

Hartley Centre

Condition 9 - Materials - Part 1

HYC-MAE-XX-XX-RPT-01101_v1

10 October 2023

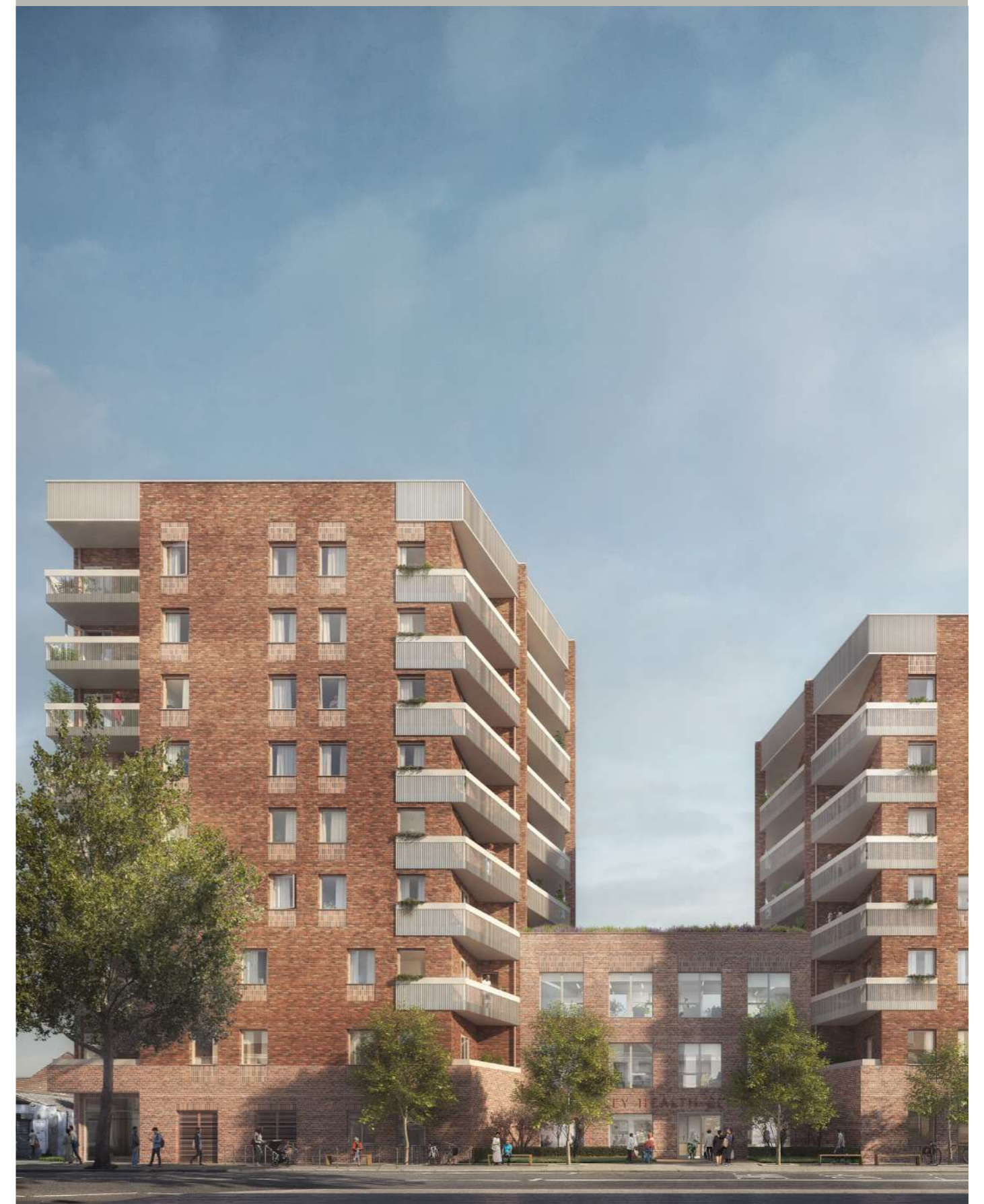
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1.0 Document History

Document Name	Condition 9 - Materials - Part 1
Job No.	1826 Hartley Centre
Document Ref	HYC-MAE-XX-XX-RPT-0101

Version	Purpose	Created by	Checked by	Date
v1	Draft for review	NW/ XR	NW	10/10/23

93 Southwark Street · London · SE1 0HX
 +44 (0)20 7704 6060
 office@mae.co.uk · www.mae.co.uk



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 X on site and an initial approval was granted. This document presents further images and of these materials installed in a benchmark assembly.

