

Mark Stevens Architects Planning Supporting Document.
126 High Street, Hurstpierpoint,
Hassocks, BN6 9PX

CONTENTS

5	Foreword
7	Executive summary
9	Proposal Justification
11	Proposed views
13	Impact on streetscape comparison
19	Conclusion



Highgate Bowl - RIBA Award 2019 *

FOREWORD

We are architects, designers and makers dedicated to creating distinctive, beautifully crafted buildings and comfortable spaces to come together, live and work.

Collaborating with design-minded clients, we create projects rich with detail and full of meaning, including arts, cultural schemes, new homes, house extensions, residential refurbishments and commercial buildings at all scales.

We're known for sensitive interventions, where old meets new and the careful mediation between the two. But whether old or new, our process is creative and thorough, considering the interplay of site, light, views, history, material and people's experiences alongside new technologies, sustainability and delivery methods to develop innovative and authentic responses.

With an intuitive understanding of building, we work from concept to completion, delivering projects to the highest standards while adding value at every stage.



EXECUTIVE SUMMARY

This document has been prepared on behalf of the applicant, Mr P Freeman, Lightyear Assets Limited, Jolesfield House, Partridge Green, Horsham, West Sussex RH13 8JT, in respect of planning for the following discharge of pre commencement conditions to the approved application DM/23/2432 and should be read in conjunction with the following documents:

- Proposed drawings – Mark Stevens Architects.
- Proposed Material Sample Board – Mark Stevens Architects.

SUMMARY OF PRE-COMMENCEMENT CONDITIONS

3.

No development above slab level shall be carried out unless and until a schedule/samples of materials and finishes to be used for external facing and roofing materials of the proposal have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority

Refer to
Pages 10-14
Dwgs 014-20-0001, 014-20-0002, 014-21-0002, 014-21-0003
Material Sample Board - Page 14

4.

All new brickwork is to match that of the existing adjacent brickwork in colour, texture and bonding pattern and colour, texture and style of pointing unless agreed in writing with the Local Planning Authority.

Refer to
Page 14

5.

Prior to the commencement of construction detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical examples of new windows and doors (including depth of reveals and glazing bars) shall be submitted and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with such details.

Refer to
Pages 10-19
Dwgs 014-26-0001, 014-25-0001,

6.

Prior to the commencement of construction detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical eaves detail shall be submitted and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with such details.

Refer to
Pages 20-21
Dwgs 014-32-0001

7.

Prior to the commencement of construction, details of the new vehicle gate shall be submitted and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with such details.

Refer to
Pages 22-23
Dwgs 014-50-0001

8.

All new rainwater goods are to be painted metal unless otherwise agreed with the Local Planning Authority.

Refer to
Page 14

9.

No development shall commence unless and until details of the new hard surfacing to the rear have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with these details unless agreed in writing with the Local Planning Authority.

Refer to
Pages 24-29
Dwgs 014-20-0001, 014-20-0002
Material Sample Board - Page 2

PROPOSED SIDE ELEVATION CONDITIONS 4 & 5



Sample of selected materials

1. Alumsac heritage cast aluminium gutters & downpipes - Heritage black
2. Exposed rafters painted in F&B Stiffkey Blue (No.281)
3. Marley Ashdown Handcrafted - Ashurst
4. Imperial 253 imperial bricks, flush joint laid in stretcher bond

PROPOSED REAR ELEVATION
CONDITIONS 4 & 5



Sample of selected materials

- 1. Alumsac heritage cast aluminium gutters & downpipes - Herritage black
- 2. D_01 - Hardwood glazed doors painted in F&B Strong white (No.2001)
- 3. W_01-03 - Hardwood double glazed sash windows painted in F&B Strong white (No.2001)
- 4. D_02-03 - Hardwood hinged doors painted in - F&B Stiffkey Blue (No.281)
- 5. Imperial 253 metric bricks, flush joint laid in stretcher bond
- 6. Marley Ashdown Handcrafted - Ashurst
- 7. Exposed timber rafters painted - F&B Stiffkey Blue (No.281)

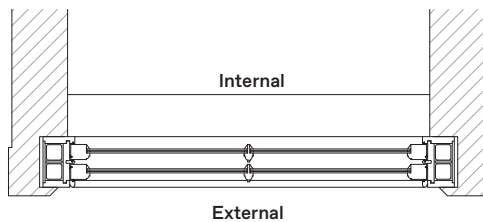
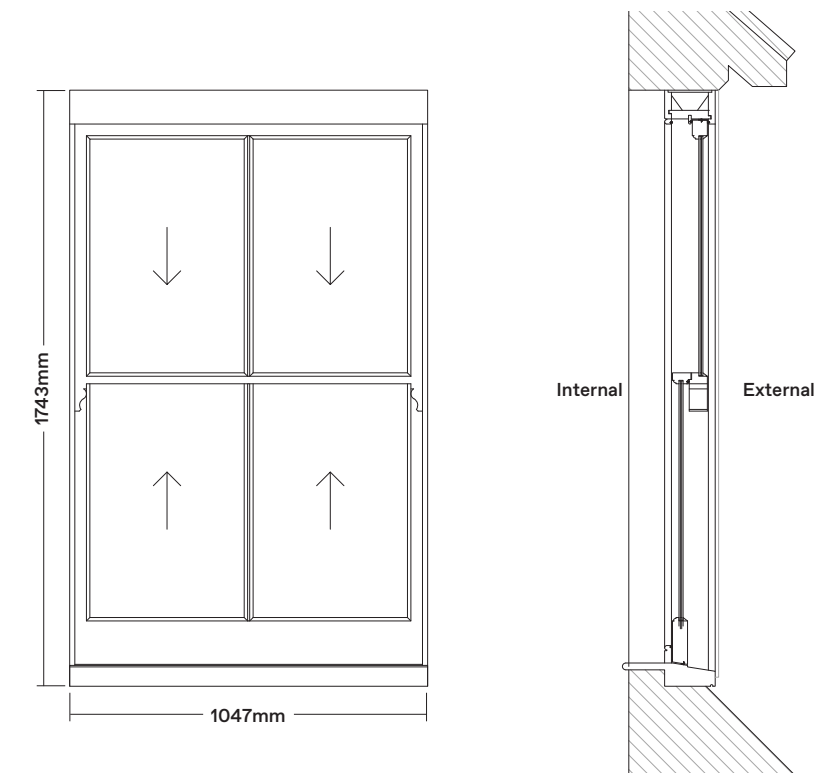
PROPOSED EXTERNAL MATERIALS
CONDITIONS 4 & 5



