

BORDE HILL STABLES

DISCHARGE OF PLANNING CONDITIONS 3 & 4 – DM/23/3210

ISSUE 03 – MARCH 2025



On behalf of Purcell®
15 Bermondsey Square, Tower Bridge Road, London, SE1 3UN, United Kingdom

info@purcelluk.com
www.purcelluk.com

A team of experienced consultants from Purcell jointly contributed to the completion of this document.

Name	Position and Qualifications	Role
Joshua Spitter	Architect	Architect
Jonathan Crosthwaite	Project Lead	Architect

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DISCHARGE OF CONDITIONS – 3 & 4

DETAILS, MATERIALS & FINISHES

1. Introduction

The following document has been prepared to partially discharge the following planning condition of permission DM/23/0421:

Condition 3

No development above ground floor slab level shall be carried out until a schedule of materials and finishes to be used for the external walls and roofs of the stables building, additions to it and ancillary structures have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policies DPI6 and DP26 of the Mid Sussex District Plan.

Condition 4

No development above ground floor slab level shall commence until detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following have been submitted to and approved in writing by the Local Planning Authority

- a) Typical examples of new windows, including sectional detail of glazing bars as appropriate--Typical examples of new external doors*
- b) Typical eaves detail to extensions and new ancillary buildings Typical detail of the glazing to the elevations and roof of the conservatory extension*
- c) Typical detail of the glazing to the elevations and roof of the teahouse extension*
- d) Detailed hard and soft landscaping scheme, to include details of materials for hard landscaping, and detailed drawings (plans, elevations and sections as appropriate) of new or altered boundary treatments including walls, fences and gates, and new structures within the garden or surrounding area. Such drawings should be annotated to show materials and finishes*
- e) Detailed drawings of the services extract ducts etc to the rear elevation of the building*
- f) New rainwater goods to be of painted metal.*

The development shall not be carried out otherwise than in accordance with the approved details:

Reason: To ensure these aspects of the development are compatible with the design of the building and the character of the area and to accord with Policies DPI6 and DP26 of the Mid Sussex District Plan.

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DETAILS, MATERIALS & FINISHES

