

Hartley Centre

Condition 9 - Materials - Part 2

HYC-MAE-XX-XX-RPT-01102_v1

12 October 2023

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1.0 Document History

Document Name	Condition 9 - Materials - Part 2
Job No.	1826 Hartley Centre
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Version	Purpose	Created by	Checked by	Date
v1	Draft for review	NW/ XR	NW	12/10/23

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2.0 Overview

2.1 Purpose of this Document

The purpose of the report is to accompany an application for partial discharge of planning Condition 9 for materials following the granting of planning permission 20/02264/FUL.

2.2 Planning Context

Planning permission (ref. 20/02264/FUL) was granted 18th November 2021 for the:

The construction of a part 5, part 7 and part 9 storey mixed-use development comprising a circa 1,646sqm community use/health centre (use class E) and age restricted residential accommodation being 75 one and two bed apartments (use class C3), with associated parking (9 car parking spaces and cycle parking), public realm improvements and landscaping.

2.3 Condition 9 - Materials

No above ground façade works shall take place until details and samples of all external surfaces have been submitted to and approved in writing by the Local Planning Authority. This shall include physical mock-up(s) of typical window bay(s) showing full details of brickwork bond, mortar, window and reveal details, head and cill details and parapet details which shall be erected on site (or other location which has first been agreed with the LPA) and be approved in writing by the Local Planning Authority before any façade works take place.

The development shall only be constructed and retained in accordance with the approved details.

Reason: To ensure the use of appropriate materials to ensure that the choice of materials will harmonise with the character of the surrounding development.



HYC-MAE-XX-XX-DRG-06300_GA Drawing_Elevation 01 - Barking Road

3.0 Condition 9 - Materials Partial Discharge

3.1 Original Approval & Scope

This document and associated condition application covers only the materials highlighted below. These materials have already been view by the planning officer Ben Hull on site and an initial approval was granted. This document presents details, product information and images of materials.

Specificatin Key as per planning drawings

1. External Wall

- 1a. Darker brown/ red brickwork with dark mortar
- 1b. Lighter brown/ red brickwork with light mortar
- 1c. Lighter brown/ red brickwork stack bonding with light mortar

2. Balconies

- 2a. White coloured metalwork balustrading with angled bar uprights
- 2b. Permeable balcony paving on pedestals
- 2c. Exposed concrete or profiled PPC metal soffit, dependent on balcony construction
- 2d. 185mm deep brick reveal to all windows and doors
- 2e. Profiled white metal cladding
- 2f. Metal PPC lintel to match brickwork colour

