

Date	20.11.2020
Author	Max Bontoft
Version	02

# 18-22 Haverstock Hill

## Condition 03 - External Materials

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**Enquiries**

If you have any queries about anything contained within this document then please don't hesitate to contact us

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# Introduction

**This document provides supporting information for the discharge of Condition 3 of Planning application 2018/2179/P.**

Following approval of the 96a applications the consultant team have carefully developed the scheme up-to detailed design for construction and have selected materials to meet the technical and aesthetic demands of the site.

The proposals are a result of advanced technical coordination between the consultant team, Fire Engineer and Approved Building Inspector. All in an effort to provide a robust and durable building that will age well over time and provide high quality, low maintenance and weather-tight homes.

The elements that make up the scheme's material palette have each been selected for their high quality complimentary aesthetics and durability. Each remaining true to the original design concept. The proposal will ensure a robust, durable design that will last for a number of years, and be a positive contribution to the local surroundings.

This document is intended be read in conjunction with the accompanying elevations and details, which reference the various materials and elements included here.



## Material Palette

The primary material palette maintains the key principals for a light materiality that progresses from the base to the top and a combination of matt and reflective building materials.

The off white brickwork, metalwork, and glass have all been inspired by the local context, in particular, the distinctively coloured corner buildings and light toned façades found along Chalk Farm Road.

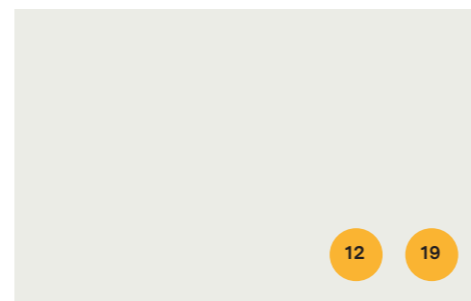
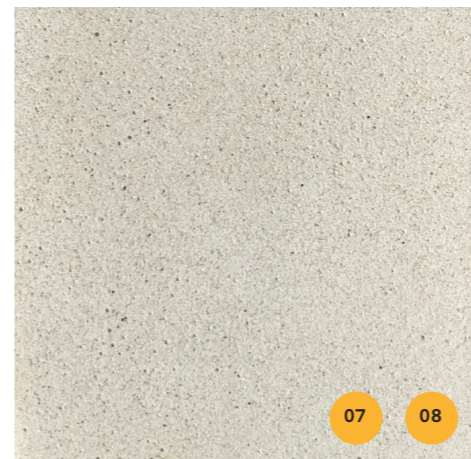
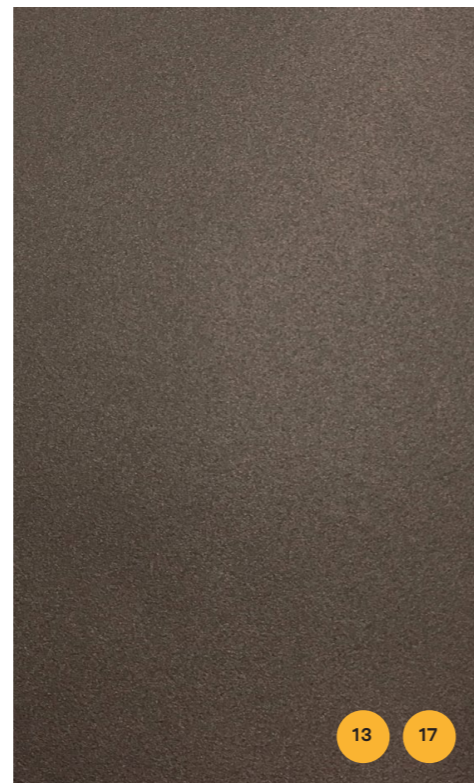
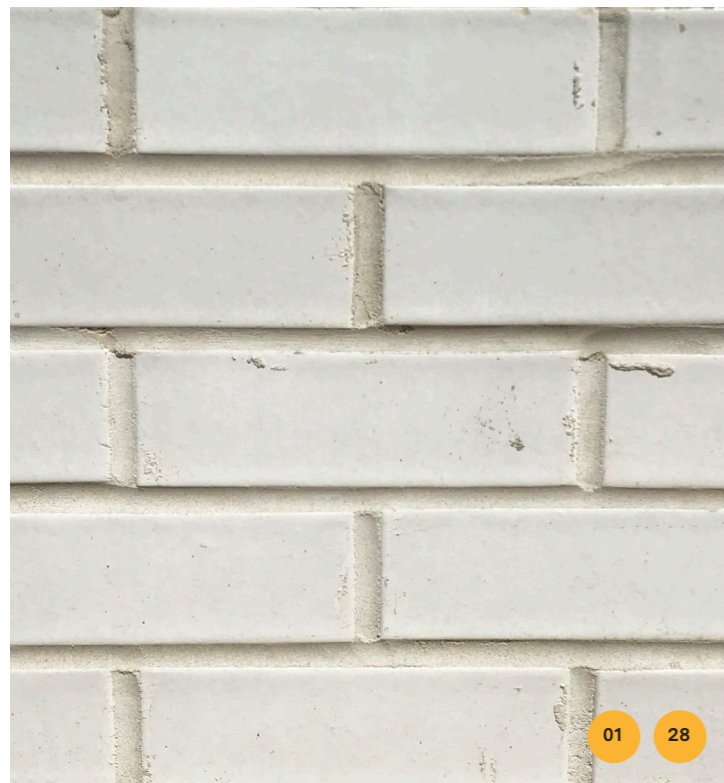
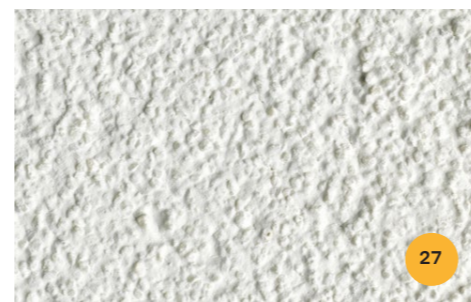
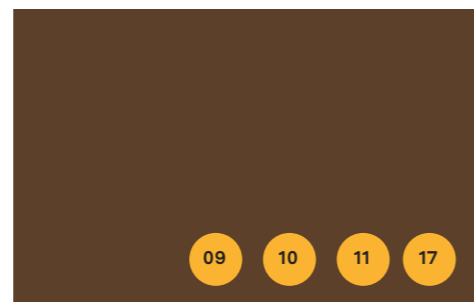
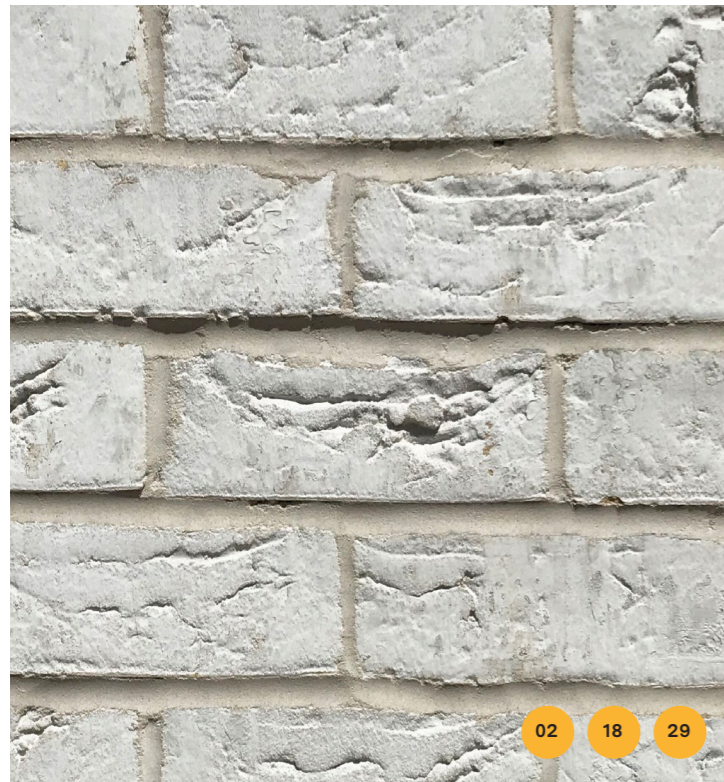
The brickwork is supplemented by warm, pigmented zinc tiles and matching bronze coloured decorative metalwork. Curved masonry corners and hit and miss brickwork balconies add interest and bring natural light into the balconies.

