

**REFURBISHMENT AND REPAIR OF VESTRY COTTAGE,
ANGMERING.**

SCHEDULE OF PROPOSED MATERIALS



Job Ref: 9482 / SOM / 01 / JMR

October 2025

Schedule of materials to be used internally and externally as part of the development

All of the below are as shown on the accompanying LEP drawings with the prefix 9482.

1. Dry-lining of internal faces of external walls (except recent kitchen extension):

Recent existing cement and sand plaster to be removed and walls lined with 60mm Schneider square edge breathable wood fibre insulation (thinner @ 40mm in window reveals) on Newton 3mm meshed damp proof membrane. Internal wall finish to be two coat lime plaster with GRP mesh pressed into first coat.

2. Decorations to breathable walls and existing lime plaster ceilings:

To be Earthbourne Breathable White Clay Paint.

3. Decorations to retained, non-breathable walls and ceilings:

To be Dulux Trade Matt White emulsion paint.

4. New skirting boards and cill boards:

To be 19mm x 100mm softwood skirting boards and 25mm MDF cill boards except for first floor oriel window which is to have a new 32mm BCP cill board and re-used edge trim.

5. Decorations to internal joinery:

To be Dulux Diamond White Eggshell paint.

6. Secondary Glazing:

To be bespoke, pre-fabricated sliding or hinged or fixed (depending upon location) with white, powder-coated aluminium frames screwed to reveals with expanding Rawl type plug fasteners.

7. Replacement kitchen window inner casement:

To be painted British Columbian Pine with 16mm Slimline sealed double glazed unit, fixed with low-modulus silicone (not linseed based putty). To have low-E glass to outer pane.

8. Repairs to oak window frames and porch canopy:

Repairs to be carried out using Repair-Care Dry-Flex 16 2 part resin system with new kiln-dried European Oak inserts or complete component replacement as required.

9. Decorations to existing / existing repaired external oak joinery:

To be Ronseal 10 year exterior black woodstain or equal approved to match existing.

10. Decorations to external metal window frames:

To be Zinsser Allcoat Exterior Satin Paint.

11. Decorations to other external joinery:

To be 1 coat Dulux or similar oil-based white primer / undercoat and two coats Dulux or similar oil-based white gloss exterior paint.

12. Render to outside face of west (church yard) wall:

To be two coat lime render.

13. Decoration to outside face of west (church yard) wall:

To be Keim breathable mineral paint.

14. Structure to external structure to contain air source heat pump plant:

To have simple Accoya treated Douglas Fir framing and rafters and walls and door clad with 25 x 38mm horizontal tannalised roofing battens with gaps between. Roof to be natural Welsh slate with code 4 lead flashing to wall. Gutter to be black painted half-round cast iron on rafter foot brackets.

15. Decorations to external iron gutters and rainwater pipes:

To be Hammerite red oxide primer followed by Black Hammerite direct to rust paint, smooth finish.

John Minter Architect RIBA SCA for Lee-Evans Partnership October 2025