

1237_Agar Grove

Phase 1B (FGH) Planning Condition 2

Revision A 05.09.18

1.0 Planning Condition 2

This draft report sets out the materials that are proposed for phase 1B, which comprises blocks F,G,H. These blocks were designed by Mæ architects at planning stage, and the scheme has been developed by Hill & Architype, with Mæ occupying a monitoring role. This report was prepared by Mæ.

Planning Condition 2:

'Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; c) phase 3; d) phase 4; e) phase 5; f) phase 6) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, sample panels of all the facing brickwork demonstrating the proposed colour, texture, face bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panels shall be retained on site until the work has been completed.'



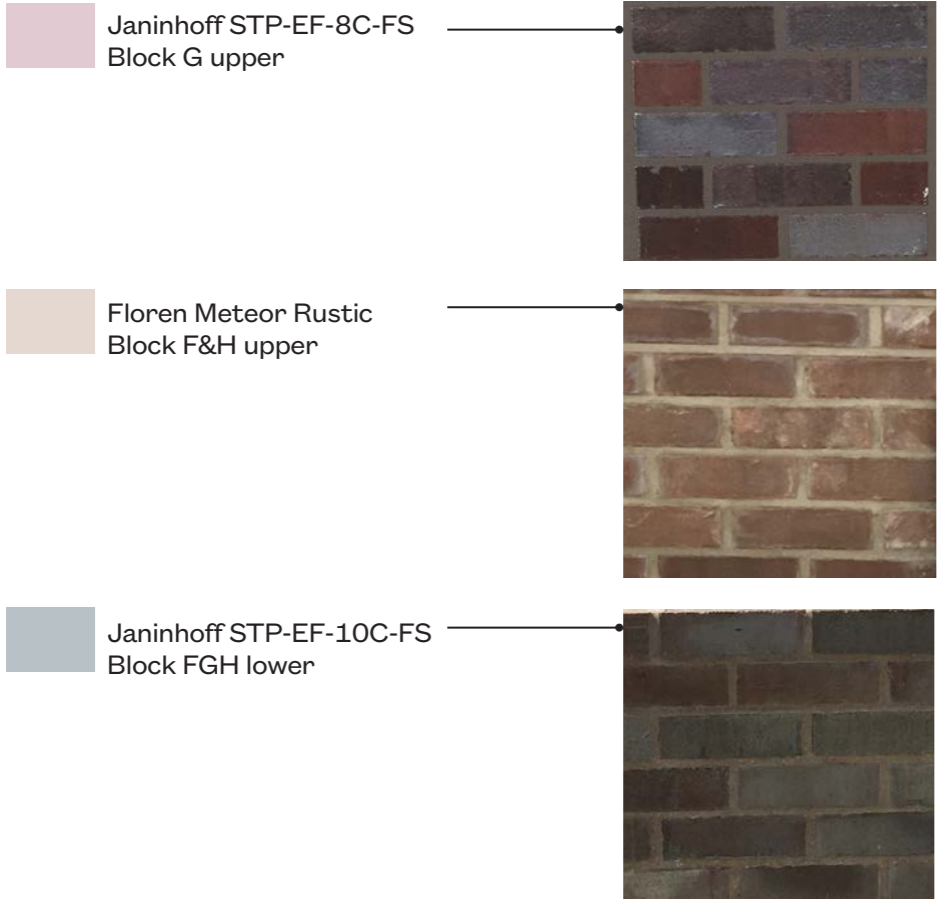
Indicative aerial view, showing massing & context

2.0 Bricks

Bricks have been selected in order to compliment block A in the previous phase, and to reflect the design intent, which was for a textured and varied brick which sat comfortably next to the conservation area. This is combined with a measured variation between the different blocks.

As such we proposed to use a textured buff brick to the upper level of F&H, combined with Janinhoff bricks which have the finish (called an 'engobe') applied to the back of the brick, which is used as the facing side. This approach gives the bricks more texture within each brick, and more variety of colours this is signified by 'FS' at the end of their ID code.

The black/ grey 10C-FS bricks form a base to each block, combined with buff coloured Meteor Rustic bricks above to F&H, and red/ purple 8C-FS bricks to the upper levels of block G.



- Key
- Janinhoff STP-EF-8C-FS - Block G upper
 - Floren Meteor Rustic Block F&H upper
 - Janinhoff STP-EF-10C-FS to block FGH lower

- Block F:
- Upper brick: Meteor rustic
 - Lower brick: Janinhoff - STP-EF-10C-FS



- Block G:
- Upper brick: Janinhoff - STP-EF-8C-FS
 - Lower brick: Janinhoff - STP-EF-10C-FS



- Block H:
- Upper brick: Meteor rustic
 - Lower brick: Janinhoff - STP-EF-10C-FS



Site Mockup Panels

- Site mockup panels were first inspected by the planners on 18.07.18, verbal approval was given for the purple/red and black Janinhoff bricks, however concern was expressed that the buff meteor bricks were too dark. The options for bonds were also agreed upon as shown below/right.

- The contractor spoke to the supplier and was able to get them to provide a lighter version of the same brick, and options were tested with a lighter mortar.