3. Windows and doors

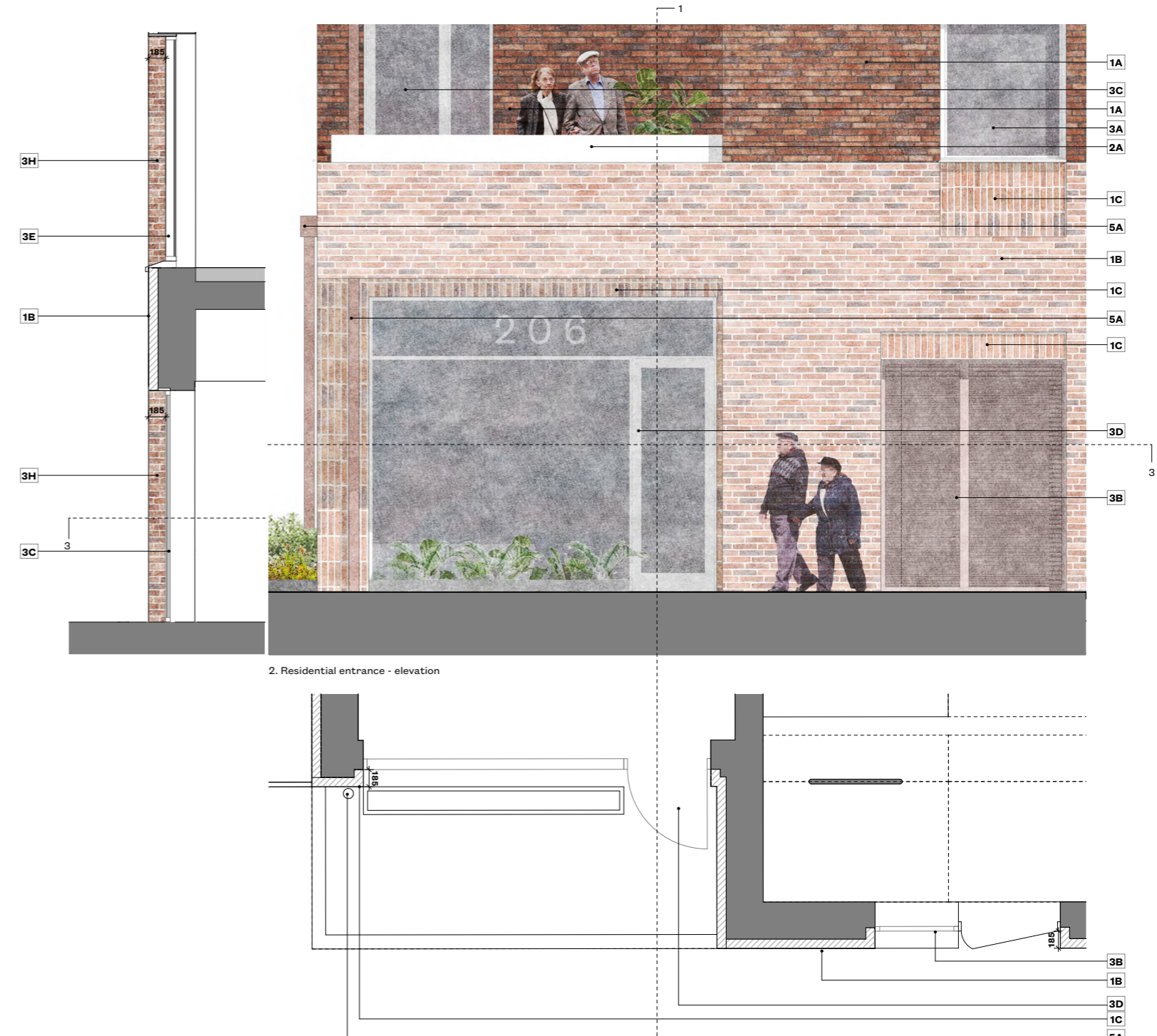
- 3a. White coloured metal frame window with 800mm recessed lighter brown/ red brickwork stack bonding with light mortar below. Sill to match frame colour
- 3b. Brown / red RAL coloured metal door to match brickwork with recessed lighter brown/ red brickwork stack bonding with light mortar above
- 3c. White coloured metal framed glazed door with side glazing
- 3d. White coloured metal framed glazed door with side and upper glazing
- 3e. White coloured full height metal frame window. Sill to match frame colour
- 3f. White coloured metal frame window with recessed lighter brown/ red brickwork stack bonding with light mortar above and below. Sill to match frame colour
- 3g. White coloured metal frame window with 800mm from ground sill. Sill to match frame colour
- 3h. Brick coloured metal frame louvre door with recessed brown/red brickwork stack bonding with light mortar above, and side louvre panel. Hinges and metalwork to match brick colour.
- 3i. 185mm deep brick reveal to all windows and doors
- 3j. Metal PPC lintel to match brickwork colour
- 3k. White coloured metal frame window with recess

4. Roofs

- 4a. Green roof
- 4b. Stone coping to match brickwork colour
- 4c. Metal coping to match white metal cladding colour

5. Rainwater

- 5a. RWP and fixing colour to match brickwork



HYC-MAE-XX-XX-DRG-22400_P01 Bay Study - Communal Entrance

Specificatin Key as per planning drawings

1. External Wall

- 1a. Darker brown/ red brickwork with dark mortar
- 1b. Lighter brown/ red brickwork with light mortar
- 1c. Lighter brown/ red brickwork stack bonding with light mortar

2. Balconies

- 2a. White coloured metalwork balustrading with angled bar uprights
- 2b. Permeable balcony paving on pedestals
- 2c. Exposed concrete or profiled PPC metal soffit, dependent on balcony construction
- 2d. 185mm deep brick reveal to all windows and doors
- 2e. Profiled white metal cladding
- 2f. Metal PPC lintel to match brickwork colour

