

20 Crescent Road, N22 7RS  
Discharge Condition 3  
HGY/2021/2611  
16/11/2021

Planning application reference number: HGY/2018/3155

## INTRODUCTION

This document is in response to conditions dated 6th April 2019 given as part of the planning consent on 20 Crescent Road, N22

## PROPOSAL:

Three-storey, mixed use development comprising a ground floor commercial unit with a 2-bed, 3-person self-contained residential unit on the two floors above.

## CONTENTS

Discharge of conditions: Condition 3

### CONDITION 3-MATERIALS:

Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

The front elevation will continue the established pattern and replicate the appearance of property no. 18, namely: ground floor active frontage, timber-framed with matching pilasters; facing brickwork to match with matching parapet and cornice detailing; matching fenestration at 1st and 2nd floor level with traditional white-painted, timber sash windows.

The proposed flank elevation matches the colour scheme, banding and window numbers, size and detailing of the flank elevation of no. 04 Crescent Rd.



#### MATERIAL KEY

- (1) Front external wall
- (2) Window frame
- (3) Shop front frame
- (4) Rear door frame
- (5) Gate
- (6) Rear external wall
- (7) Boundary fence
- (8) Side external wall
- (9) Header
- (10) Cornice
- (11) Lintel
- (12) Corbel/pilaster