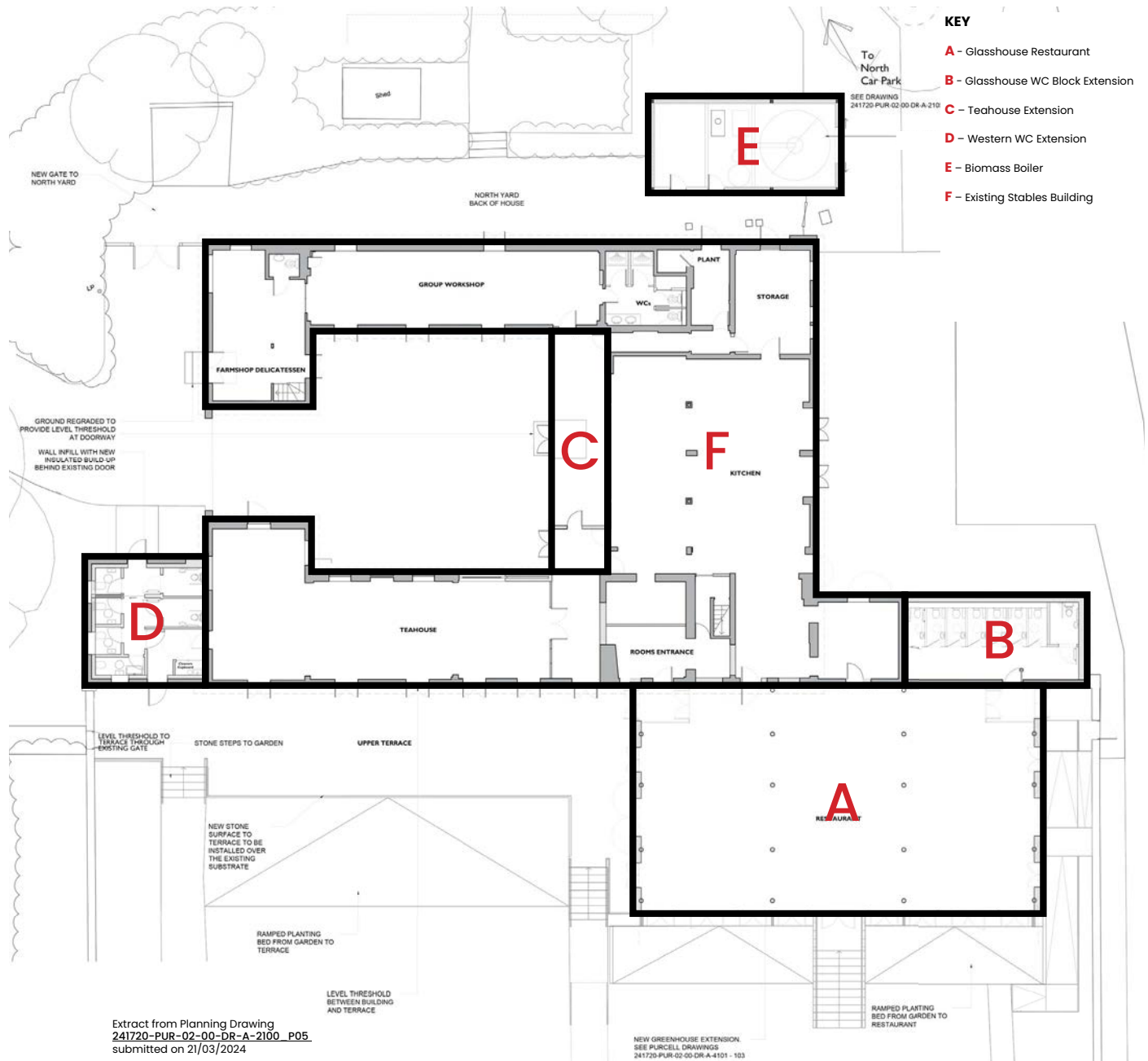
Since the application was approved in November 2024, Borde Hill Hospitality has been seeking a partner to run the commercial venture within the Stables. This partnership has recently been announced and to enable the business to open in a sustainable way it is necessary for the development to be phased. Phase 1 will allow the Glasshouse Restaurant, Cafe, Workshop space and Walled Garden to open to the public in winter 2025. The remaining development which primarily consists of the 4 accommodation rooms, biomass boiler enclosure & the courtyard teahouse extension & general upgrades to the existing stables buildings will follow in a second phase.



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It is therefore necessary to partially discharge the above planning conditions for the relevant parts of the planning permission which are to be constructed in phase 1. For the purposes of this condition discharge, the consented scheme has been split into defined zones which can be referenced in the condition discharge notice.



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DETAILS, MATERIALS & FINISHES

2. Planning Condition 3 – Schedule of external materials

ZONE	ELEMENT	MATERIAL	FINISH	NOTES	IMAGE
A - Glasshouse Restaurant	External Stone Walls	Sussex Sandstone from West Hoathly Quarry	Smooth, Buff	The proposed stone is from the same quarry as the existing stables was constructed from. The Proposed stone will have a smoother finish with tighter joints to provide contrast to existing stable block, and match the decorative elements of the existing building, including the bay window and coping stone.	
	Pitched Metal Roof	Standing Seam Colour Coated Coil Aluminium	Colour Black	A coated aluminium was selected for its durability, consistent colour and resistance to weathering.	
	Flat Roof	Liquid Applied Waterproofing Membrane	Colour Dark Grey – RAL 7011	This colour was chosen to best match the roofing product.	
B - Glasshouse WC Block Extension	External Walls	European larch. Vertical timber weatherboarding; Shiplap profile 119mm x 22mm.	Finish untreated	The untreated timber will naturally weather to a silver tone to match and blend in with the adjacent landscape.	
	Parapet Coping	Colour Coated Coil Aluminium	Colour Black	Coping to match metal roofing material	
	Flat Roof	Liquid Applied Waterproofing Membrane	Colour Dark Grey – RAL 7011	This colour was chosen to best match the roofing product.	
C – Teahouse Extension	Part of Phase 2 – No information submitted				
D – Western WC Extension	Part of Phase 2 – No information submitted				
E – Biomass Boiler	Part of Phase 2 – No information submitted				
F – Existing Stables Building	Condition Not Applicable				

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During the design process, the design team have proposed an alternative material for the small area of pitched roof over the link between the glasshouse extension and existing stable building from clay tiles to a standing seam metal roof.