Remaining materials will be discharged under a separate cover.

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



HYC-MAE-XX-XX-DRG-22401_Bay Study - Typical Balcony

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

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- 4b. Stone coping to match brickwork colour
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5. Rainwater

- 5a. RWP and fixing colour to match brickwork



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

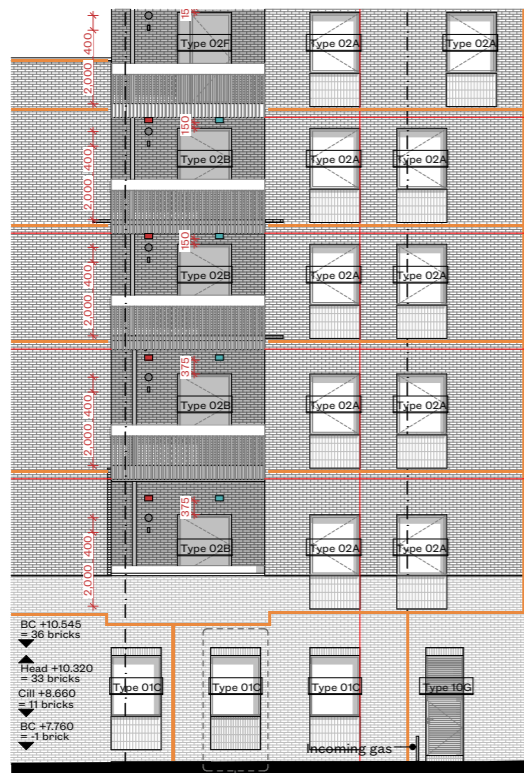
3.2 Proposed External Wall Materials

This page presents the brick mortar colour and window systems demonstrating the brickwork with selected mortar (see Fig. 01) - mortar colour M3ANHLE 023 Grey

Two colour clay bricks fig. XX and fig. XX with the light grey mortar (M3ANHLE 021 grey) are proposed. The dark brick at the top of the building is the Freshfield Lane First Quality Multi and the light brick in the plinth is the Freshfield Lane Lindfield Yellow Multi.