All the accompanying materials have been selected for their high quality, complimentary aesthetics and durability. Each remaining true to the original design concept. The result of which is a rich, yet minimalist palette, that enhances its surroundings.



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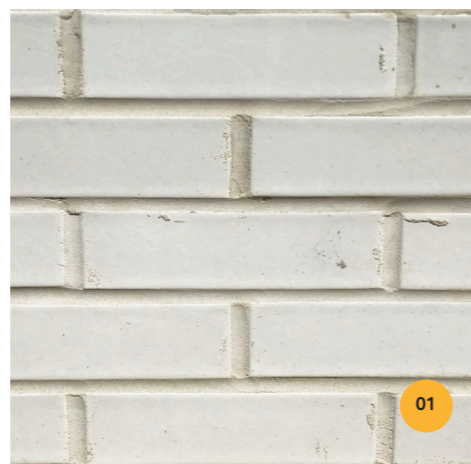
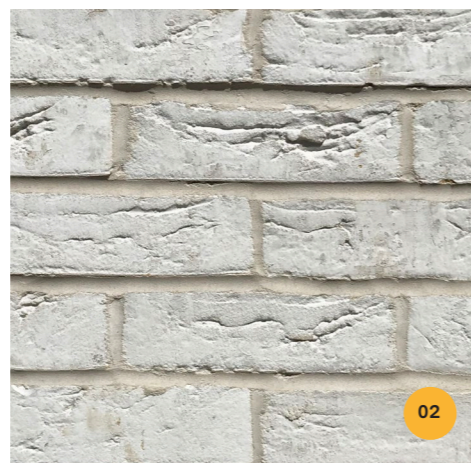
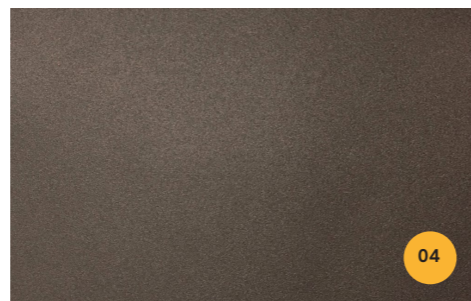
Facade



Key	
01	Glazed Brick (Ground Floor) - Pirineo White / CPI Euromix M3WL Y14
02	Brick (First-Fifth) - Karma White Handmade / CPI Euromix M3WL Y14
04	Powder Coated Decorative Louvres - Adapta Crystal Patina RW-8285-XW
05	Window Balustrade - Adapta Crystal Patina RW-8285-XW
07	Reconstituted Stone Cill - Grecon Portland
08	Reconstituted Stone Parapet - Grecon Portland
09	Commercial Glazing - Reynaers - RAL 8028 Terra Brown
10	SL38 Windows - RAL 8028 Terra Brown
11	ML8 Penthouse Windows - RAL 8028 Terra Brown
12	Powder Coated Lintel - RAL 9006 Signal White (Side and Rear Elevations)
13	Communal Entrance - Adapta Crystal Patina RW-8285-XW
14	Zinc Cladding VM Zinc Pigmento Brown
17	Residential Entrance Door - RAL 8028 Terra Brown
18	Brick (Hit&Miss) - Karma White Handmade / CPI Euromix M3WL Y14
19	Plant Louvres - Powder Coat RAL 9006 Signal White
27	Textured Rendered Terrace Up-stand (Internal) - Sto White
28	Brick-clad Lintel (Pirineo White)
29	Brick-clad Lintel (Karma White Handmade)

