

Project
1094SM St Marys

Discharge of Conditions
CONDITION 09: Materials

Date
02.06.2026

File Reference
1094- 6.01

CONDITION 09: MATERIALS DETAIL

Ref: AWDM/0082/26

09. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls, roof, railings, windows, doors, rooflights and boundary treatment has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: In the interests of visual amenity and to comply with policies 15 and 17 of the Adur Local Plan

Walls: Red brick



Area of brickwork repair to New Road stair showing highlighting tonal variation in original Edwardian brickwork (lower portion).



Typical area of original Edwardian brickwork.



Obliquely illuminated Edwardian brickwork showing undulations and surface texture.

The existing unpainted brickwork to the New Road elevation has been repaired and remodelled in a number of areas. Brickwork original to the Edwardian construction comprises bricks of uneven plane, creasing and texture laid to imperial courses (305 - 310mm per four courses) using bricks that are 65-67mm high and 220 -230mm long. Mortar joints vary in character (possibly reflecting areas of repair) but are generally



*Imperial Bricks
Reclamation Weathered
Soft Red (Handmade):
View of sample board
held against existing
brickwork*

slightly recessed. It is difficult to ascertain whether any of the extant pointing is original to the Edwardian construction. The colour of the mortar is quite bright but its hardness is indicative of a relatively high Portland cement content.

Areas of later remodelling, between the two shopfronts for instance, match this coursing but use bricks that are more consistent in their dimensions (65mm x 215mm) and surface texture. Mortar joints in these areas are flush with a ruled line scored along the top of the bricks.

Where possible, it is intended that bricks from the demolished sections to the rear of the existing building will be reused. Elsewhere, Imperial Bricks' Reclamation Weathered Soft Red (Handmade) is considered a good match

Walls: Painted Brickwork to House 5 Retained Façade

The brick work render and stucco façade to house 5 on East Street is currently painted a magnolia type colour. This has trapped water in the surface of the bricks causing them to spall quite badly. It is proposed that the existing paint coatings be removed, the



*SAS Render Systems Prorend silicone-based masonry
paint, colour: 'brick'*

damaged brickwork repaired, and that the façade be repainted using a silicone based paint (giving greater vapour permeability) in a single brick tone colour.

Walls: Lime Render to East Street Building

The existing external finish to the upper storey of the East Street Building comprises painted pebbledash which is not original to the building's construction. It is proposed that, along with the reinstatement of the original lancet windows, this later finish will be removed and replaced with a smooth finish lime render with a scored ashlar pattern.



Cornerstone Promix Medium Topcoat (Trowel Finish)



Example of scored render with scored ashlar pattern

Pitched Roofs



Existing roof slate with heavy build-up of lichen and moss.

The existing pitched roofs carry a heavy accumulation of lichens and mosses common to coastal areas, particularly to the South-facing New Road elevation. The existing finish is presumed to be natural slate; it is apparent from historic photographs that the roof has been replaced subsequent to the original construction and the current slates may be artificial.

The roofs are to be wholly replaced. The pitched areas will be finished in natural slate; the stone selected, quarried in North-West Spain, has a smooth gently undulating riven face and trims to a sharp edge.



SSQ Del Carmen (quarried North-West Spain)



SSQ Del Carmen in UK heritage context

Front Dormers

The existing dormers appear to be currently finished in zinc with a mixture of standing and flat folded seams. The material has not weathered well in the marine climate, and its brittleness may have contributed to the leaks which characterize the upper storey of the building. It is therefore proposed that the new dormers be roofed in lead since the skills for repair are more readily available.



Generic view of lead-roofed dormer

Rear Dormer Structure

The Planning Application drawings show the existing rear dormers unified into a continuous roof extension with a single roof plane. The existing fenestration pattern, which consists of wide openings occupying three quarters of each structural bay, is extended upward into the dormer leaving narrow solid strips between. It is proposed that these areas are hung with slate tiles to match the pitched roof. The cheeks to the new dormer structure will be similarly treated.



The flat roof to the rear dormer structure will be finished with a polymeric single ply membrane system. This will be dark grey to match the pitched roof areas. The eaves will finish in a painted timber fascia (dark grey) carrying the guttering which discharges to hoppers and downpipes located at each structural bay.

Generic view of Spanish slate tile-hanging

Railings to Front Garden Areas of Houses 1-4

A historic photograph from the building's opening show cast iron railings topping a rendered masonry dwarf wall in front of the New Road elevation. It is proposed that the railings will replicate this arrangement that is typical of the period.

It is not possible to discern the exact railing design from the photograph but, on the single gate visible, there appear to be gate posts that extend above the railings. The number of reproduction designs available in the present day is limited.



Above: Historic photograph of the New Road elevation



Left: General view of Oxford Railings' Heart and Scroll cast iron railings.

Below: Detail views of Oxford Railings' Heart and Scroll cast iron railing components



The Heart and Scroll design by Oxford Railings is considered an appropriate design which corresponds well with the detail that can be derived from the available historic photographs and sits well with the designs of the period, making use of the heart motif that was very popular at that time and appears regularly throughout the work of contemporary architects such as M. H. Baillie Scott and C.F.A. Voysey.

Roof Windows to Pitched Roofs



Roof windows by The Rooflight Company

Conservation roof windows by the Rooflight Company are proposed.

Boundary Treatments.

The existing brickwork boundary walls to rear perimeter of the site will be retained and repaired.

The boundaries between the gardens to the houses will be separated by 1800mm high close-boarded fences.



Generic view of close boarded fence.

WOODMANS

TOGETHER **WE** BUILD