3. Windows and doors

- 3a. White coloured metal frame window with 800mm recessed lighter brown/ red brickwork stack bonding with light mortar below. Sill to match frame colour
- 3b. Brown / red RAL coloured metal door to match brickwork with recessed lighter brown/ red brickwork stack bonding with light mortar above
- 3c. White coloured metal framed glazed door with side glazing
- 3d. White coloured metal framed glazed door with side and upper glazing
- 3e. White coloured full height metal frame window. Sill to match frame colour
- 3f. White coloured metal frame window with recessed lighter brown/ red brickwork stack bonding with light mortar above and below. Sill to match frame colour
- 3g. White coloured metal frame window with 800mm from ground sill. Sill to match frame colour
- 3h. Brick coloured metal frame louvre door with recessed brown/red brickwork stack bonding with light mortar above, and side louvre panel. Hinges and metalwork to match brick colour.
- 3i. 185mm deep brick reveal to all windows and doors
- 3j. Metal PPC lintel to match brickwork colour
- 3k. White coloured metal frame window with recess

4. Roofs

- 4a. Green roof
- 4b. Stone coping to match brickwork colour
- 4c. Metal coping to match white metal cladding colour

5. Rainwater

- 5a. RWP and fixing colour to match brickwork



HYC-MAE-XX-XX-DRG-22403_P01 Bay Study - Residents Lounge

3.2 Proposed Balcony Soffit

This section presents the balcony soffits. It is proposed to have the concrete exposed. The surface is cleaned and treated with a water repellent transparent coating.



Fig.01 Concrete soffit

3.3 Proposed Metal Cladding

This section further presents the materials used associated with the metal cladding on the building corners of the roof parapet.

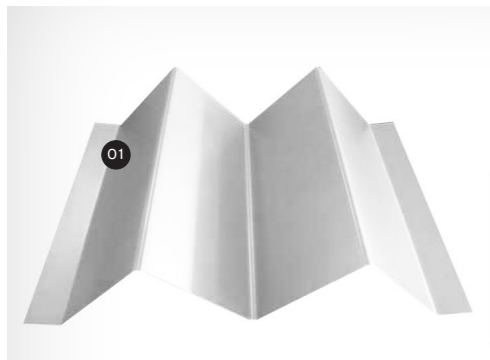
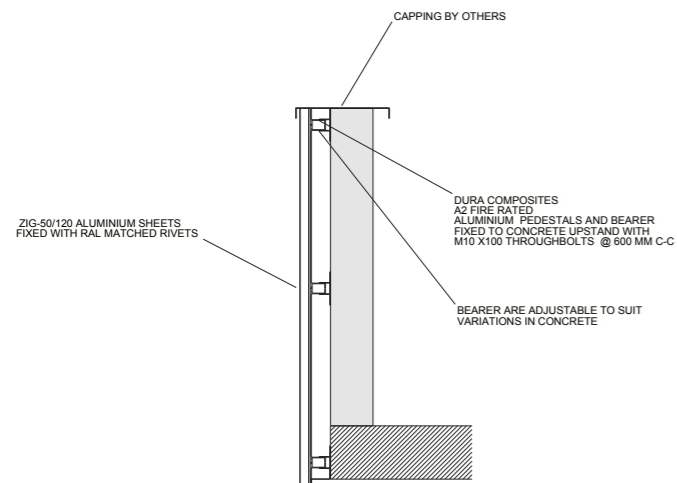
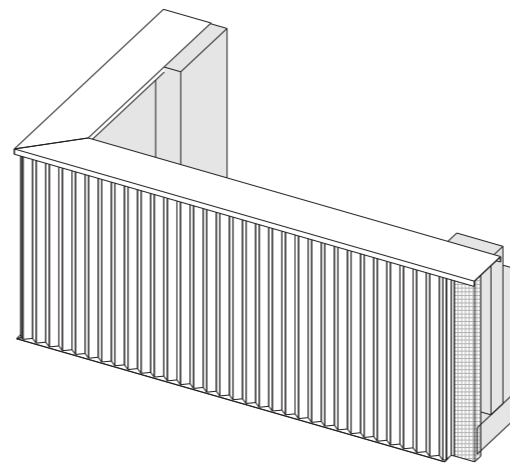