# Primary Materials

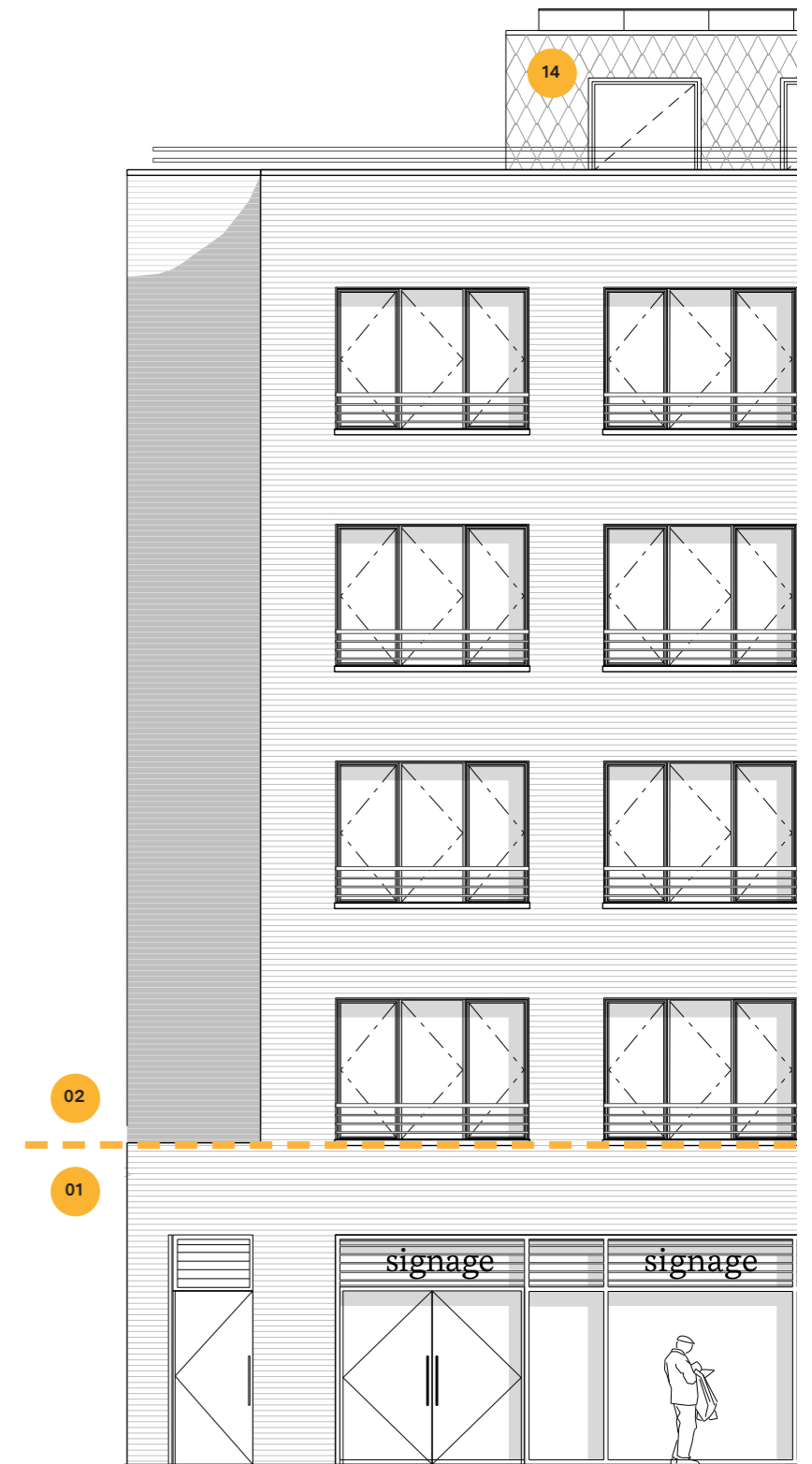
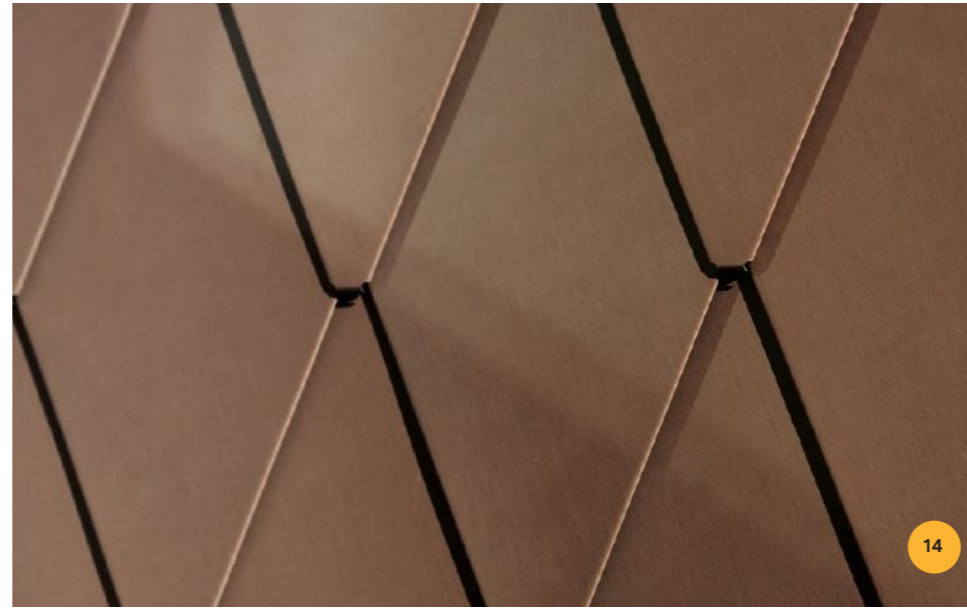
Key	
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02	Brick (First-Fifth) - Karma White Handmade / CPI Euromix M3WL Y14
04	Powder Coated Decorative Louvres - Adapta Crystal Patina RW-8285-XW
14	Zinc Cladding VM Zinc Pigmento Brown