Sample of selected materials

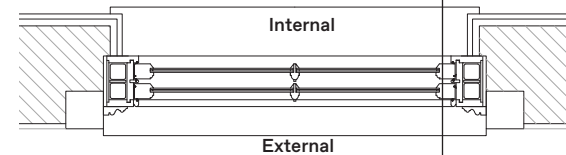
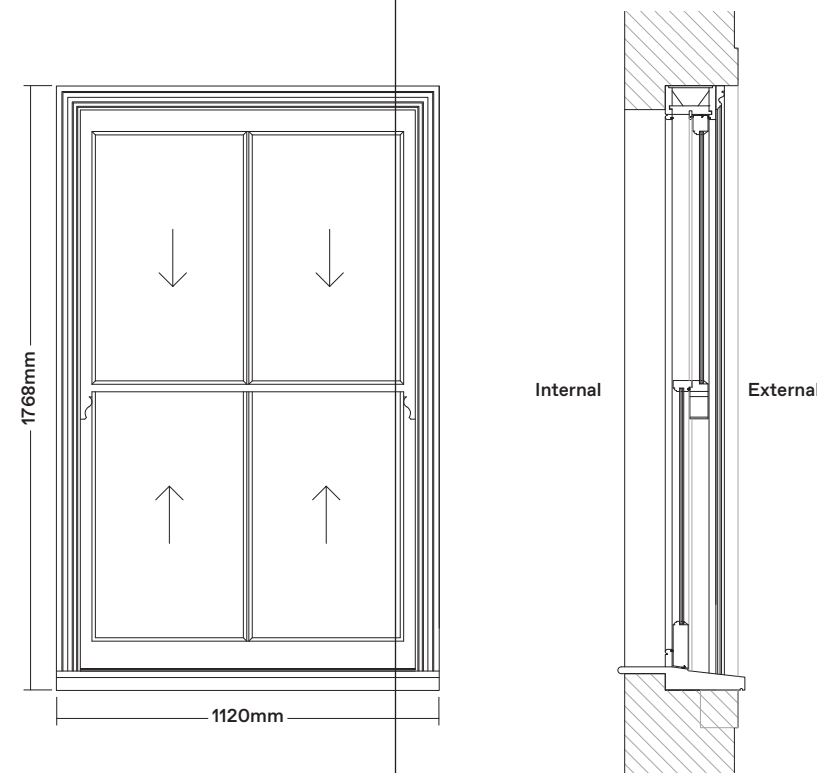
- 1. Alumsac heritage cast aluminium gutters & downpipes - Herritage black
- 2. Hardwood glazed doors painted in Farrow and Ball - F&B Stiffkey Blue (No.281)
- 3. Imperial 253 bricks, flush joint laid in stretcher bond, mortar guage to match existing
- 4. Marley Ashdown Handcrafted - Ashurst
- 5. Hardwood windows painted in F&B Strong white (No.2001)