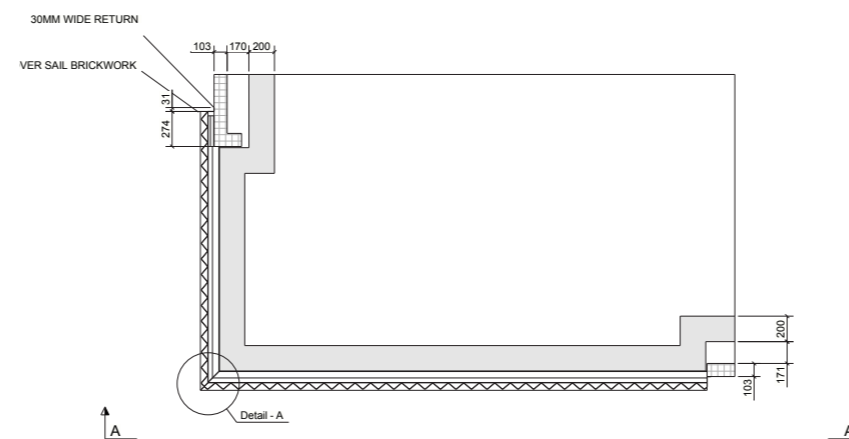
Fig.02 Profiled Metal Parapet (AMW-04) Cadisch Weltec Z 50/120
Colour: RAL 9003 Signal White



HYC-MAE-XX-XX-RPT-01102_v1 Condition 9_Part 2



HYC-WEL-XX-XX-DT-X-000013
RAL 9003 signal white cladding, aluminium zigzag sheet fixed to a back railing support system



HYC-WEL-XX-XX-DT-X-000013

3.4 Proposed Doors & Sills

This section presents Neos door system which consists of three door types which are all louvred. The doors to doors on Barking Road have decorative perforated metal screen face fixed to the door frames. All are powder coated in RAL 1019 Beige Grey to match the lighter 1b plinth brick.



Fig.03 Image of a sample of a perforation styled door from Neos (other project)

