

MATERIALS & FINISHES SCHEDULE

Plot 1, Land Adjacent to Lyne House, Links Road, Worthing, BN14 9QY
Document Ref: LR.MAT.01

1. INTRODUCTION

This schedule provides a consolidated summary of all external materials and finishes proposed for the development, as shown on drawings:

- LR.P&E.01 – Plans, Elevations & Roof Plan
- LR.LTP.01 – Landscaping, Tree Protection & Neighbour Impact
- LR.LAND.01 – Detailed Landscaping Specification

The palette has been carefully selected to provide a high-quality, cohesive and contextually appropriate design.

2. BUILDING MATERIALS (REF: LR.P&E.01)

Roof

- Natural Slate Roofing
Dark grey / black natural slate
- Clay Ridge Tiles
Dark grey / black
- Solar Panels
Black panels with minimal visible gridlines integrated within the roof plane

External Walls

- Primary Walling Material
Split-faced random-course Swaledale Stone
- Corner Detailing
Swaledale Stone corner blocks

Cladding

- Vertical Cladding System
Millboard Envello Board & Batten
- Finish
 - Burnt Cedar; and
 - Smoked Oak

Windows and Doors

- Frames
Powder-coated aluminium
 - Colour
Dark grey / black
 - Style
Crittall-style glazing
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Rooflights

- Automated rooflights (Velux or similar) fitted with blackout blinds
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Rainwater Goods

- Concealed / hidden gutter detail with dark finish
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3. HARD LANDSCAPING MATERIALS (REF: LR.LTP.01)

- H1 – Composite Decking
Composite decking (Millboard, NeoTimber or similar), installed above existing ground levels
 - H2 – Permeable Stone Paving (Upper Terrace)
Natural stone paving (Dorchester White Stone or similar), laid on permeable sub-base
 - H3 – Driveway (Resin Finish)
Permeable resin-bound surface (Permabond, Millstone colour)
 - H4 – Car Port & Side Passage
Permeable block paving (Brett Alpha Flow, Charcoal)
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4. SOFT LANDSCAPING (REF: LR.LTP.01)

- S1 – Amenity Lawn (Biodiversity-Friendly)
 - S2 – Shade Woodland Wildflower Meadow
 - S3 – Woodland-Edge Shrub and Groundcover Habitat
 - S4 – Structured Planting Beds
 - S5 – Pleached Laurel Trees (Raised Planters)
 - S6 – Griselinia littoralis Hedge
 - S7 – New Tree Planting
 - S8 – Retained Trees (including TPO Copper Beech)
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5. BOUNDARY TREATMENTS (REF: LR.LTP.01)

- Close-Boarded Timber Fencing
1.8m high fence panels with 150mm gravel boards
 - Raised Planter Construction
No-dig system supported on ground screws with galvanised load-spreading grate
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6. ECOLOGICAL FEATURES (REF: LR.LTP.01)

- E1 – Reptile Hibernaculum
 - E2 – Hedgehog Access Holes (min. 130mm x 130mm)
 - E3 – Bat Roost Features
 - E4 – Bird Nesting Features
 - E5 – Solitary Bee Nesting Habitat
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7. EXTERNAL LIGHTING (REF: LR.LTP.01)

External lighting will be designed to minimise light spill and protect the dark sky environment and local wildlife:

- Low-level, downward-facing and fully shielded luminaires
- Controlled by timers and/or motion sensors
- No permanently illuminated external lighting

Rooflights will:

- Be fitted with blackout blinds; and
- Be operated to minimise light spill during hours of darkness

Lighting will accord with:

- Bat Conservation Trust / Institution of Lighting Professionals Guidance (BCT/ILP GN08/23)
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8. SUMMARY

The proposed materials and finishes:

- Are clearly defined and consistent across all submitted drawings
 - Provide a high-quality and durable palette
 - Ensure a cohesive architectural and landscape design
 - Respond sensitively to the site and surrounding context
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End of Schedule