This minor difference in materiality sits over the primary entrance to the restaurant, and has therefore been proposed to differentiate the new glasshouse from the existing fabric of the stable block, clearly defining the new extension in a single design language.

The form and mass remains unchanged, respecting the existing eaves and gutter of the former stable block and thus remaining subservient to the host building.



Extract from approved drawing 241720-PUR-02-00-DR-A-2103 with the area of roof highlighted in magenta.

DISCHARGE OF CONDITIONS – 3 & 4

DETAILS, MATERIALS & FINISHES



Extract from approved drawing 241720-PUR-02-00-DR-A-2205 with the area of roof highlighted in tiles



Mock up of the approved elevation with a metal roof finish.

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DETAILS, MATERIALS & FINISHES

3. Planning Condition 4 – Details of external materials

The following drawings have been submitted to discharge the sub-sections of planning condition 4. Where the condition spans multiple zones these have been clarified in a table. *Please note, windows & doors to the glasshouse extension are being dealt with in planning condition 4)d.*

a.1) Typical examples of new windows, including sectional detail of glazing bars as appropriate.

Zone	Drawings	Notes
A – Glasshouse Restaurant	Glazing Dealt with as part of Condition 4)E	
B – Glasshouse WC Block Extension	Condition Not Applicable	
C – Teahouse Extension	Part of Phase 2 – No information submitted	
D – Western WC Extension	Part of Phase 2 – No information submitted	
E – Biomass Boiler	Part of Phase 2 – No information submitted	
F – Existing Stables Building	EXTERNAL WINDOW A 241720-PUR-02-XX-DR-A-5511	Other consented window upgrades part of Phase 2 – No information on these have been submitted

a.2) Typical examples of new external doors

Zone	Drawings	Notes
A – Glasshouse Restaurant	Glazing Dealt with as part of Condition 4)E	
B – Glasshouse WC Block Extension	Condition Not Applicable	
C – Teahouse Extension	Part of Phase 2 – No information submitted	
D – Western WC Extension	Part of Phase 2 – No information submitted	
E – Biomass Boiler	Part of Phase 2 – No information submitted	
F – Existing Stables Building	EXTERNAL DOOR A & B 241720-PUR-02-XX-DR-A-5502	Other consented door upgrades part of Phase 2 – No information on these have been submitted

b) Typical eaves detail to extensions and new ancillary buildings

Zone	Drawings	Notes
A – Glasshouse Restaurant	241720-PUR-02-XX-DR-A-5101 241720-PUR-02-XX-DR-A-5103 241720-PUR-02-XX-DR-A-5104 241720-PUR-02-XX-DR-A-5107	
B – Glasshouse WC Block Extension	241720-PUR-02-XX-DR-A-5104	
C – Teahouse Extension	Part of Phase 2 – No information submitted	
D – Western WC Extension	Part of Phase 2 – No information submitted	
E – Biomass Boiler	Part of Phase 2 – No information submitted	
F – Existing Stables Building	Condition Not Applicable	

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c.1) Typical detail of the glazing to the elevations and roof of the conservatory extension.

Note: Condition only applicable to Zone A Glasshouse Extension.