PROPOSED EXTERNAL MATERIALS CONDITIONS 4 & 5



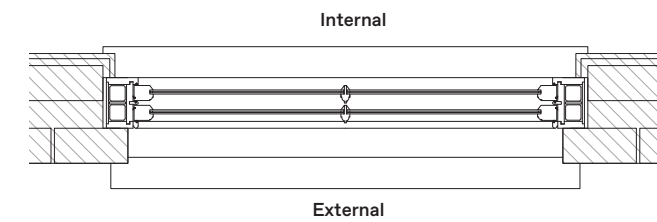
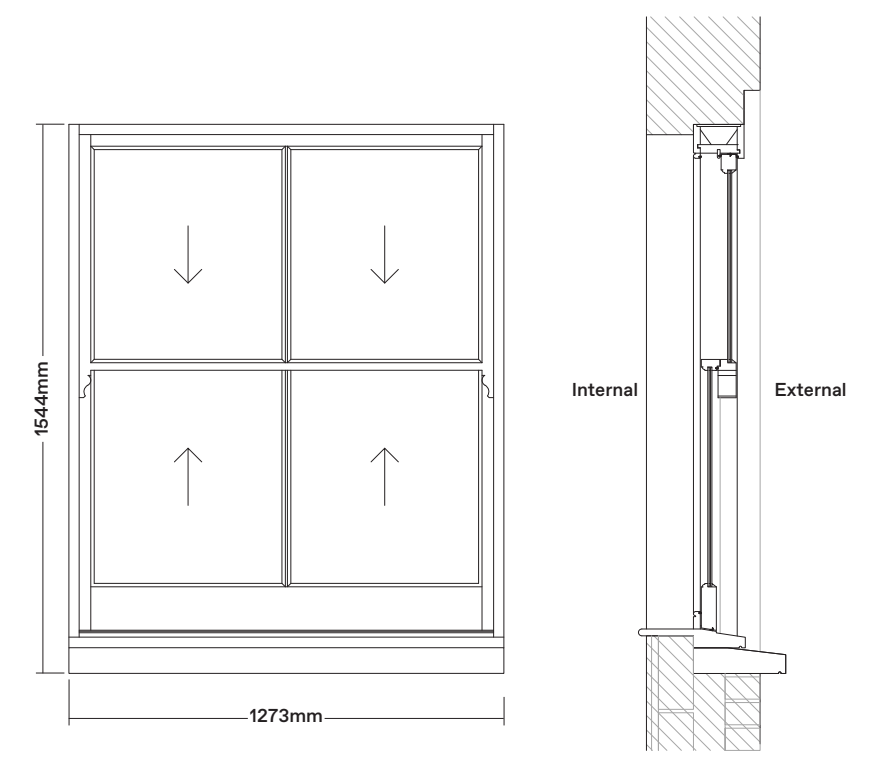
W_01

1. Location
 - Level: Second Floor
 - Room: Rear dormer window
2. MSA Detail Drawing Refrence:
 - TBC
 - Painted factory finished hardwood timber
 - To match with existing windows
 - Internal finish, Non applicable
 - External finish, F&B Stong white (No.2001)
 - 26mm OVOLO true glazing bars
4. Opening & Glazing type
 - Double glazed unit, 4/2/4
 - Glass type: Toughened low E with krypton
5. Ironmongery specification
 - Non applicable



