brick-faced wall areas of future first-floor garage extension. Approved material key 25; AT-046-P15–P18.

Manufacturer: Michelmersh Brick Holdings PLC

Range / product: Freshfield Lane – First Quality Multi

Type: Frogged clay facing brick

Dimensions: 215 × 102.5 × 65 mm

Standard: BS EN 771-1

Selection: Recommended by Covers, Horsham, as matching product to existing house brickwork

Appearance: Multi-tonal red/brown and blue-grey weathered variation

Laying: Running bond, mortar colour and joint finish to match existing rear elevation

Supporting evidence: Three physical samples photographed against original wall; manufacturer technical information sheet dated 09/06/2026



Actual Michelmersh samples compared directly with existing wall

04. Rendered walls – garage extension

Location and drawing key: Front and side rendered wall areas of future first-floor garage extension. Approved material key 26; AT-046-P15–P18.

Existing construction: Sand-and-cement render, with white exterior painted finish, confirmed by small exposed patch

Proposed render: Traditional sand-and-cement render, fine slightly rough sand-textured finish matching existing elevations

Proposed paint manufacturer: Dulux Trade

Proposed coating: Weathershield Smooth Masonry Paint

Proposed colour: Pure Brilliant White – nominated matching colour; final colour match to existing elevation before application

Application: Front and side rendered walls of proposed first-floor extension over garage

Appearance: Slightly rough, fine textured white painted render to match the dwelling



Existing white paint over sandy cementitious render; exposed area photographed

Earlier references to plain clay tiles are superseded by the confirmed Redland DuoPlain identification. Existing tiles will be reused wherever practicable.