Consistent datum to terminate the glazed brickwork

## Precedents - Primary Elements

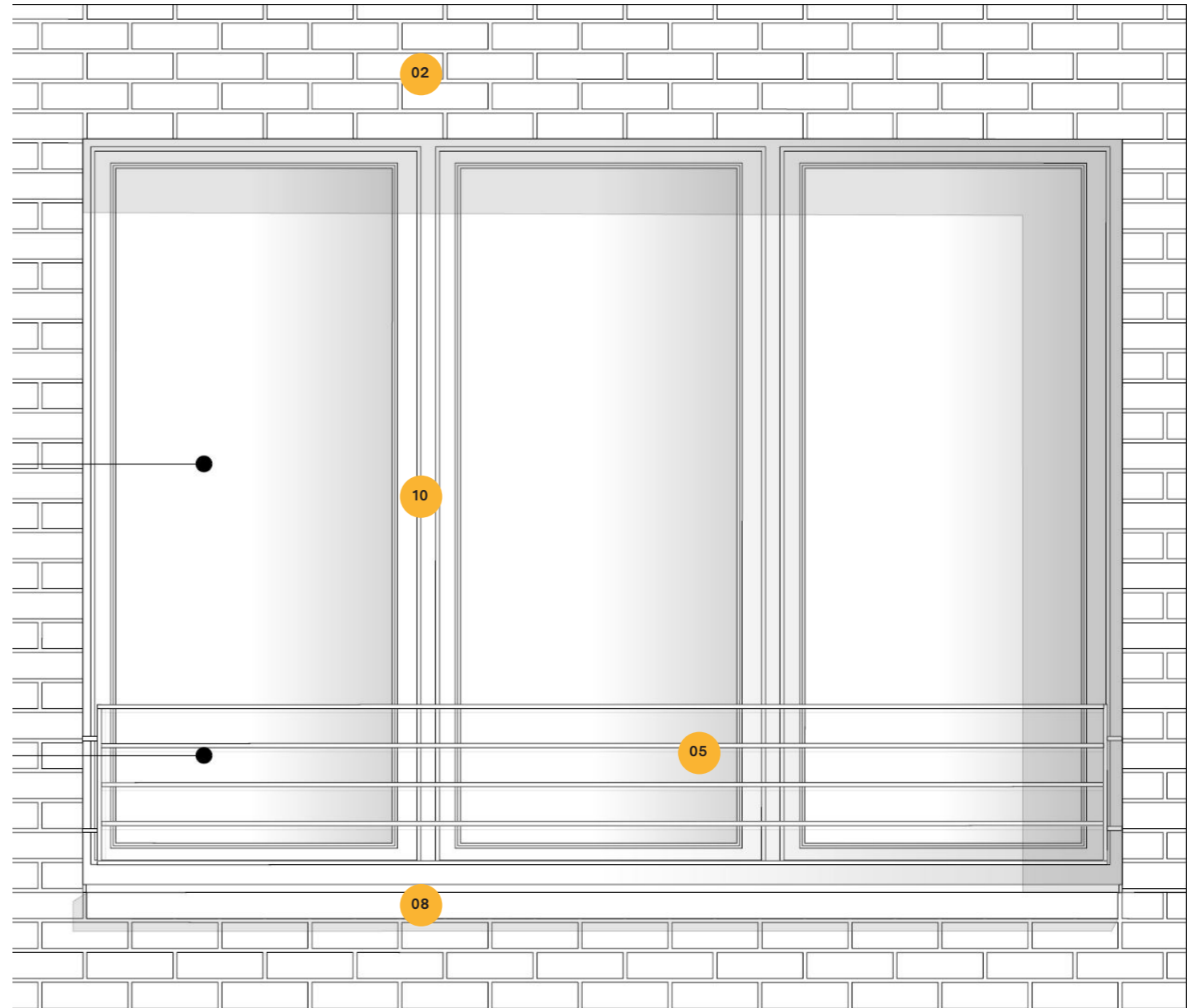
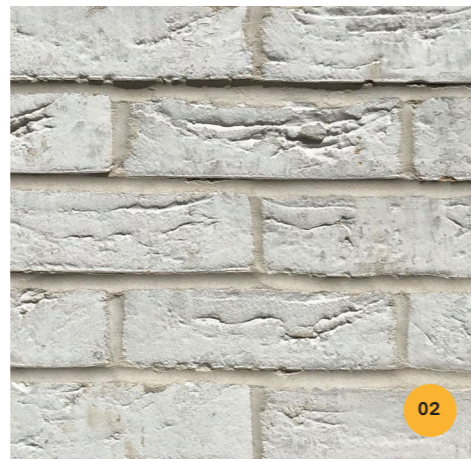
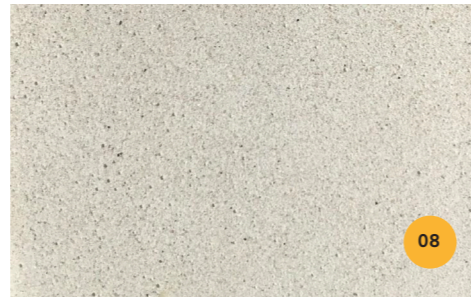
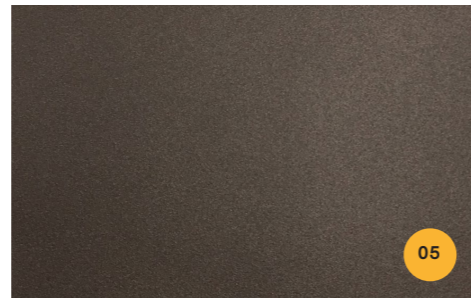
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02	750 Harrow Road, London Brick (First-Fifth) - Karma White Handmade / CPI Euromix M3WL Y14
14	LockLineRoofingLtd, London Zinc Cladding VM Zinc Pigmento Brown





# Windows

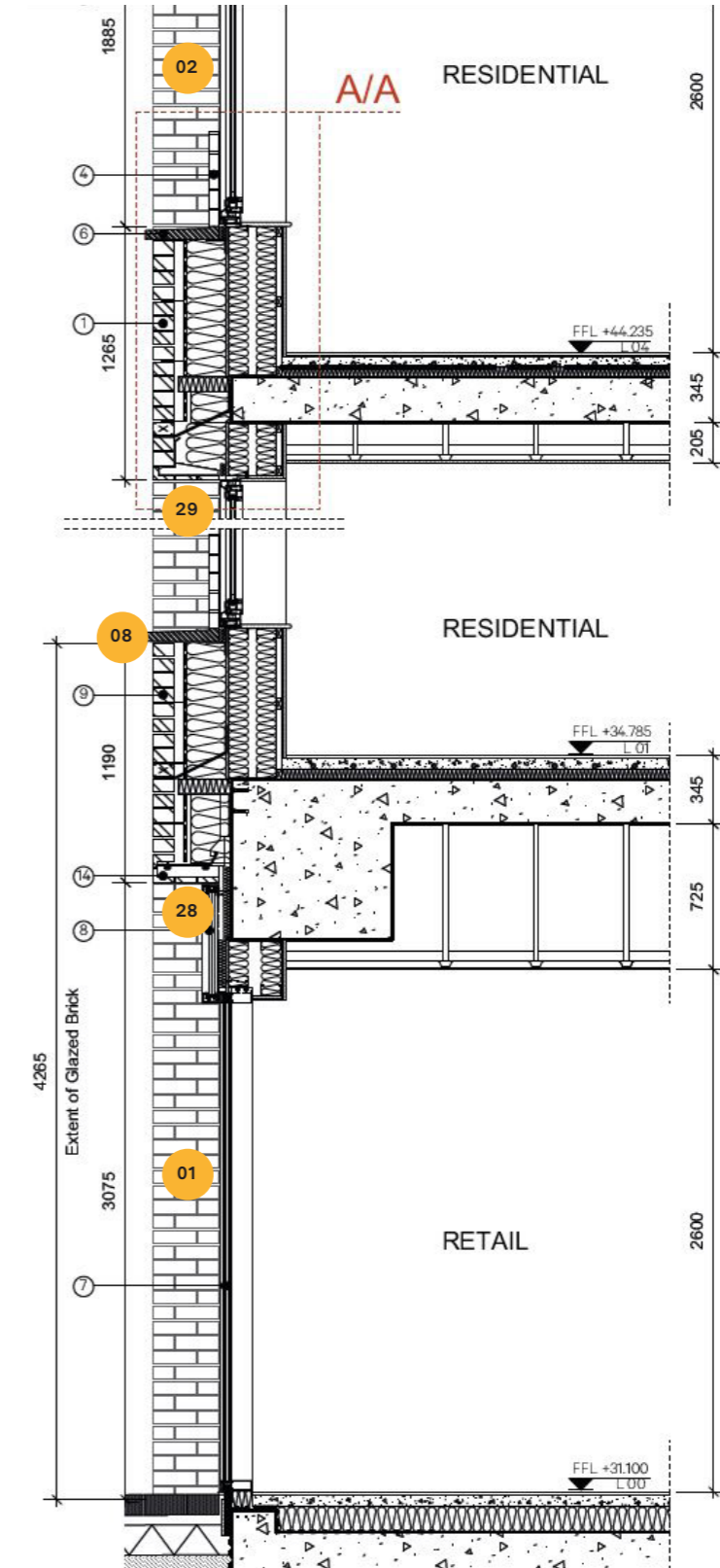
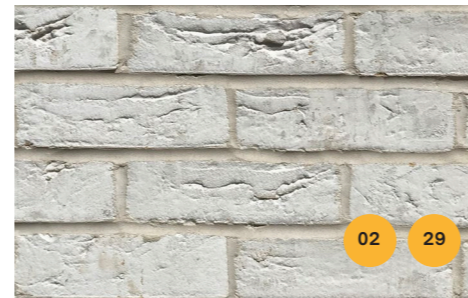
Key	
02	Brick (First-Fifth) - Karma White Handmade / CPI Euromix M3WL Y14
05	Window Balustrade - Adapta Crystal Patina RW-8285-XW
08	Reconstituted Stone Parapet - Grecon Portland
10	SL38 Windows - RAL 8028 Terra Brown