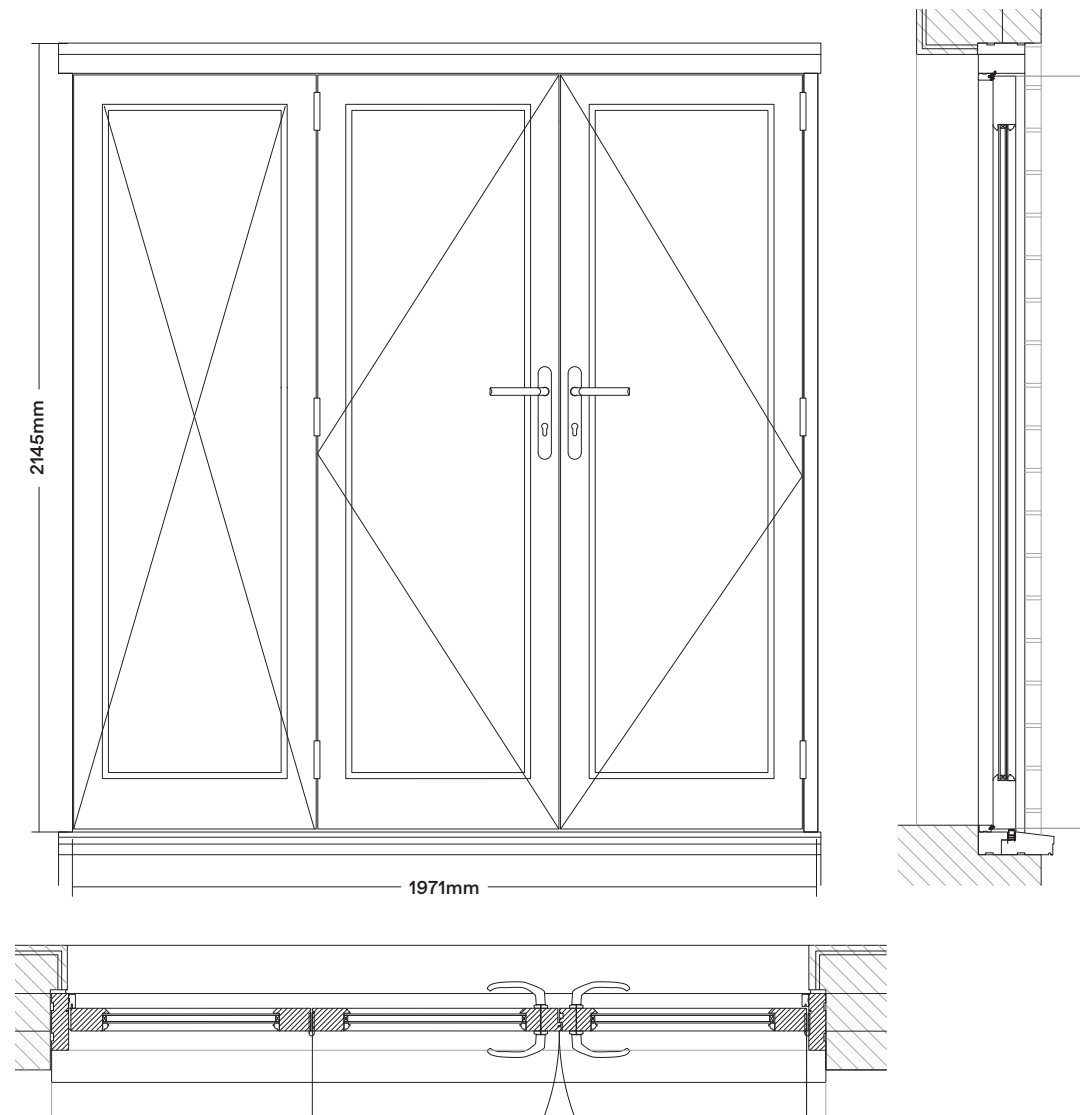
W_02

1. Location
 - Level: Second Floor
 - Room: Rear gable end
2. MSA Detail Drawing Refrence:
 - TBC
 - Painted factory finished hardwood timber
 - To match with existing windows
 - Internal finish, Non applicable
 - External finish, F&B Stong white (No.2001)
 - 26mm OVOLO true glazing bars
4. Opening & Glazing type
 - Double glazed unit, 4/2/4
 - Glass type: Toughened low E with krypton
5. Ironmongery specification
 - Non applicable