SUBMITTED DRAWINGS

241720-PUR-02-XX-DR-A-5101

241720-PUR-02-XX-DR-A-5102

241720-PUR-02-XX-DR-A-5103

241720-PUR-02-XX-DR-A-5104

241720-PUR-02-XX-DR-A-5107

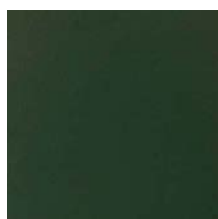
241720-PUR-02-XX-DR-A-5111

241720-PUR-02-XX-DR-A-5502

241720-PUR-02-XX-DR-A-5512

The design team and applicant have worked closely with traditional craftsmen from the French artisan Serres et Ferronneries d'Antan who are specialists in creating and restoring conservatories made of steel and glass and will be manufacturing the glazed elements to the conservatory extension. Their manufacturing techniques are traditional, using slim rolled steel profiles which are coated in anti-corrosion plating then painted to a chosen colour.

Dark Green has been selected to complement the existing and proposed West Hoathly Sandstone which has iron streaks within the buff tones, and echo the Borde Hill Branding which is already present around the site.



Dark Green



Borde Hill Brand



Dark Green Signage



West Hoathly Sandstone



Examples of glasshouses produced by Serres D'Antan in historic settings, including the Newt Somerset & Auckland castle.