Extract of Approved Drawing 13528-A-LXX-21-302 Showing Horizontal Balustrade Arrangement

# Front (Street) Facade Window Reveals

Key	
01	Glazed Brick (Ground Floor) - Pirineo White / CPI Euromix M3WL Y14
02	Brick (First-Fifth) - Karma White Handmade / CPI Euromix M3WL Y14
08	Reconstituted Stone Parapet - Grecon Portland
28	Brick-clad Lintel (Pirineo White) Front Elevation
29	Brick-clad Lintel (Karma White Handmade) Front Elevation



13528\_AP\_LXX-21-300



View of 4 corner windows to Side (West) Elevation

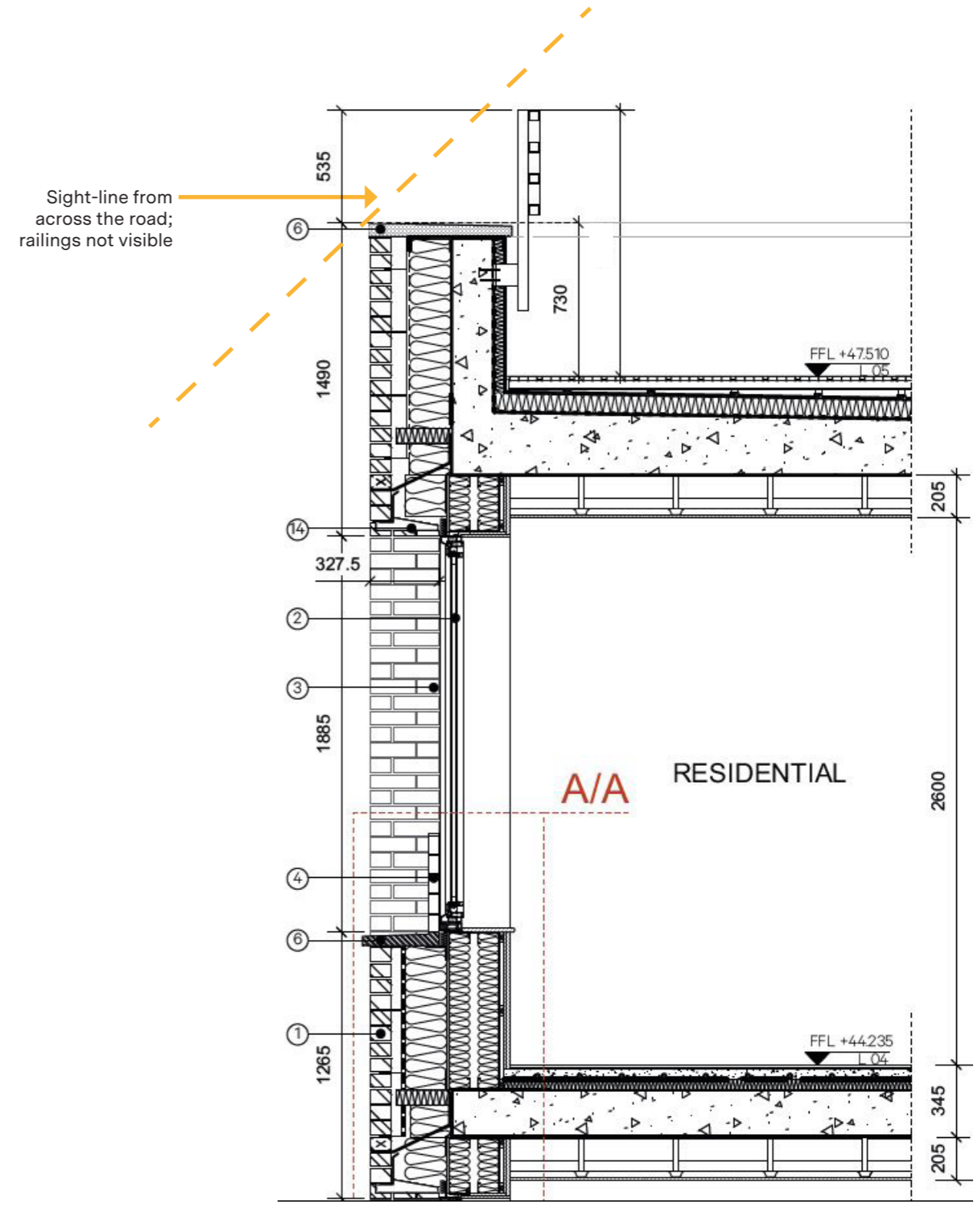
# Terrace Railing



View of Proposal from Chalk Farm Station - Street Level  
(railings not visible)



