



DELTA ARCHITECTS

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MATERIALS STATEMENT

WATTS CLOSE

DELTA ARCHITECTS

REVISION: P3

DATE: SEPTEMBER 2022



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To be read in conjunction with the façade materials schedule.



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1. INTRODUCTION

This document provides a description of the design intent, and visual reference, for the façade materials proposed for the development at Watts Close, South Tottenham, London N15 5DW.



This document is to be submitted alongside the façade sample panel details and façade materials schedule for the discharge of the pre-commencement Planning Condition 3 (Materials and elevations) under the planning application with reference: HGY/2022/0035.

VIEW OF WATTS CLOSE



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2. PROJECT AND SITE DESCRIPTION



This document is for Blocks A & B, the 4 family homes between the two blocks and also the 2 family homes on Lomond Close.

The entire development consists of six 2 storey family houses (three and four bedrooms) and 12 flats (one and two bedrooms) in the two 3 storey blocks, with associated ancillary areas, and external private and communal amenity space.

VIEW OF WATTS CLOSE FROM SEAFORD ROAD



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3. BRICK

Brick is the proposed predominant façade material. The red/white/yellow multi tonal brick in a handmade texture brick is the most appropriate for the site, considering the existing built environment is to a large extent red brick. The intended brick choice is the Opus Brick provided by The Bespoke Brick Co.

The intention of the brick choice is for the new development to harmonise with the existing neighbourhood which although has a range of materials is predominantly made up of red brick.

The use of the same material also for the Watts Close and Lomond Close helps to join the development together.



OPUS BRICK - THE BESPOKE BRICK CO.



OPUS BRICK - USED ON WATTS CLOSE ELEVATION



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4. WINDOWS, ENTRANCE & BALCONY DOORS. LINTELS AND CILLS

The proposed windows and doors are triple glazed with powder coated aluminium frames, RAL 7038.

- Fixed glass below transom at 1100mm from FFL (unless overlooking a balcony).
- Powder coated aluminium slim profile frames, RAL 7038.
- No visible weep holes or trickle vents.
- Entrance doors to houses are to be solid flush external entrance doors with glazed sidelights. PPC aluminium facing with a plain profile, RAL 7038.
- Ironmongery for these doors will be constructed of simple brushed stainless steel (300mm 'D' handles both inside and out), RAL 7038.
- Bespoke load bearing concrete lintels supplied by Haddonstone, colour Portland.
- Bespoke pre-cast concrete cill colour and surface to match lintel, supplied by Haddonstone.



PROPOSED TYPICAL WINDOWS LINTELS AND CILLS



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5. BALCONY FASCIAS AND BALUSTRADES



The balcony fascias are proposed to be PPC aluminium, RAL 7038 (Agate Grey) to match the window frames.

Metal bar balustrades and handrail, 1175mm high from FFL, are proposed to provide edge protection to all residential balconies on levels 1 and 2.

TYPICAL BALCONY AND BALCONY FASCIA



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6. PRIVATE AND COMMUNAL GARDENS

Private gardens are located to the rear of the 6 houses.

The houses between blocks A & B at Watts Close will comprise of a paved terrace area, grass lawn, with a 1.8-metre-high timber fence to the boundary with planted edges and trees to the rear. The two houses on Lomond Close will have a private rear garden comprising of a paved terrace, planted edges and a 1.8-metre-high timber fence. The paviours for the development will be Marshalls.

The front areas to the houses will comprise of paved terraces with a low brick wall and railing boundary (to match the materials used elsewhere) The bin and cycle stores will be formed with a brick enclosure.

The area to front of the new houses on Lomond Close will also have a footpath and new brick boundary with railing. New brick walls to the adjacent properties with additional hedge planting to enhance the character to the entrance courtyards.



PROPOSED 1.8M HIGH FENCING



PAVIOUR SAMPLE



INDICATIVE LAWN WITH PLANTING

The two communal gardens are located behind the two blocks. They will comprise of social spaces with seating, food growing beds, and lawns for information recreational activities. The communal space on the left of the plan will also the proposed secure cycle store, water tank room and bulk storage area.

The proposal will also have a central green amenity space located at the front of the four houses between blocks A & B. This area will provide seating and doorstep play areas, and will comprise of a 900mm steel fence with hedge planting to the outside. This area will be surrounded by the central paved area allowing for a shared space to accommodate a refuse and emergency vehicle turning head, this area will comprise of permeable PCC block paving in a textured finish with warm tones.