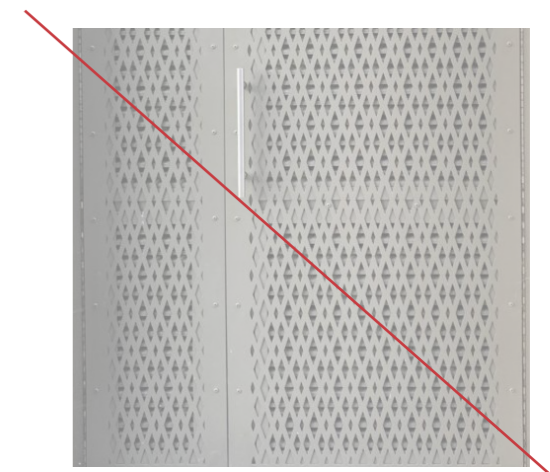
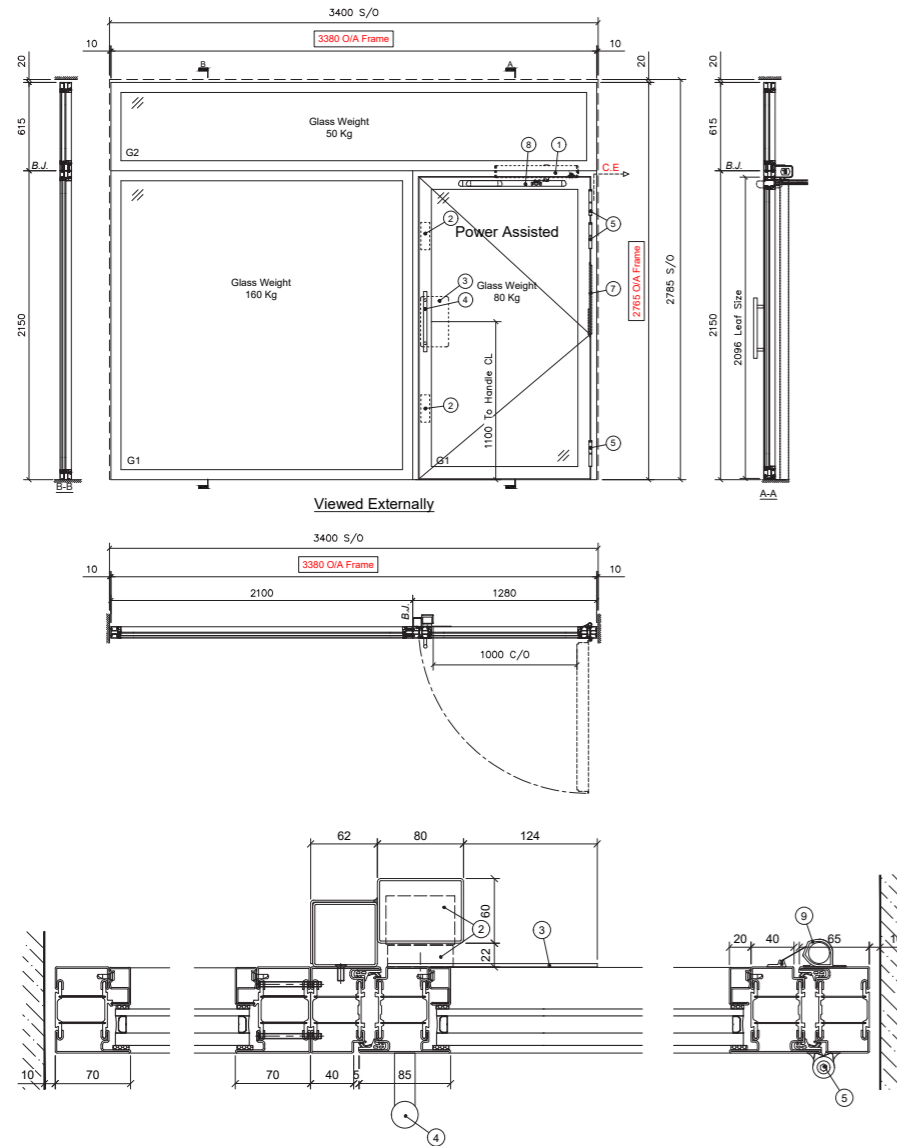
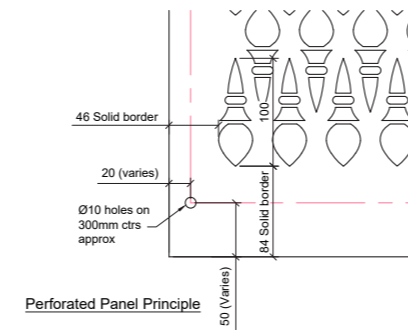
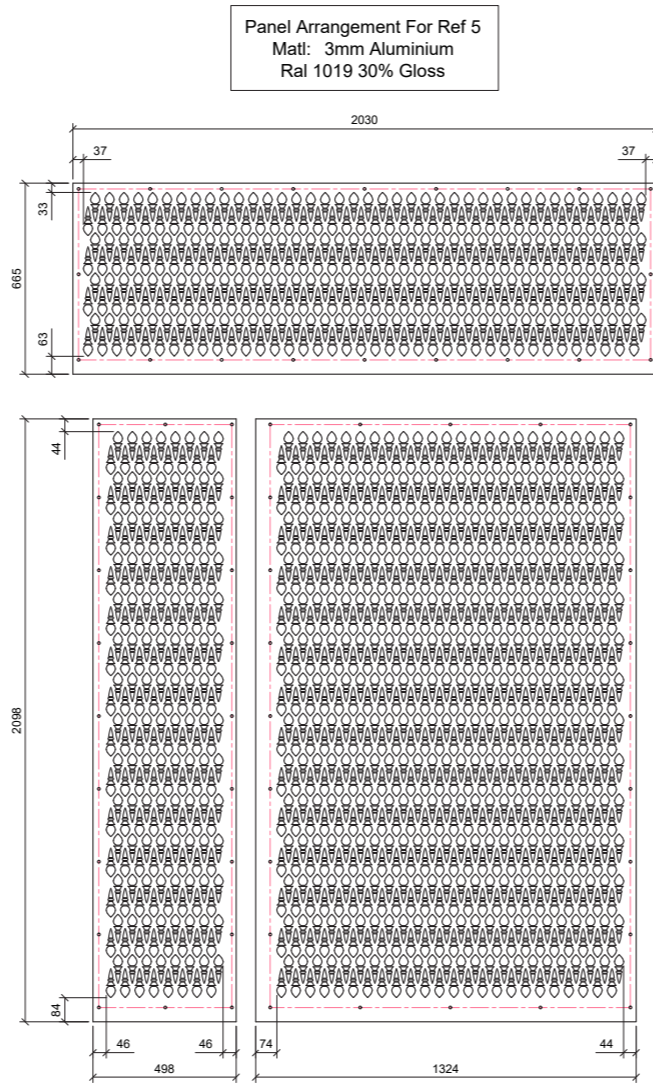