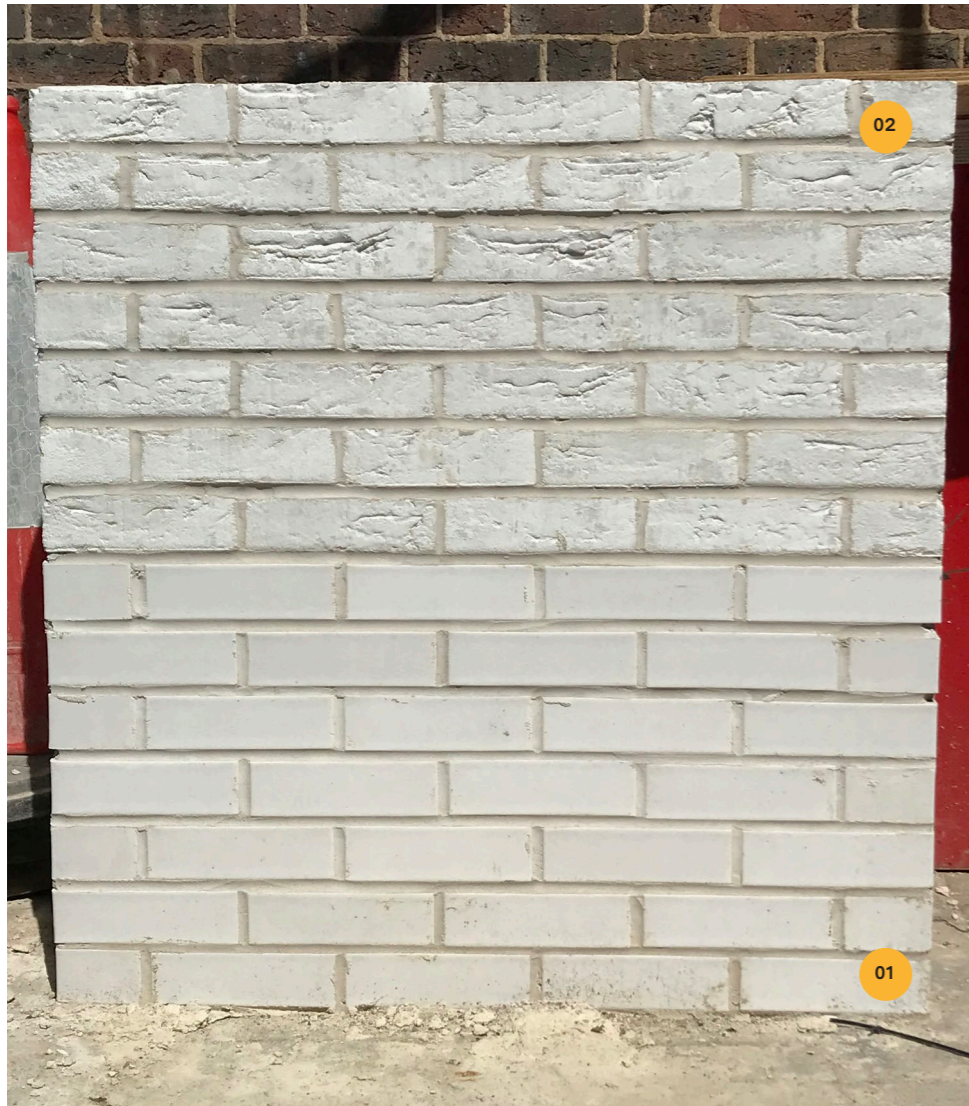
Street Section of Proposal looking North West up Haverstock Hill



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# Brick Sample Panel

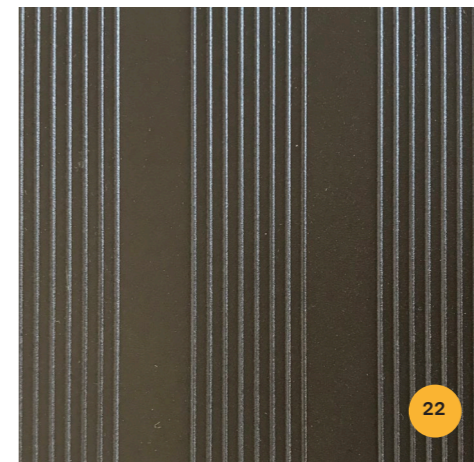
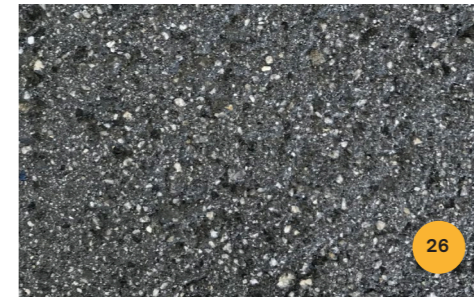
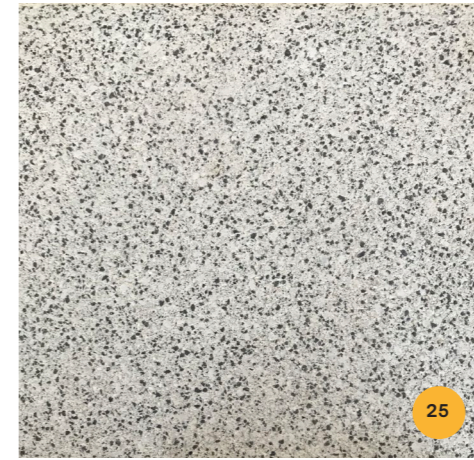
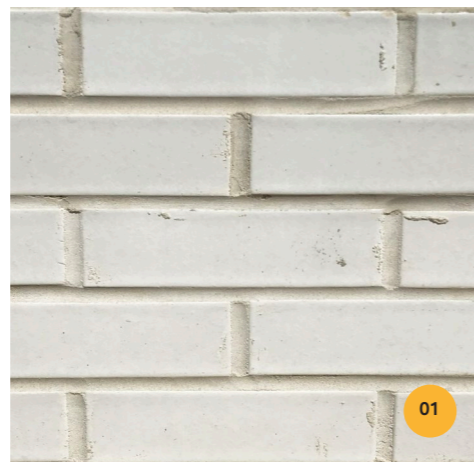
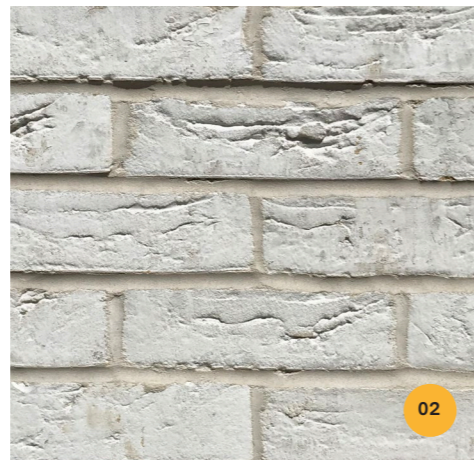
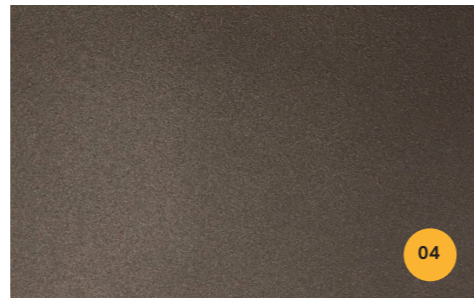
Key	
01	Glazed Brick (Ground Floor) - Pirineo White / CPI Euromix M3WL Y14
02	Brick (First-Fifth) - Karma White Handmade / CPI Euromix M3WL Y14