W_03

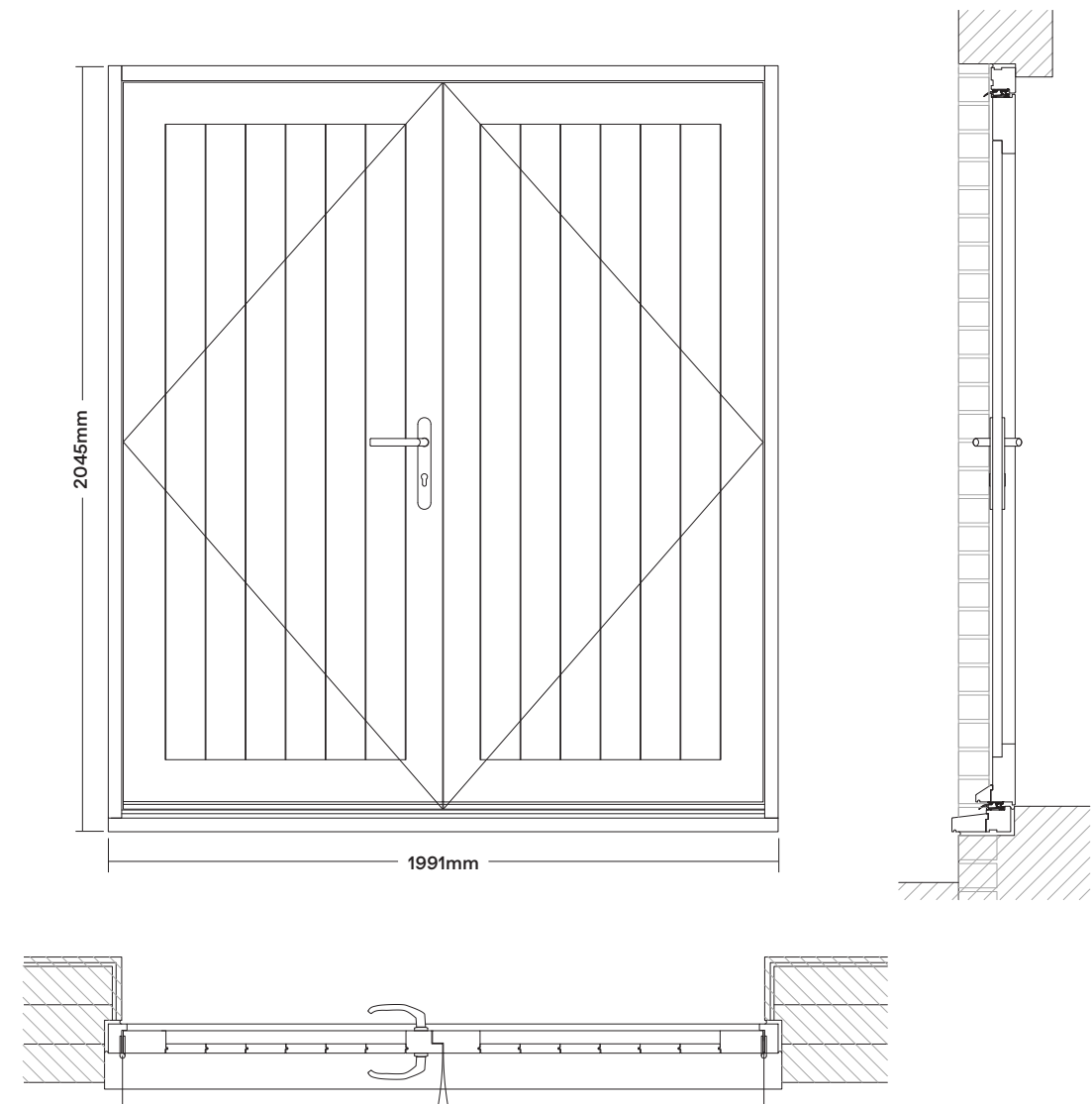
1. Location
 - Level: First Floor
 - Room: Rear bedroom window
2. MSA Detail Drawing Refrence:
 - TBC
 - Painted factory finished hardwood timber
 - To match with existing windows
 - Internal finish, Non applicable
 - External finish, F&B Stong white (No.2001)
 - 26mm OVOLO true glazing bars
4. Opening & Glazing type
 - Double glazed unit, 4/2/4
 - Glass type: Toughened low E with krypton
5. Ironmongery specification
 - Non applicable



