

CEROWSKI ARCHITECTS

Cuckfield Cottage Homes, Cuckfield, West Sussex

Discharge of Condition 3 – Schedule of Materials



Sept 2026 (Rev. A)

The Purpose of this Document

This document relates to:

Planning Application Reference: *DM/25/3209 – DEMOLISH THE EXISTING SINGLE STOREY FLAT ROOF REAR EXTENSIONS AND FIRST FLOOR FLAT ROOF DORMER WINDOWS. ERECTION OF 1 1/2 STOREY REAR EXTENSIONS ON THE FOOTPRINTS OF THE EXISTING SINGLE STOREY EXTENSIONS AND ERECTION OF REPLACEMENT DORMER WINDOWS. REFURBISHMENT OF THE EXISTING FLATS AND ERECTION OF A 1 1/2 STOREY SOUTHERN SIDE EXTENSION TO PROVIDE TWO ADDITIONAL 1 BED FLATS.*

Condition 3 of the Permission letter states:

Prior to the commencement of the development hereby permitted, a schedule of materials shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

It has been prepared by Jonathan Cerowski of Cerowski Architects, East Grinstead, on behalf of the PCC. This document lists each of the new materials proposed (to match existing) and give details of an example of each material.

Bricks

The existing bricks are shown in Figure 1.



Fig 1: South-east corner, brickwork dentil.

The proposed brickwork will replicate the existing dentil detail, with blackened headers, and using Imperial sizing to align the brickwork between the new and old elements of the Cottage Homes. Figure 2 show 'Imperial Bricks' (n.b. company name), with blue-grey blackened headers, and soft red stretchers, with 'smiles' in faces to match those of existing brickwork surfaces.

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Fig 2: Soft red bricks and blackened headers, from Imperial Bricks.

Tiles

The existing hung are shown in Figure 3, and the roof tiles in Figure 4.



Fig 3: Hung tiles, with club, arrow, fishtail, and straight edge profiles.



Fig 4: Darker plain roof tiles, with hogsback ridge tiles, and bonnet hips to the hipped end.

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The proposed hung and roofing tiles will be sourced from Aldershaw, in Sedlescombe, East Sussex. Their profiles and sizes are shown in Figure 5, whilst an example of their colours in a similar usage to at Cuckfield's Cottage Homes is shown in Figure 6.

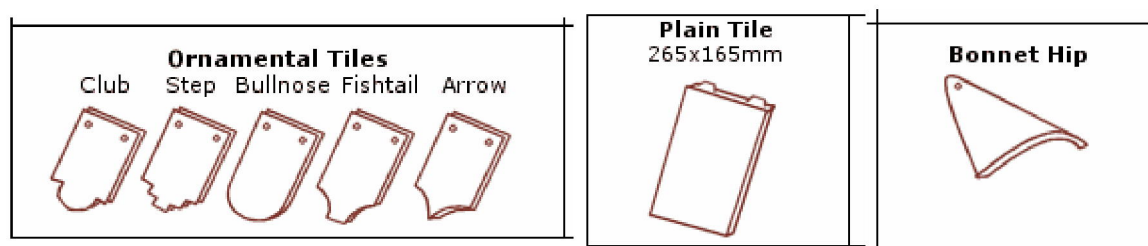


Fig 5: Special and profiled hung and roofing tiles, to match the existing building range, from Aldershaw.



Fig 6: Example use of Aldershaw tiles, with 'restoration red' hung tiles, and 'dark antique' roof tiles.

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Fig 7: Restoration red and dark antique tiles from Aldershaw.

Rainwater Goods

The existing gutters are half round and the downpipes are circular. All are in black uPVC. It is proposed to instate new gutters and downpipes in matching sizes and profiles, but in cast aluminium with a powder coated black finish.



Fig 8: Existing black plastic gutters and downpipes.



Fig 9: Proposed powder coated aluminium gutters, by Alumasc.

Flat Roofing

Where a lead effect dark grey single ply roofing, with applied rolls visible are proposed (see Figure 10 for a portion of approved drawing 112), Evalon V by Alwitra is proposed (see Figure 11 for example use).