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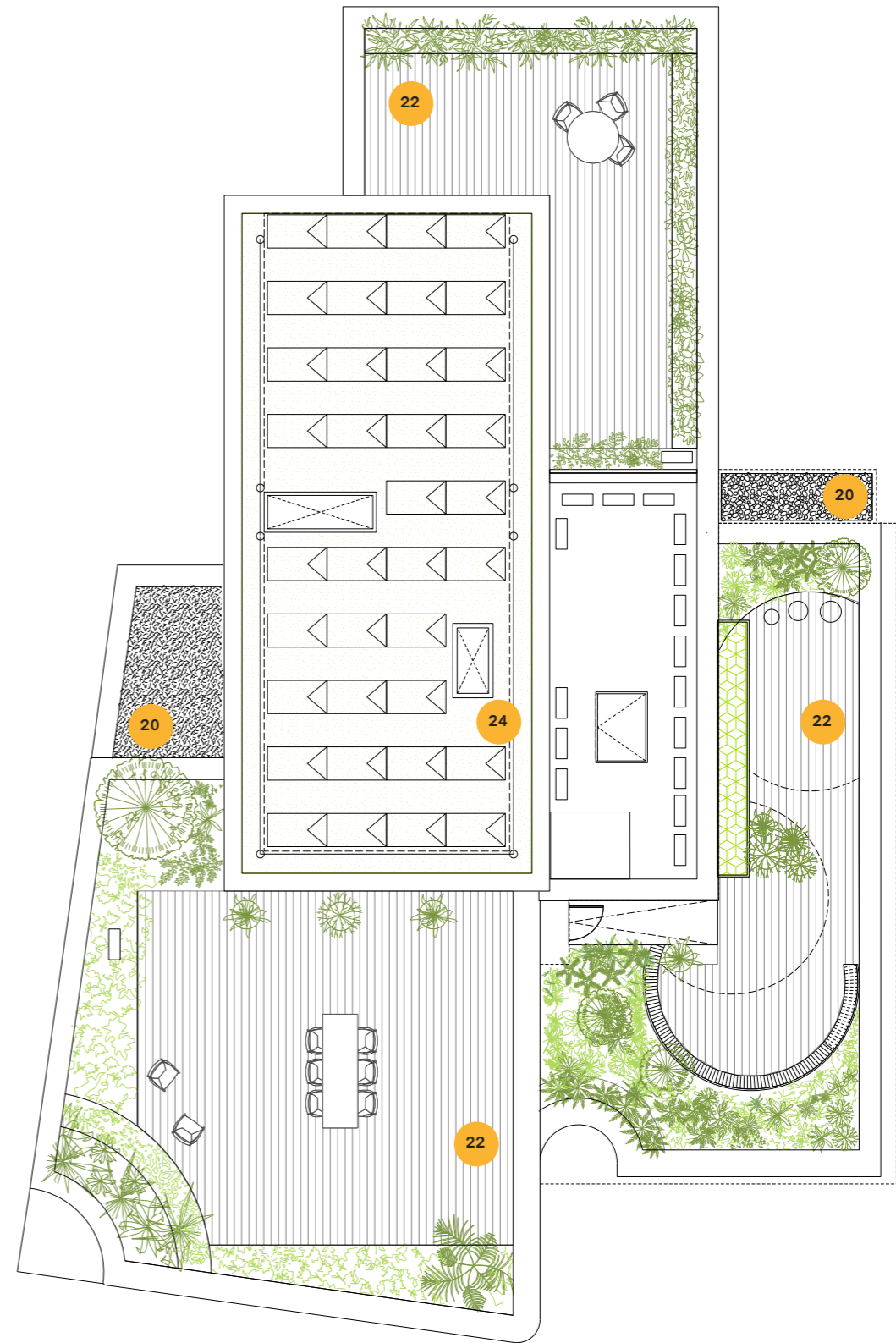
# Landscaping, Roofs and Balconies

Key	
01	Glazed Brick (Ground Floor) - Pirineo White / CPI Euromix M3WL Y14
02	Brick (First-Fifth) - Karma White Handmade / CPI Euromix M3WL Y14
03	Powder Coated Bin Door - RAL 8028 Terra Brown
04	Powder Coated Decorative Metalwork - Adapta Crystal Patina RW-8285-XW
20	Roof Covering - Stone Warehouse Duck Egg Pebbles 30-50mm
22	Aluminium Decking - EnviroBuild Hyperion Decking - Powder Coated RAL 8028 Terra Brown or similar warm colour
23	Balcony Soffits - Cement Board - Equitone Tectiva Chalk TE90
24	Biodiverse Roof - Bauder Flora 3 Seed Mix
25	Entrance Paving - Tobermore Braemar Ground Alto Silver
26	Edging Paving - Tobermore Manhattan Graphite
27	Textured Render - Sto White - 37307



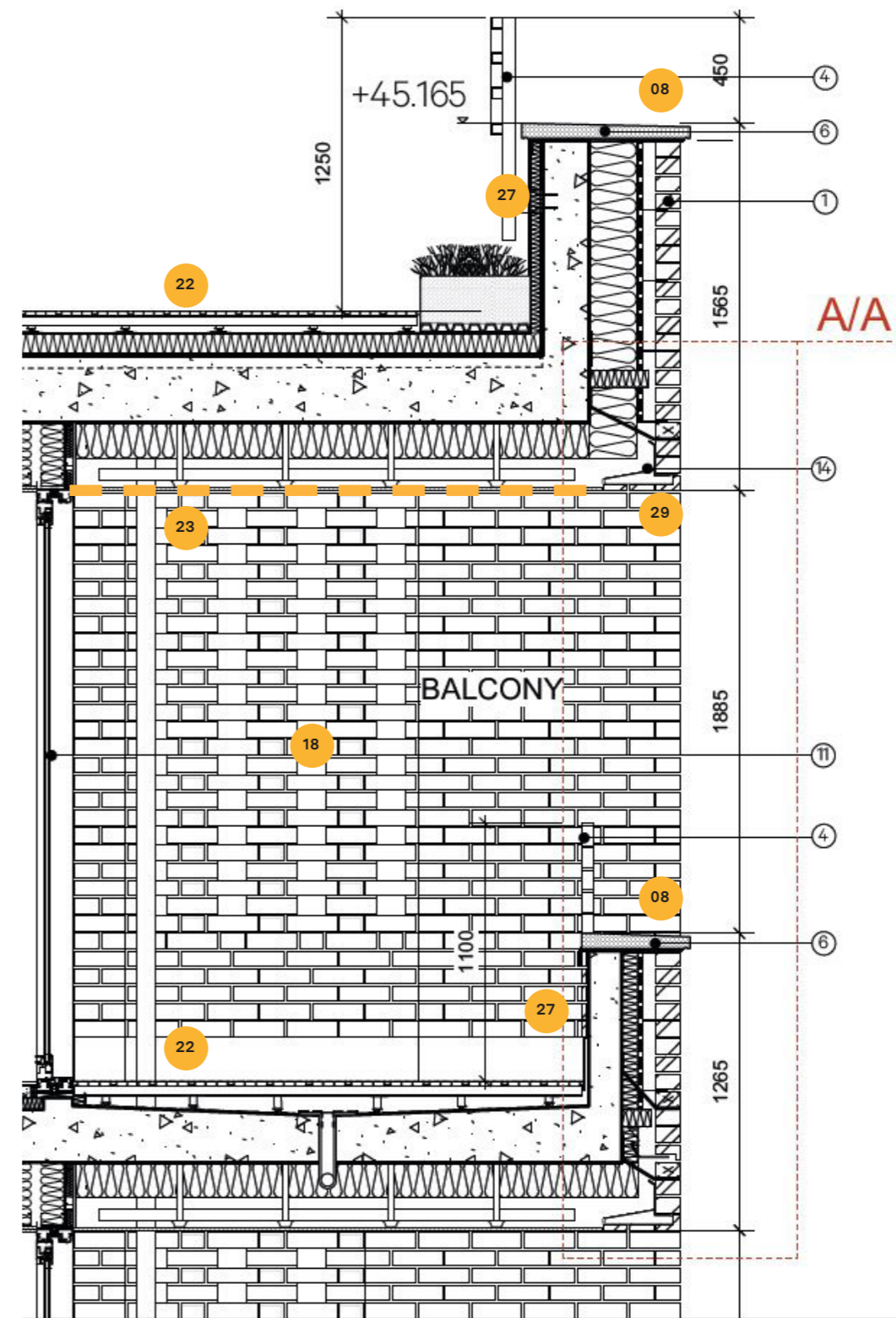
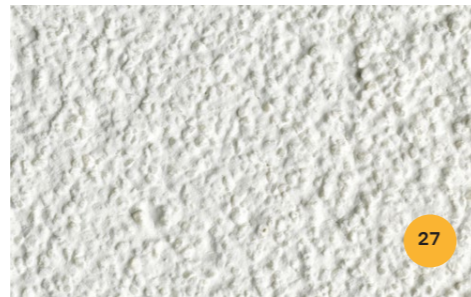
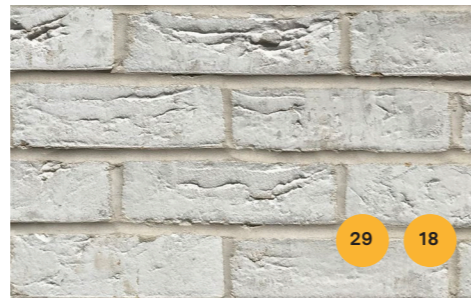
# Roofs