D_01

1. Location
 - Level: First Floor
 - Room: Dining room door
2. MSA Detail Drawing Refrence:
 - TBC
 - Painted factory finished hardwood timber
 - Internal finish, Non applicable
 - External finish, F&B Stong white (No.2001)
4. Opening & Glazing type
 - Left fixed panel, Right hinged doors.
 - Double glazed unit, 4/2/4
 - Glass type: Toughened low E with krypton
5. Ironmongery specification
 - Brass butt hinges
 - Brass handle

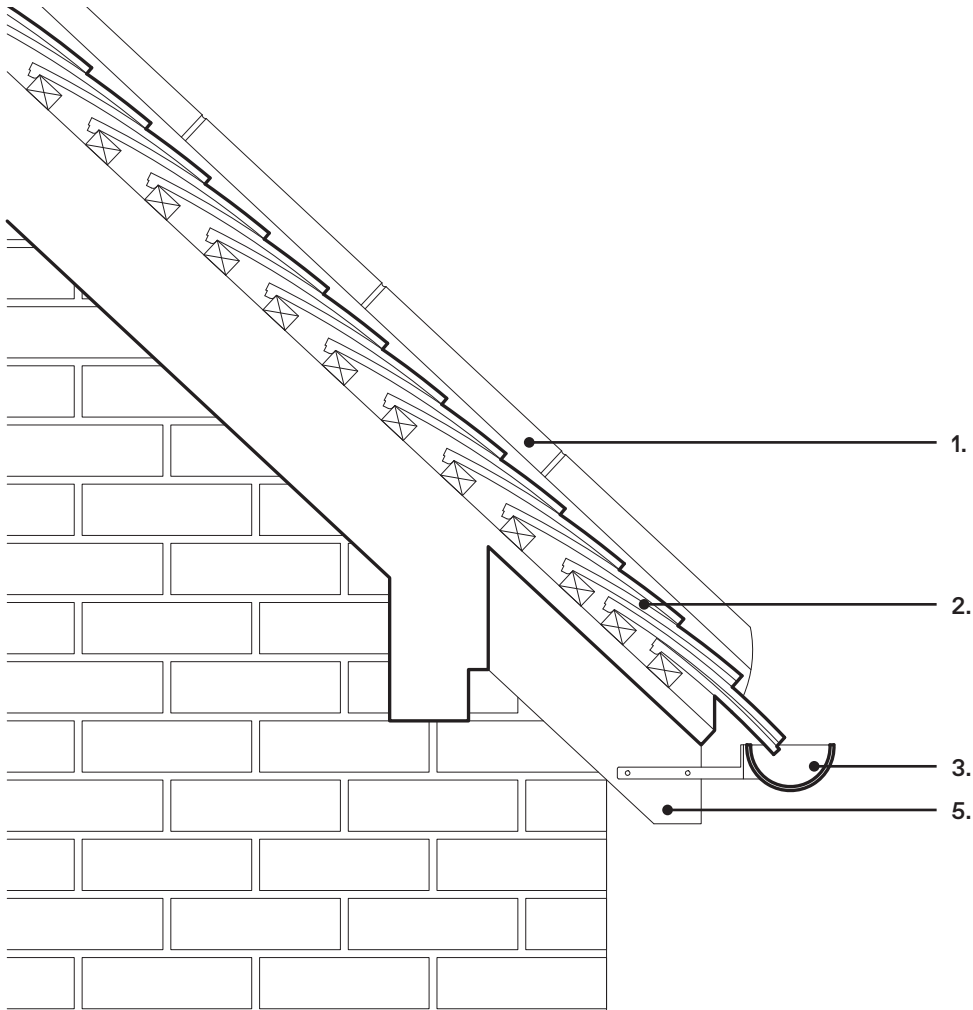
PROPOSED EXTERNAL MATERIALS CONDITIONS 4 & 5



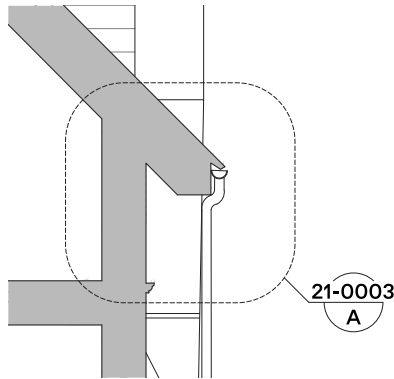
D_02 + D_03

1. Location
 - Level: Ground floor
 - Room: Commerical spaces
2. MSA Detail Drawing Refrence:
 - TBC
 - Painted factory finished hardwood timber
 - Internal finish, Non applicable
 - External finish, F&B Stiffkey Blue (No.281)
4. Opening & Glazing type
 - Double hinged doors three per door
5. Ironmongery specification
 - Brass butt hinges
 - Brass handle