Fig.04 Image of louvred substation door in RAL 1019 Beige Grey

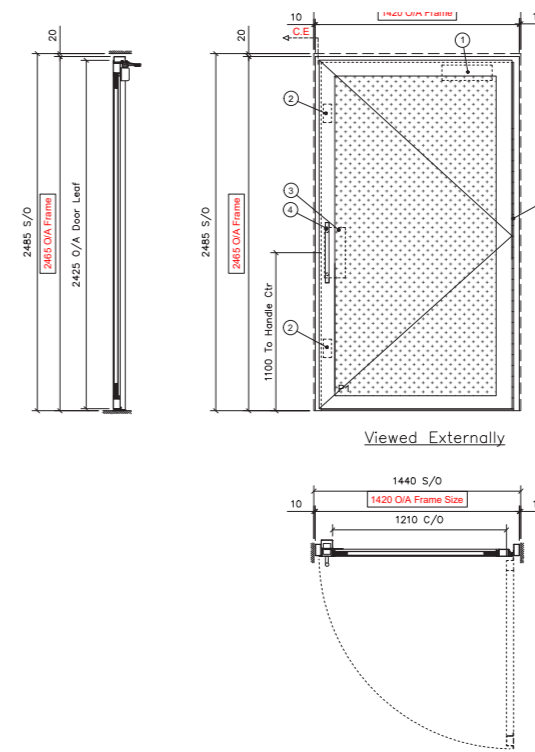
3.4 Proposed Doors & Sills



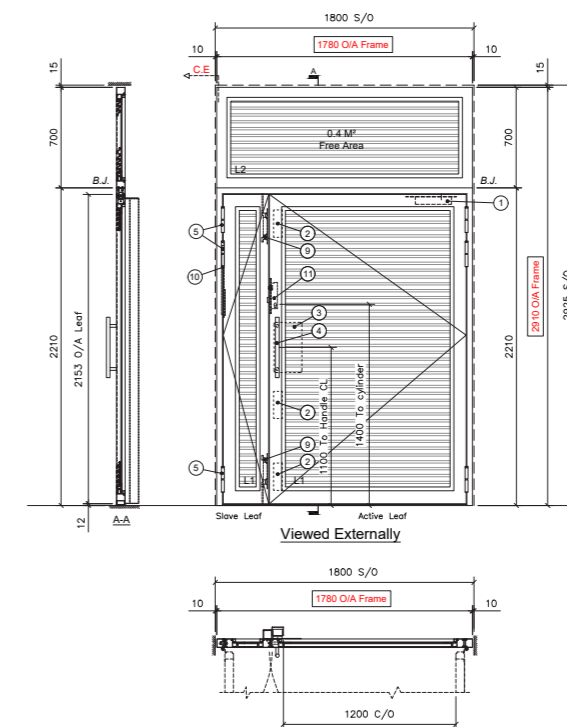
3762-01 C01 main entrance



3762-50 C01 Selected pattern



3762-13 C01 flash metal door



3762-07 C01 *all other door types are perforated