

# BakerBrown

## Information to comply with planning condition 3

**Project**  
Replacement Dwelling.

**Document Reference**  
1512\_BB\_RP\_4001

**Project Number**  
1512

**Site Location**  
Badan Lodge,  
Cuilfail,  
Lewes,  
BN7 2BE



# Contents

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The purpose of this document is to satisfy the requirements of Planning Condition 3, stating:

No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

## 1.0 Materials Specified

- 1.1 Sweet Chestnut Cladding
- 1.2 Marziale Brick
- 1.3 Baunit Lime Render
- 1.4 Del Sil Slate Tiles
- 1.5 Knapped flint

# 1.0 Materials Specified

1.1

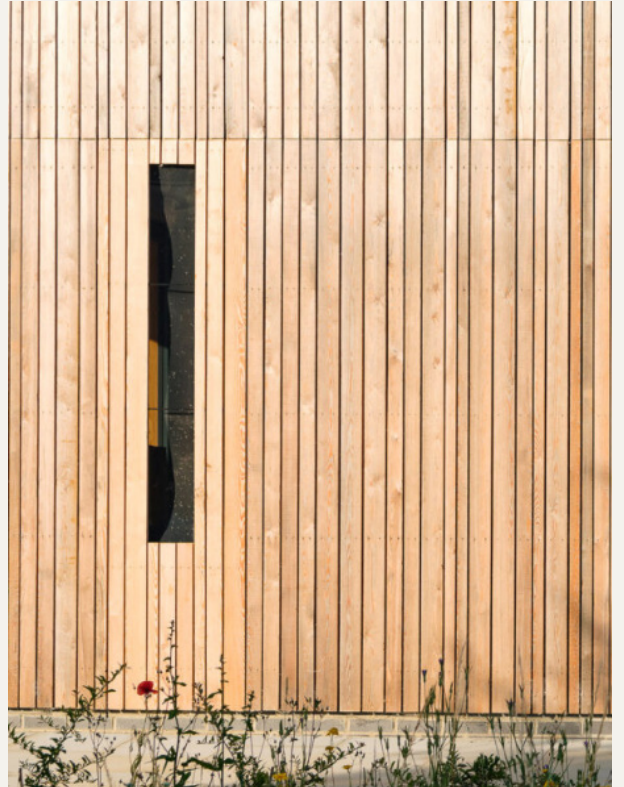
# Sweet Chestnut Cladding

The external walls to part of the ground floor and all of the first floor will be clad with locally sourced Sweet Chestnut vertical timber cladding of varying widths

Sweet chestnut wood is a fast growing sustainable hard wood. It is harvested by coppicing, a traditional woodland management technique that sees the creation of a stump, from which multiple trees are formed. These are harvested at smaller sizes compared to mature trees, meaning the life-cycle is quicker. Coppicing also permits to retain a good level of biodiversity around the area harvested.

The product specified is Sweet Chestnut Cladding by InWood developments or similar approved. The sweet chestnut cladding is mostly English, from Kent and Surrey with a smaller percentage of European. When first installed, sweet chestnut cladding is warm in colour, with time, it will gain a silver appearance as illustrated in the picture to the side.

Material samples will be provided to the local authority at the earliest convenience.





1.2

## Marziale Brick

Wienerberger Terca Marziale brick is proposed to part of the North and all of the East facing ground floor elevations and to the terraced garden retaining walls to the rear of the house.

Marziale is a weathered traditional brick and weatherstruck mortar joints will be used.

Material samples will be provided to the local authority at the earliest convenience.



1.3

## Baumit Lime Render

The ground floor walls to the west elevation and part of the ground floor north elevation will be cream Lime render – Baumit SEP 01 Finishing Render (colour 0019 cream/off white) on Baumit MC55 W

The choice of lime render is a more sustainable option to cement based renders and allows the construction to breathe.

Material samples will be provided to the local authority at the earliest convenience.



1.4

## Knapped Flint

The ground floor southern elevation of the living room that faces the driveway will be clad with knapped flints.

The retaining walls to the garden planters and west facing terraces will be clad with knapped flint blocks

The use of flint on this particular project is an homage to the local craftsmanship and its long standing use in buildings around East Sussex.

Material samples will be provided to the local authority at the earliest convenience.



Photo by BakerBrown

1.5

## Del Sil Slate Tiles

The pitched roofs, which are part 2 storey and part single storey, will be finished with Del-Sil slate which is a natural slate that is in colour and will complement the light coloured vertical cladding materials. Solar panels and 3 small rooflights are incorporated in the new roof. The solar panels will integrate well with the chosen roofing typology.

Material samples will be provided to the local authority at the earliest convenience.



## Contact

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