PROPOSED EAVE DETAIL CONDITION 6

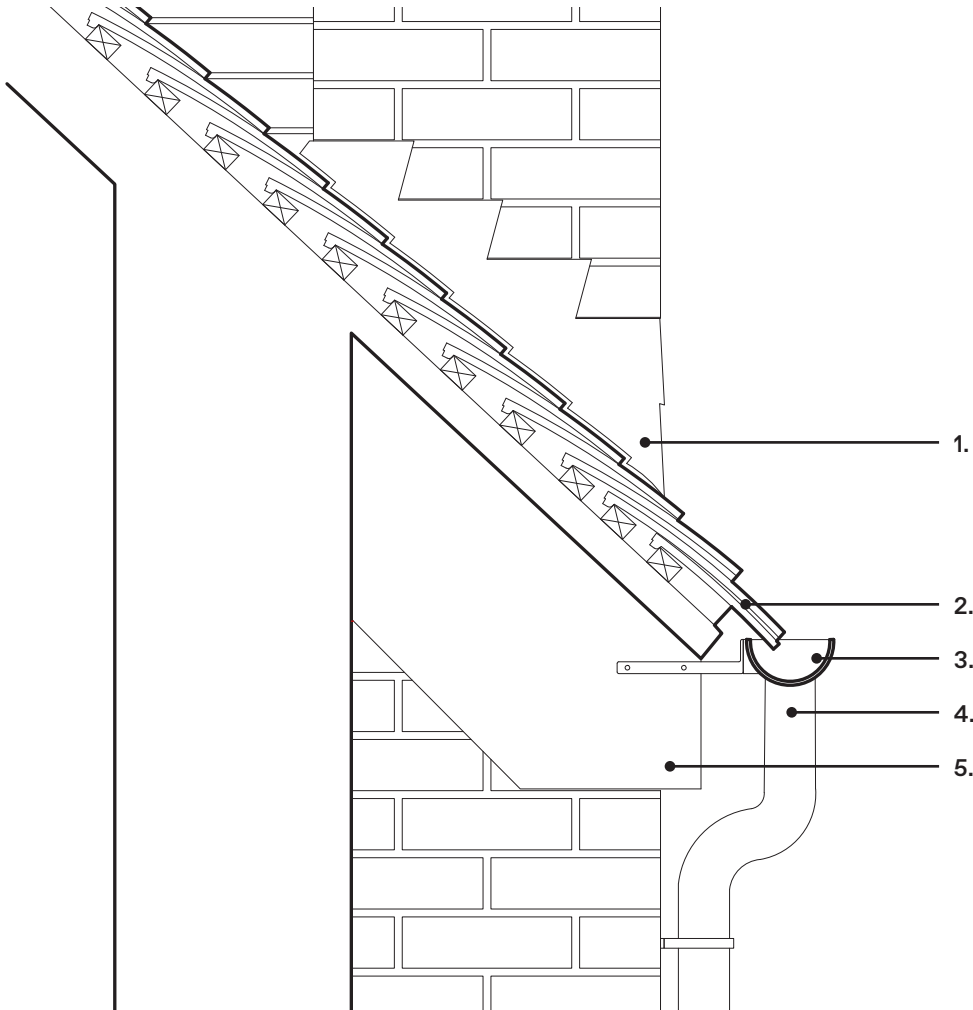


Ground Floor Eave Detail

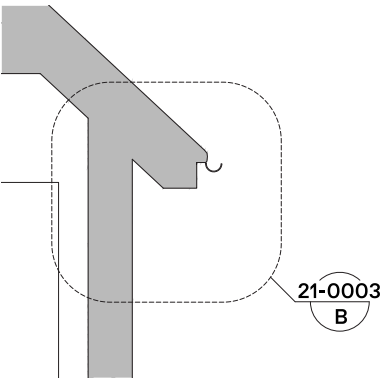


Sample of selected materials

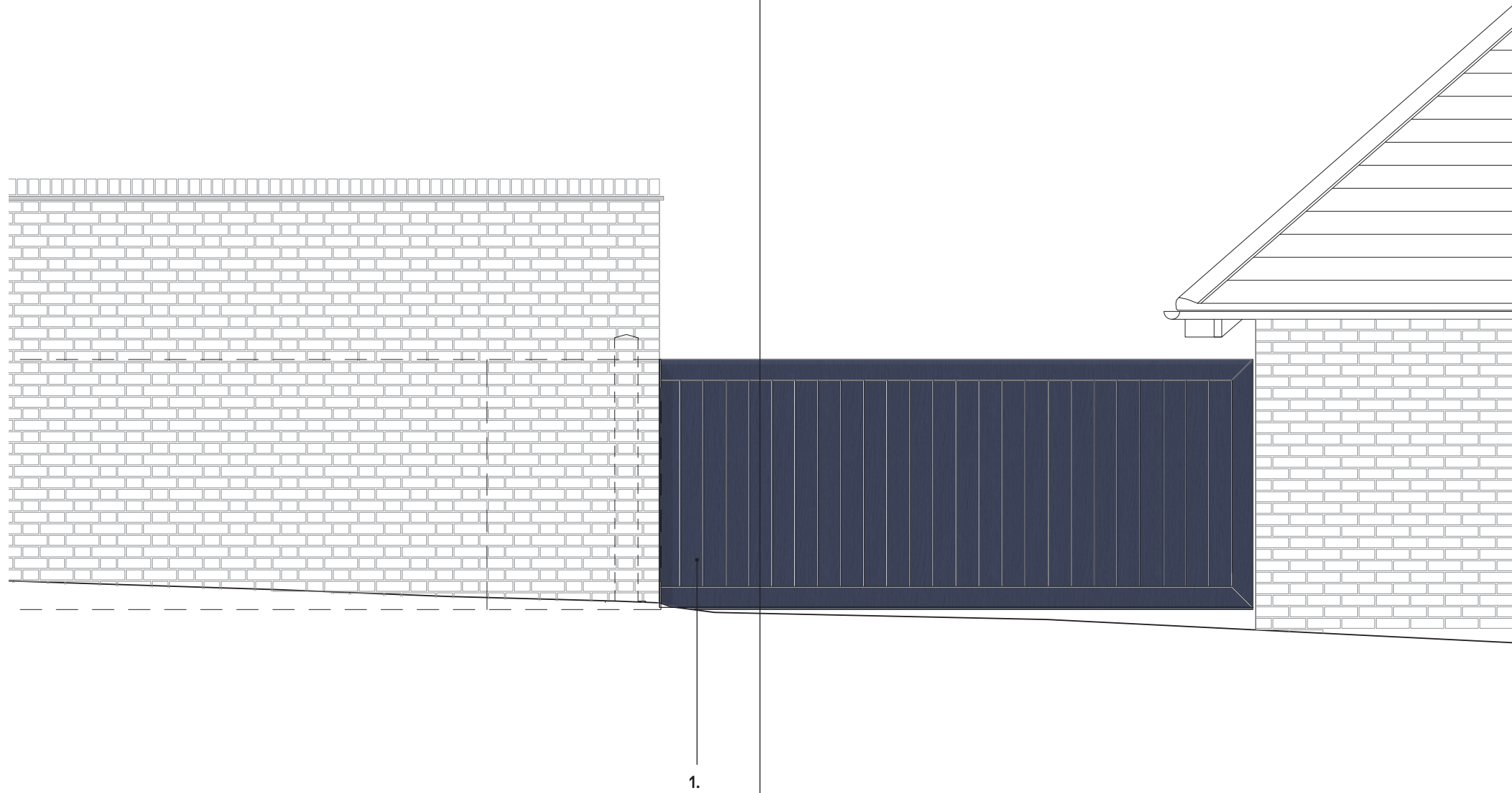
1. Lead flashing between material joints
2. Marley Ashdown Handcrafted - Ashurst
3. Alumasc Heritage Half round cast aluminium guttering - Herritage black
4. Alumasc Heritage 75mm aluminium downpipe - Herritage black
5. Exposed timber rafters painted - F&B Stiffkey Blue (No.281)