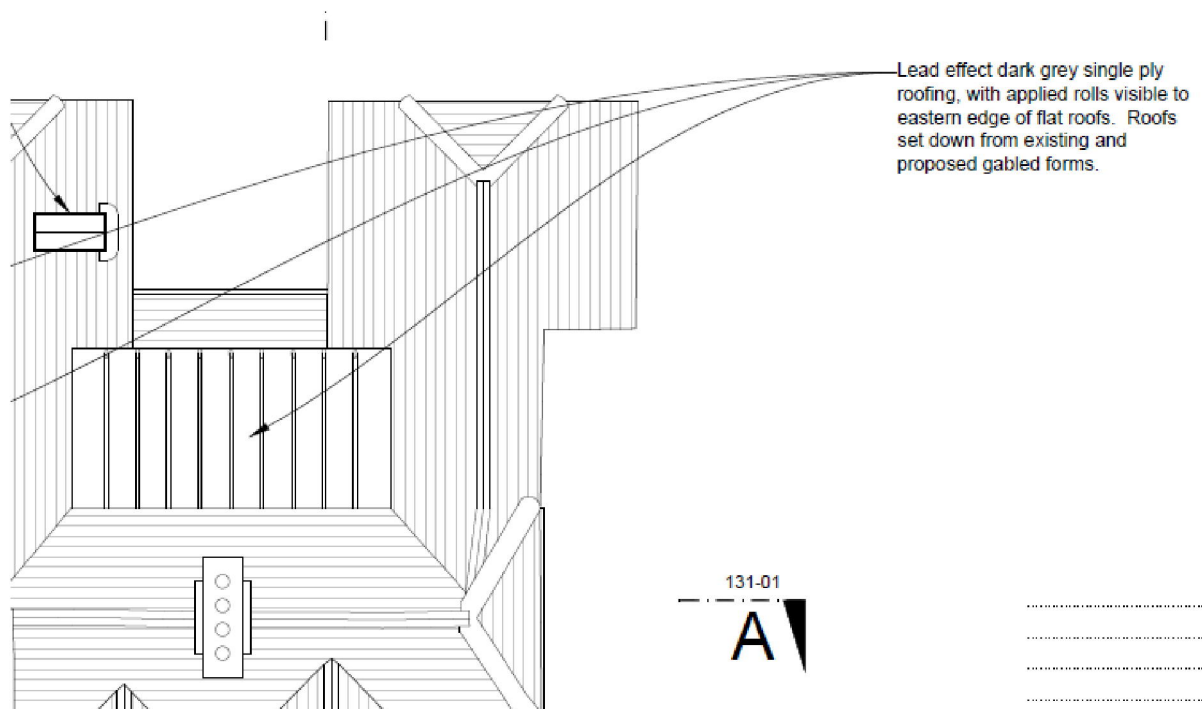


Fig 10: Section of flat roof with lead effect flat roof and applied rolls.



Fig 11: Lead effect Evalon V single ply roofing membrane, with applied standing seams to mimic leadwork rolls.

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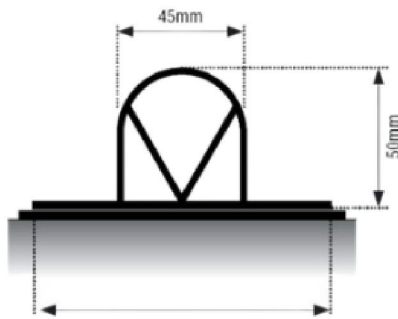


Fig 12: Cross section through Alwitra lead roll effect applied detail, as shown in Figure 11.

Windows and Doors

Windows and doors are proposed to be constructed of dimensionally stable Accoya acetylated softwood, or hardwood, as noted on drawings 150 – 153, with profiles as shown on those approved drawings. Joinery is to be painted to match adjacent existing.

Rooflights

The conservation rooflights are proposed to be formed of dark grey painted steel frames, as shown on the drawings, by The Rooflight Company, Cotswolds.

Summary

If you require further advice or clarification on the proposed materials, please do get in touch.

Yours,

A handwritten signature in blue ink that reads "Jonathan Cerowski".

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Director

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