Key	
20	Roof Covering - Stone Warehouse Duck Egg Pebbles 30-50mm
22	Aluminium Decking - EnviroBuild Hyperion Decking - Powder Coated RAL 8028 Terra Brown or similar warm colour
24	Biodiverse Roof - Bauder Flora 3 Seed Mix



# Balconies

Key	
08	Reconstituted Stone Parapet - Grecon Portland
18	Brick (Hit&Miss) - Karma White Handmade / CPI Euromix M3WL Y14
22	Aluminium Decking - EnviroBuild Hyperion Decking - Powder Coated RAL 8028 Terra Brown or similar warm colour
23	Balcony Soffits - Cement Board - Equitone Tectiva Chalk TE90
27	Textured Render - Sto White - 37307
29	Brick-clad Lintel (Karma White Handmade)



13528\_AP\_LXX-21-301



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# Appendix - External Materials Schedule

## External Finishes and Materials Schedule Condition 3 Discharge

Project	18-22 Haverstock Hill
Date	Fri 20 Nov 2020
Drawing Number	1901_04_905

Planning Reference	Item	Finish Type	Colour	Specification / Product Code	Location
<b>External Wall Finish</b>					
1	Brick, Ground-First	Glazed	White	Pirineo White Glazed	Ground-First Front Façade
2	Brick, First-Fifth	Textured	White	Karma White Handmade	First-Fifth Floor Façade
3	Metal Bin Store Door	Powder Coated	RAL 8028 Terra Brown	Adapta Cyrstal Patina RW-8285-XW	Front Elevation - Ground Floor
4	Decorative Louvre Panel	Metallic Powder Coating	Bronze	Adapta Cyrstal Patina RW-8285-XW	Front Elevation - Above Commercial Glazing
5	Window Balustrade	Metallic Powder Coating	Bronze	Adapta Brushed Bronze	Windows
6	Parapet Railing	Metallic Powder Coating	Bronze	Adapta Cyrstal Patina RW-8285-XW	Balcony/Terrace Edges
7	Window Cill	Reconstituted Stone	Portland	Grecon Uk	All Window Cills
8	Parapet Coping	Reconstituted Stone	Portland	Grecon Uk	All Parapets
9	Curtain Walling	Powder Coated Aluminium Frames	RAL 8028 Terra Brown	Reynears CW50	Ground Floor Commercial Units
10	Windows	Powder Coated Aluminium Frames	RAL 8028 Terra Brown	Reynears SL38	Façade
11	Penthouse Windows	Powder Coated Aluminium Frames	RAL 8028 Terra Brown	Reynears ML8	Penthouse
12	Window Lintels	Powder Coated	RAL 9003 Signal White	IG Lintels	Side and Rear Façade
13	Fourth Floor Communal Terrace Entrance	Powder Coated	Gaelic Adapta	Bespoke	Fourth Floor Level
14	Zinc Cladding	Pigmented Weathered Zinc	Pigmento Brown	VM Zinc Pigmento Zinc Cladding Tile	Penthouse (Fifth Floor)
15	Fixed Access Ladder	Powder Coated	RAL 9003 Signal White	Surespan SL/WT	Fourth Floor Plant Room Roof
16	Photovoltaic Panels		Standard	ELCO Solartron S2.5	Penthouse Roof
17	Residential Entrance Door	Powder Coated	RAL 8028 Terra Brown	Bespoke	Ground Floor Front Entrance
18	Hit & Miss Brickwork	Textured	White	Karma White Handmade	Hit & Miss Panel Areas
19	Plant Room Ventilation Louvres	Powder Coated Aluminium Louvres	RAL 9003 Signal White	Bespoke	Fourth Floor Communal Terrace
20	Roof Pebbles	Duck Egg (White-Grey)	Mix of pastel shades of bluish grey, beige and cream	Stone Warehouse Duck Egg Pebbles 30-50mm	First Floor Roofs
21	Private Balcony Decking	Aluminium Powder Coated	RAL 9003 Signal White	EnviroBuild Hyperion Decking	Inset Balconies
22	Communal and Penthouse Decking	Aluminium Powder Coated	RAL 8028 Terra Brown	EnviroBuild Hyperion Decking	Communal Terrace / Penthouse
23	Balcony Soffit	Cement Board	Chalk TE90	Equitone Tectiva	Inset Balcony Soffits
24	Biodiverse Roof	Biodiverse seed mix (not a sedum carpet)	Mix of greens, purples, whites	Bauder Flora 3 Seed Mix	Penthouse Roof
25	Entrance Pavers	Concrete Step Flags, Granite Aggregate Finish	Alto Silver	Braemar Ground	External Entrance Area
26	Edging Pavers	Granite Aggregate	Graphite	Tobermore Manhattan	Front Site Boundary
27	White Render	Textured Render Finish	White - 37307	Sto	Terrace Upstand (Internal)
28	Brick Lintel	Glazed	White	Pirineo White Glazed	Ground Front Façade
29	Brick Lintel	Textured	White	Karma White Handmade	First-Fifth Floor Front Façade

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