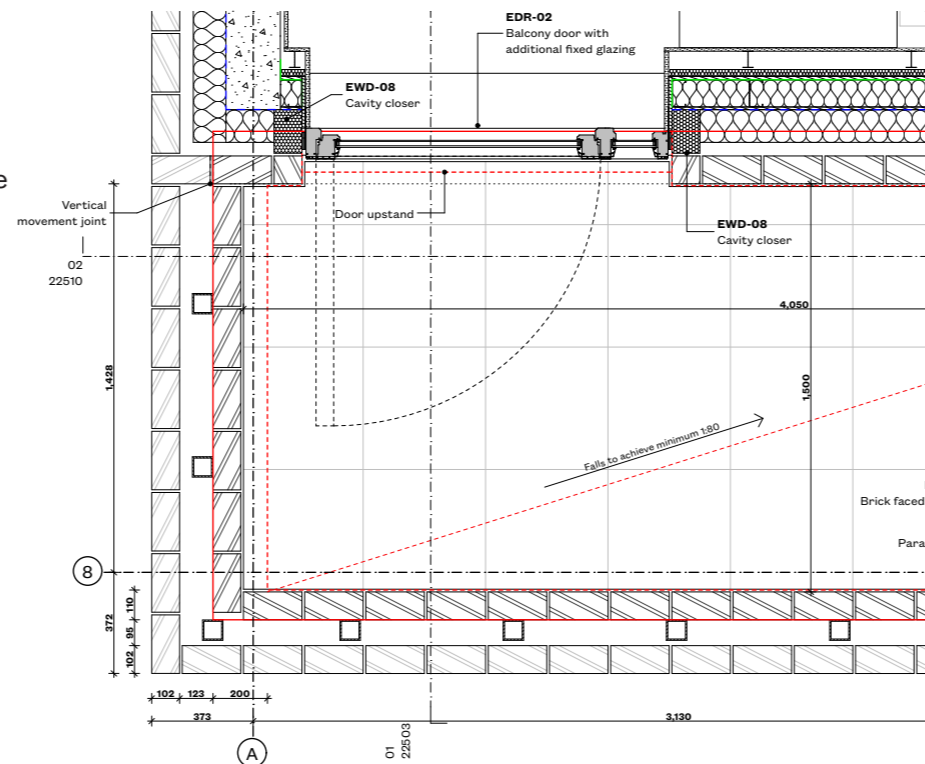


Fig.01 External brick mock ups

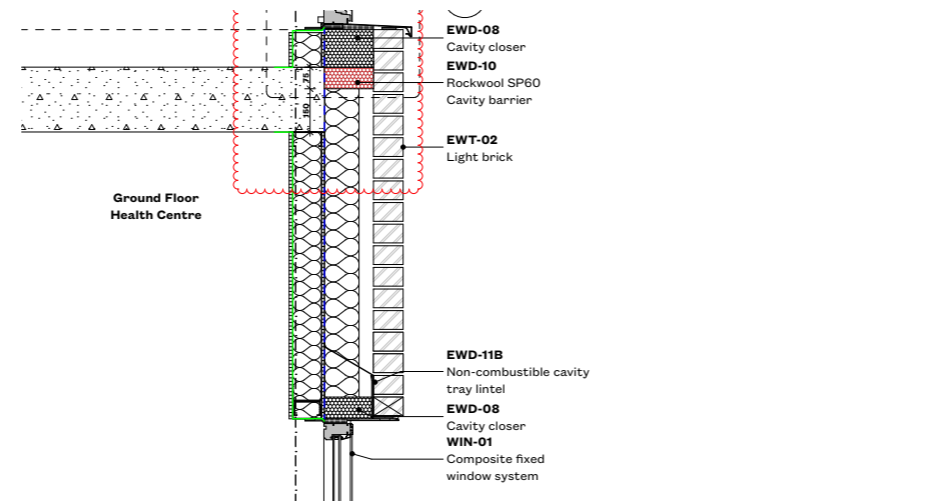


HYC-MAE-XX-XX-DRG-22522_C01 External Envelope Details_Service Penetrations

3.3 Proposed Balcony Details



HYC-MAE-XX-XX-DRG-22510_C01 External Envelope Details_Balcony Unit (Brick Balustrade)



HYC-MAE-XX-XX-DRG-22507_C01 External Envelope Details_Health Centre and Resident's Lounge

Product Technical Information Sheet

Freshfield Lane
First Quality Multi

Configuration:	Frogged Clay Facing Brick
	215 x 102.5 x 65 mm
Dimensional Tolerance:	Dimensional Range:
Density (net):	Density Tolerance:
Density (gross):	Compressive Strength
Compressive Strength:	Initial Rate of Water
Water Absorption:	Soluble Salts Category:
Durability Category:	Thermal Resistance
Thermal Conductivity:	Thermal Resistance
Conductivity:	Bond Strength
Water Vapour Permeability Coefficient:	Void Percentage:
Dangerous Substances:	Reaction to Fire:
Recycled Content:	

are manufactured and supplied to relevant clauses of

Product Technical Information Sheet

Freshfield Lane
Lindfield Yellow Multi

Configuration:	Frogged Clay Facing Brick
	215 x 102.5 x 65 mm
Dimensional Tolerance:	Dimensional Range:
Density (net):	Density Tolerance:
Density (gross):	Compressive Strength
Compressive Strength:	Initial Rate of Water
Water Absorption:	Soluble Salts
Durability Category:	Thermal Resistance
Thermal Conductivity:	Thermal Resistance
Thermal Conductivity:	Bond Strength
Water Vapour Permeability Coefficient:	Void Percentage:
Dangerous Substances:	Reaction to Fire:
Recycled Content:	

are manufactured and supplied to relevant clauses of

3.4 Proposed Windows & Sills

This page presents Nordan Window & Balcony Door system NTech. These are composite timber aluminium double glazed window frame systems that interior and exterior is in colour RAL 9003, signal white (see Fig.01 & 04)