DISCHARGE OF CONDITIONS – 3 & 4

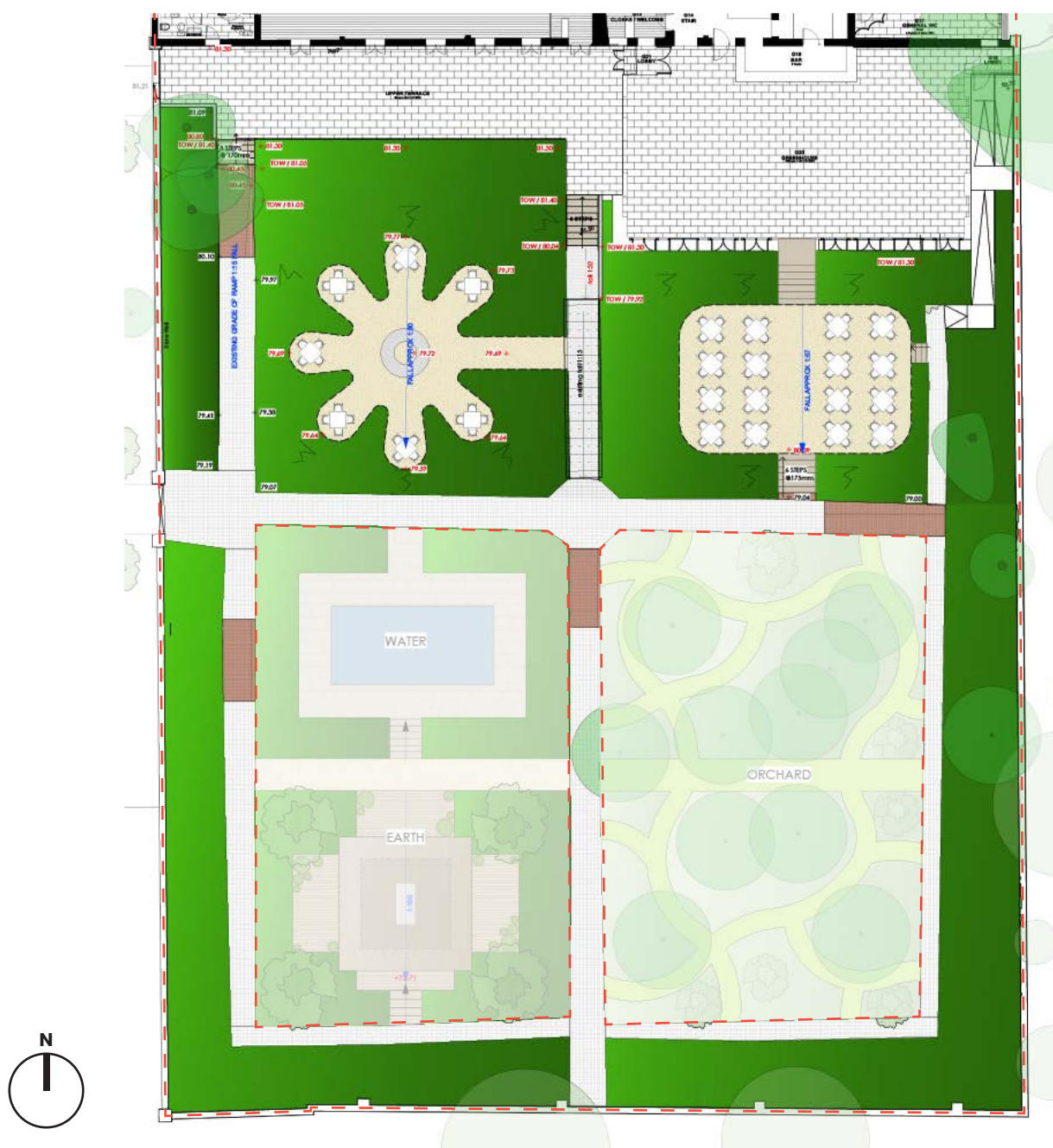
DETAILS, MATERIALS & FINISHES

c.2) Typical detail of the glazing to the elevations and roof of the teahouse extension

Note: Part of Phase 2 – No information submitted

d) Detailed hard and soft landscaping scheme, to include details of materials for hard landscaping, and detailed drawings (plans, elevations and sections as appropriate) of new or altered boundary treatments including walls, fences and gates, and new structures within the garden or surrounding area. Such drawings should be annotated to show materials and finishes.

The existing walled garden is divided into four quadrants, separated by a brick path that is partially buried in the grass. The path is being uncovered, cleaned, and reinstated to restore the four quadrants. Please note that, as part of this Discharge of Conditions, no works are proposed within the two southern quadrants, labelled Water, Earth, and Orchard.



Landscape Architects Masterplan drawing submitted with the approved planning application and areas of relevant proposed works highlighted.

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DETAILS, MATERIALS & FINISHES