First Floor Eave Detail



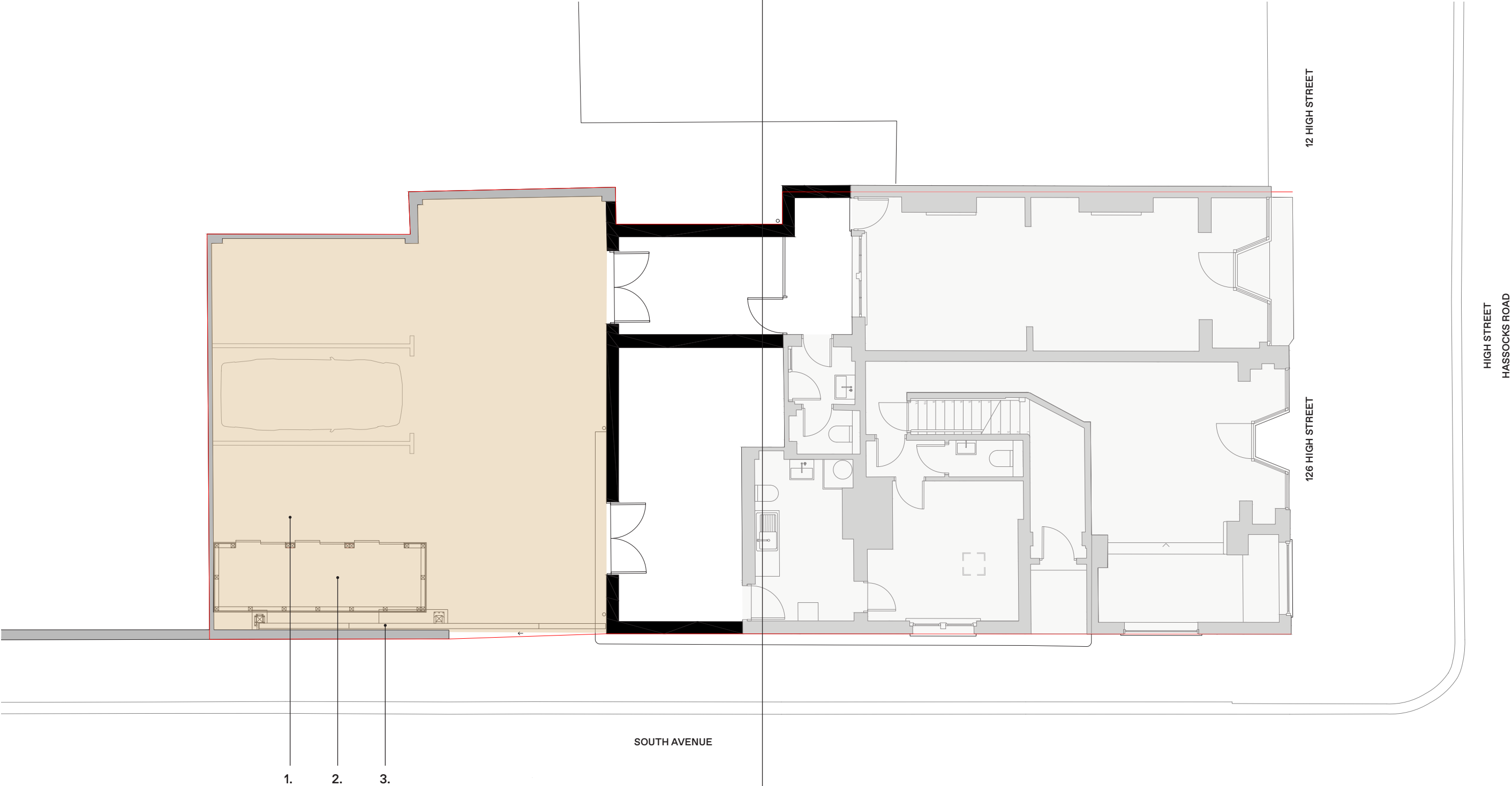
POPOSED DRIVEWAY GATE CONDITIONS 7



Sample of selected materials

1. WLS lifestyle fusion cantilevered electric gate
Aluminium construction with timber effect, painted in F&B Stiffkey Blue (No.281) to match existing

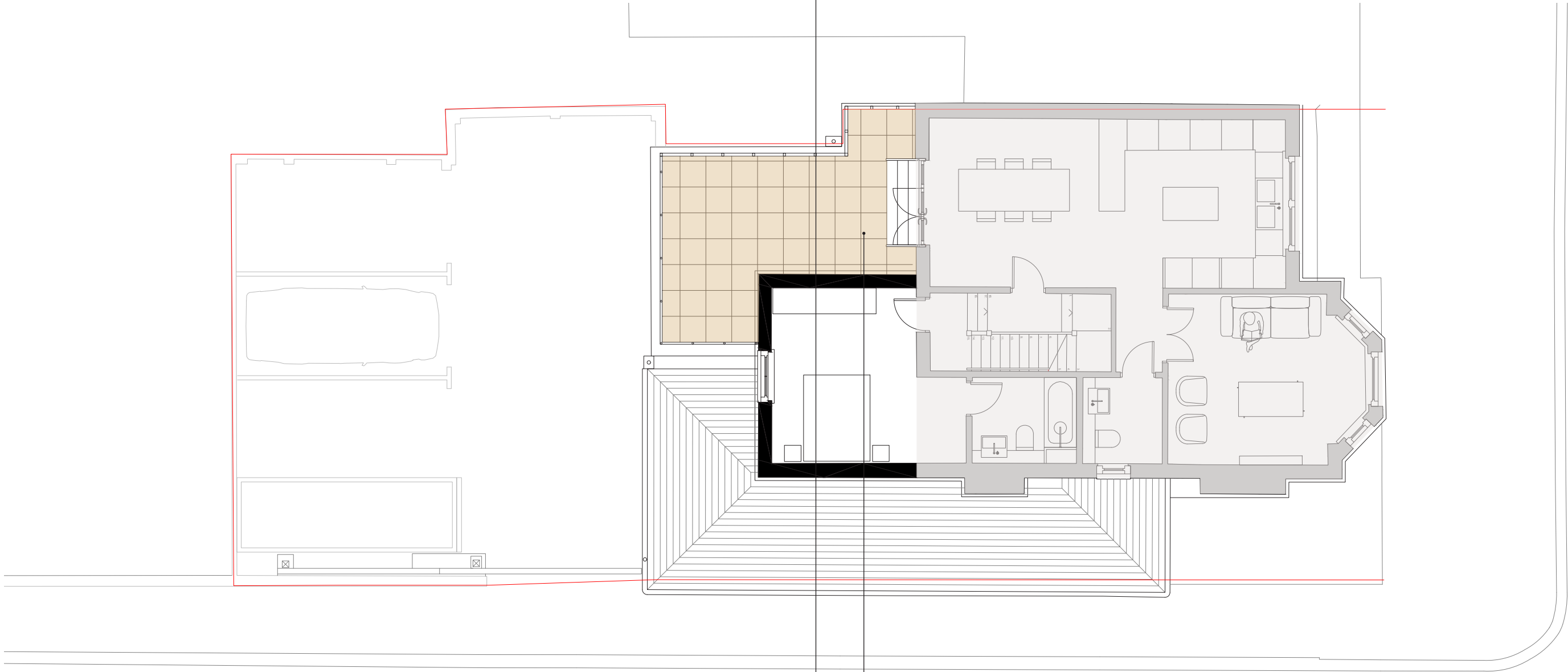
PROPOSED NEW HARD SURFACING
CONDITION 9



Sample of selected materials

- 1. Marshalls Driveset Priora - Pennant Grey
- 2. Timber bin store painted - F&B Stiffkey Blue (No.281)
- 3. Timber effect aluminium sliding electric gate - F&B Stiffkey Blue (No.281)

PROPOSED NEW HARD SURFACING
CONDITION 9



Sample of selected materials

1. Marshalls Indian Sandstone Riven - Brown Multi, 600×600mm

PROPOSED NEW HARD SURFACING
CONDITION 9



Sample of selected materials

- 1. Marshalls Driveset Piora - Pennant Grey, 240×160mm
- 2. Marshalls Indian Sandstone Riven - Brown Multi, 600×600mm laid with 5mm joint

CONCLUSION

We have shown in this document and accompanying drawings that we have fulfilled the requirements for the LA to fulfil the conditions attached to the approved application DM/23/2432.

We have taken great care in preparing the details and selecting materials. We believe that our submission is comprehensive and we trust that approval to be granted promptly.