The metal sill and head fascias (Fig.03) are in the same signal white colour, and the window mastics matches the colour as shown in Fig.04



Fig.01 Image of Nordan frame sample

Fig.02 Image from Nordan Brochure



Fig.03 Window assembly mock-up showing window in brick wall with white sill and fascia

Fig.04 Window assembly benchmark with set back brick details

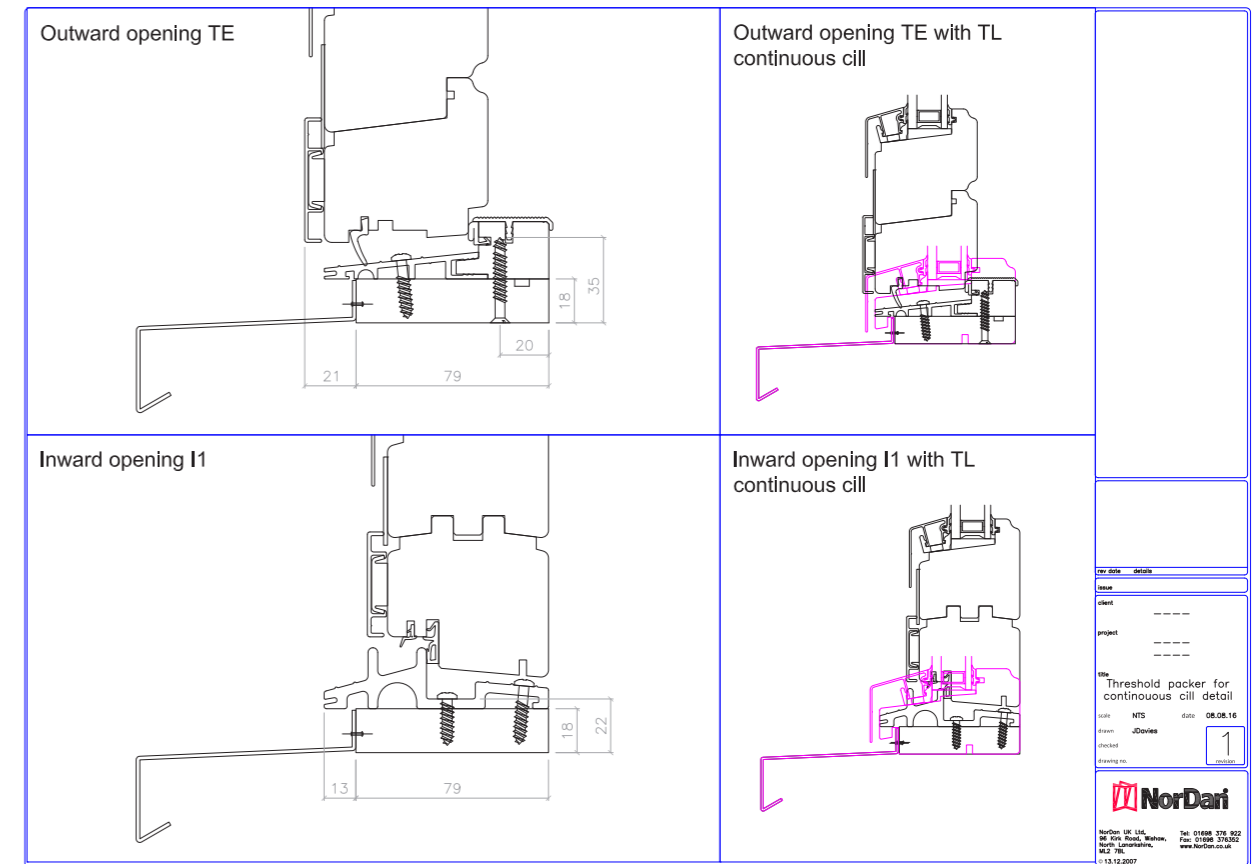
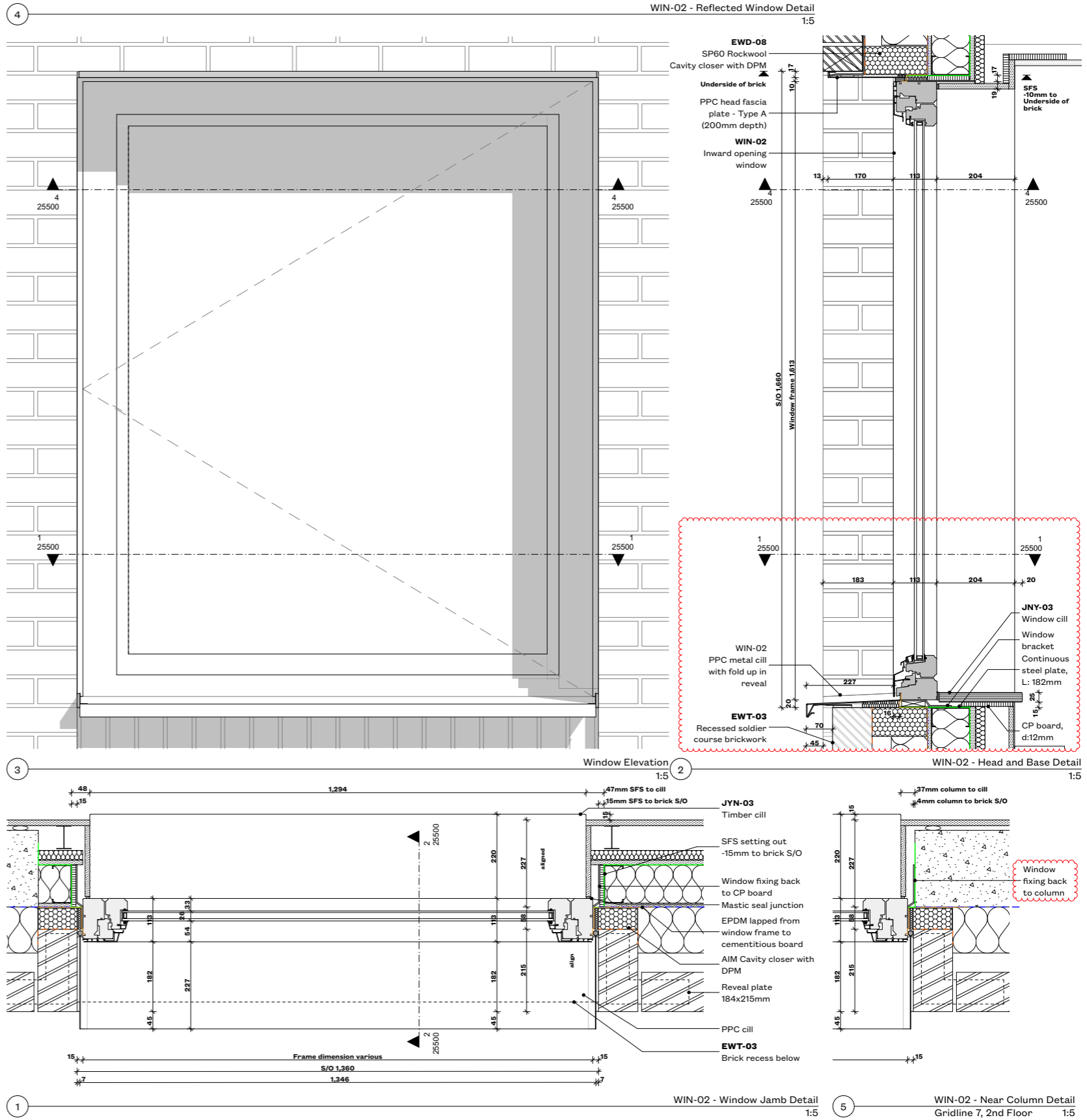


Fig.05 Nordan frame and threshold details

3.4 Proposed Windows & Sills



HYC-MAE-XX-XX-DRG-25500_C02 Window and Door Details_Inward Opening Window