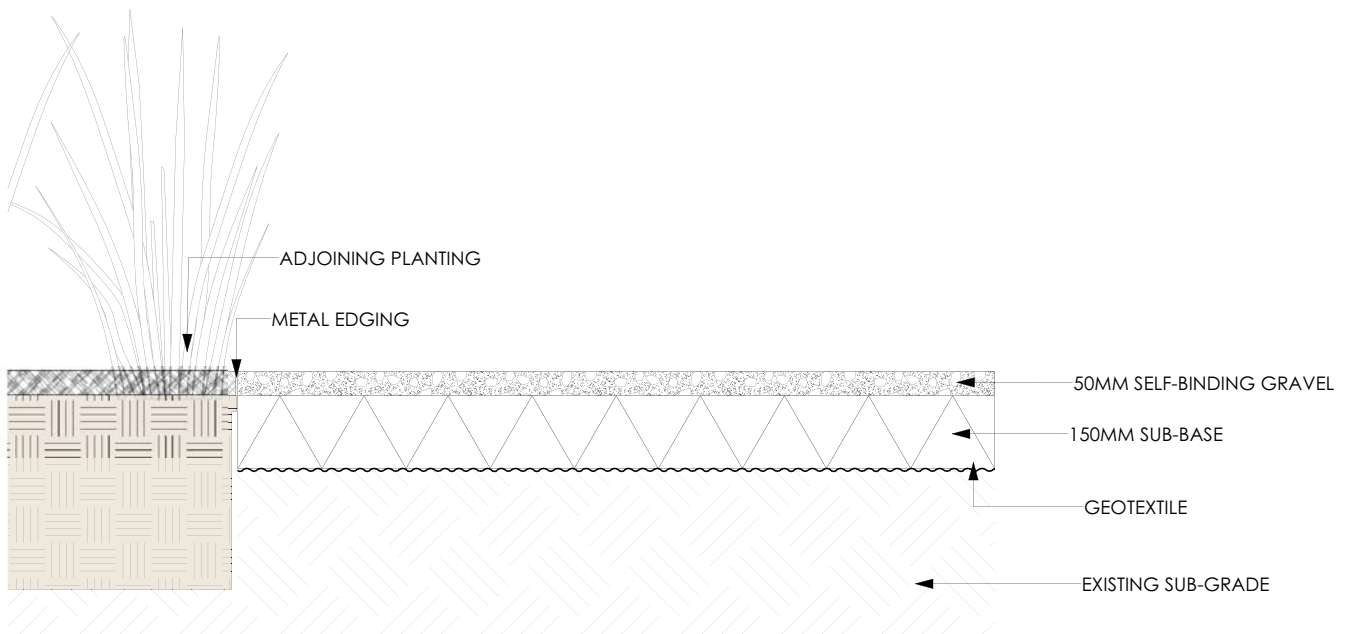
SUBMITTED DRAWINGS

241720-PUR-02-XX-DR-A-5602

AMPG _ Bound Hard Landscaping Details_2

AMPG _ Bound Planting Plans + Specification

The north east and north west quadrants are to have hard landscaping installed to create seating areas. The specification of the approved bound gravel is a buff Breedan Gravel. The texture provides a contrast to the formality of the rigid walled garden paths and allows the approved organic shapes to be created. Detail **1033-CD-03- SELF BINDING GRAVEL** shows the edge condition, a metal edging which will subtly rust over time, as shown below.



AMPG Detail drawing 1033-CD-03- SELF BINDING GRAVEL.

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Example image of stone-effect porcelain tile.

The upper terrace which surrounds the new glasshouse extension and provides a level terrace from the café is proposed to be a stone-effect porcelain tile. Several options were explored; The initial consented scheme used a matching bound gravel to the “Cosmos” in the North West quadrant, and the lower terrace, which would tonally complement the West Hoathley sandstone facades of the existing stable building and proposed glasshouse. Following a dialogue with the operational team of the new restaurant, a tradition bound gravel with a semi loose top surface would create issues when transitioning into the Glasshouse & Café interior as the small segments of stone can damage internal finishes and require additional maintenance.

It is not recommended that West Hoathly stone is laid on floors, especially externally, given the soft structure of the sandstone. The stone becomes pitted quickly and damaged from frost on horizontal surfaces, therefore a harder Yorkstone would have to be used if the walls were to be matched. It was felt by the design team that the similar yet different appearance to a buff Yorkstone would impact the facades of the architecture, and create an imbalance of appearance.

A reclaimed brick flooring was also tested however the informality of the textures contrasted the formality of the upper terrace, which was felt should have a complementary design language to the glasshouse and stable block as opposed to the lower sections of the walled garden and brick paths within.

Subsequently for the amended application showed a paved surface was shown which had the formality of a repeated rectangular module. It is proposed to use a 20mm limestone-effect porcelain tile which is through coloured and textured to provide grip to an external surface and natural variation with a range of patterns used in a no repeating pattern.

The tile can be used on staircases with an exposed nosing and is durable for a commercial setting such as an outdoor restaurant terrace, as opposed to porous natural stones that are susceptible to staining or degradation. Tonally the tile works with the West Hoathly Sandstone with a warm buff tone.

The southeast “Orchard” quadrant will be planted as per the soft landscaping information provided.

Lastly the Southwest quadrant contains a renewed pond and a canvas and timber bar structure. It is proposed that this quadrant is completed in phase 2, following the opening of the restaurant. There is already an existing pond in a similar area and soft planting will be implemented in this area in the meantime.

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e) Detailed drawings of the services extract ducts etc to the rear elevation of the building.

Note: Information will be submitted following the finalisation of MEP extraction systems

f) New rainwater goods to be of painted metal.

All rainwater goods to be black painted RAL 9005 – Jet Black

Half Round Gutter to extend existing eaves: Textured Half Round Cast Aluminium Gutters 100mm (to match existing)

New Hopper to Parapet Outlet: Chatsworth No Motif Rainwater Head Ornamental Hopper: 380x190x180mm

New Downpipes from Hopper: Textured 100mm Circular Cast Aluminium



Jonathan Crosthwaite
15 Bermondsey Square
Tower Bridge Road,
London,
SE1 3UN,
United Kingdom
info@purcelluk.com
Jonathan.Crosthwaite@purcelluk.com
www.purcelluk.com

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