- Site mockup panels were inspected again by the planners on 04.09.18, verbal approval was given for the lighter coloured Meteor Rustic brick. Hill agreed to erect a full size Meteor rustic and 8C-FS panel on site once a first batch of bricks are delivered.

Sample boards:

Various options have been tested and selected as below. Hill to erect full size panel of lighter meteor rustic & Janinhoff 8C-FS once received. Slip samples to stay fixed in place on site for comparison until this is done.



Block F&H upper:

Lighter colour Meteor rustic

Mortar as M3AN000

Bonds:

Mesh bond (upper block G) to have 30mm step in

Dentilated bond (1F area block G) to have 20mm step out

Pointing:

All pointing to be flush (not recessed)



Block G upper bricks:

Janinhoff STP-EF-8C-FS
With higher proportion of red and less silver & less dark.

Mprtar: M3-ANHLE-020
(light charcoal)

Block FGH lower:

Janinhoff STP-EF-10C-FS

M3-ANHLE-020



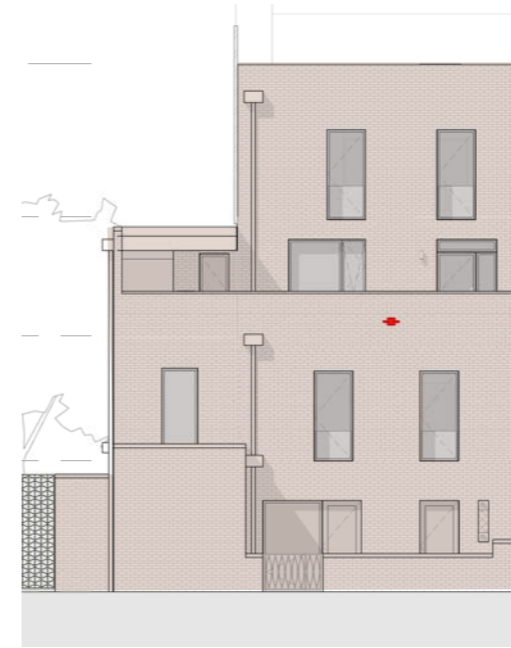
Block F



Block F indicative view



Front (south) elevation diagram



Rear (north) elevation diagram



Side (east) elevation diagram

- Upper brick: Meteor rustic
- Lower brick: Janinhoff - STP-EF-10C-FS - to base plinth on south elevation and garden walls

Key

- Janinhoff STP-EF-8C-FS - Block G upper
- Floren Meteor Rustic Block F&H upper
- Janinhoff STP-EF-10C-FS to block FGH lower

Block G



Block G indicative view

- Upper brick: Janinhoff - STP-EF-8C-FS
- Lower brick: Janinhoff - STP-EF-10C-FS

Key

- Janinhoff STP-EF-8C-FS - Block G upper
- Floren Meteor Rustic Block F&H upper
- Janinhoff STP-EF-10C-FS to block FGH lower



Front (west) elevation diagram



Rear (east) elevation diagram

Side (south) elevation diagram

Side (north) elevation diagram

Block H



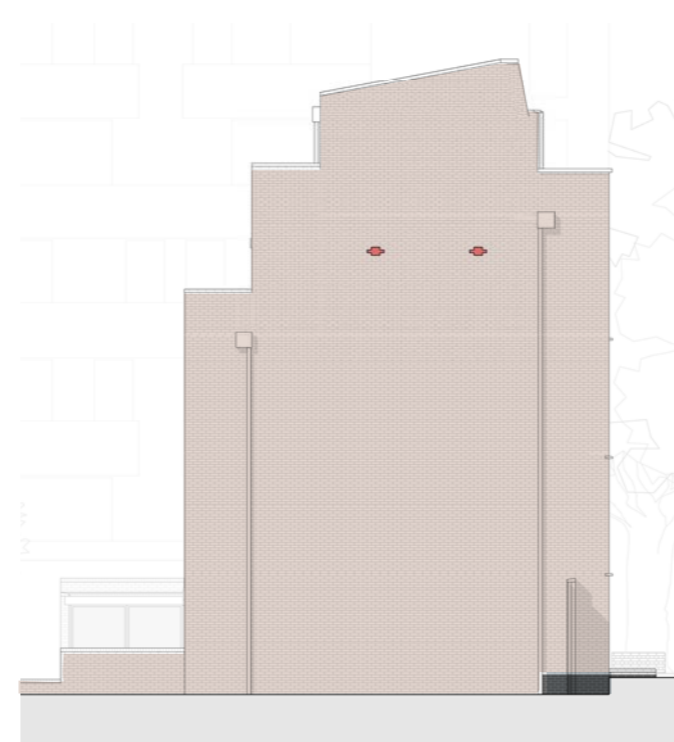
Block H indicative view



Front (north) elevation diagram



Rear (south) elevation diagram



Side (east) elevation diagram

- Upper brick: Meteor rustic
- Lower brick: Janinhoff - STP-EF-10C-FS - to base plinth on north elevation and garden walls

Key

- Janinhoff STP-EF-8C-FS - Block G upper
- Floren Meteor Rustic Block F&H upper
- Janinhoff STP-EF-10C-FS to block FGH lower