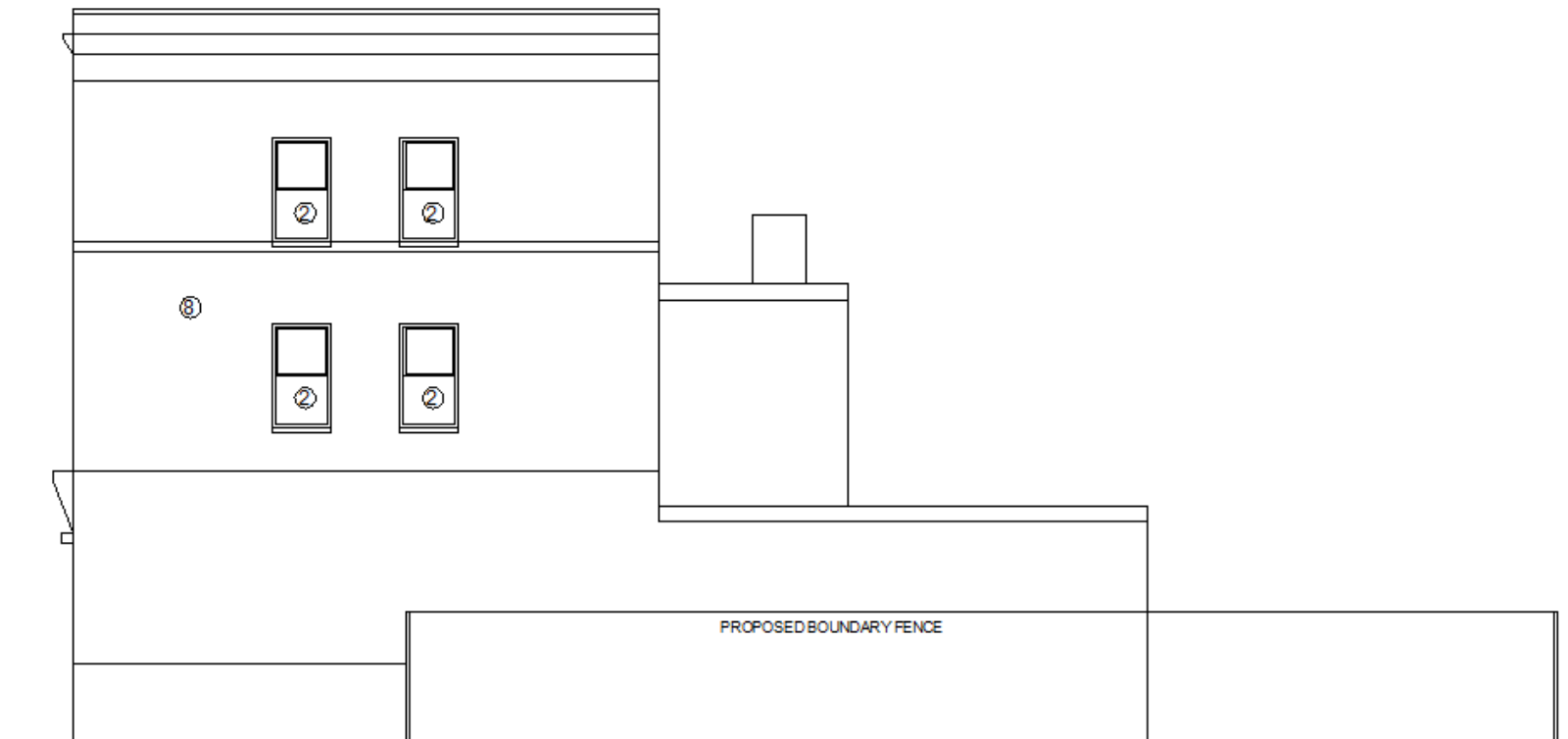


#### MATERIAL KEY

- (1) Front external wall
- (2) Window frame
- (3) Shop front frame
- (4) Rear door frame

- (5) Gate
- (6) Rear external wall
- (7) Boundary fence
- (8) Side external wall

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- (10) Cornice
- (11) Lintel
- (12) Corbel/pilaster



PROPOSED SIDE(North-West) ELEVATION

#### MATERIAL KEY

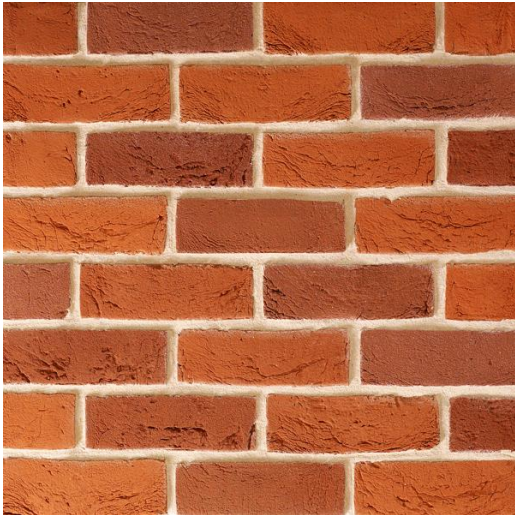
- (1) Front external wall
- (2) Window frame
- (3) Shop front frame
- (4) Front tiles
- (5) Rear door frame

- (6) Gate
- (7) Rear external wall
- (8) Boundary fence
- (9) Side external wall
- (10) Header

- (11) Cornice
- (12) Lintel
- (13) Corbel/pilaster

Front external wall (1) Facing brickwork to match no. 18.

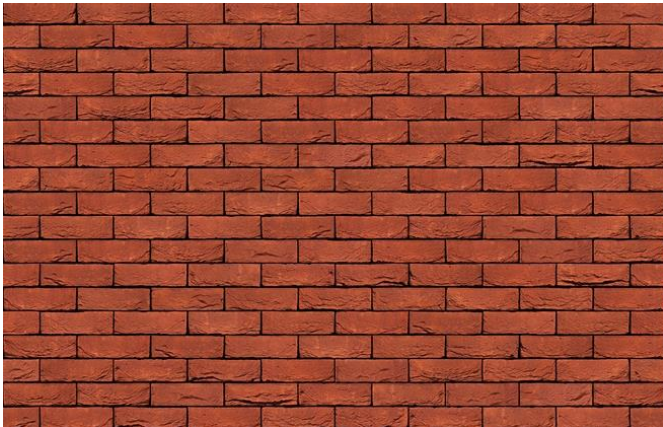
Option 1: KM 627 fine handmade texture red blend



|                   |           |
|-------------------|-----------|
| <b>Width</b>      | 101mm     |
| <b>Height</b>     | 65mm      |
| <b>Length</b>     | 215mm     |
| <b>Brick Type</b> | red blend |

Front external wall (1) Facing brickwork to match no. 18.

Option 2: Boston (unicoloured dark red)



|                   |                      |
|-------------------|----------------------|
| <b>Width</b>      | 100mm                |
| <b>Height</b>     | 65mm                 |
| <b>Length</b>     | 215mm                |
| <b>Brick Type</b> | unicoloured dark red |

Front external wall (1) Facing brickwork to match no. 18.

Option 3: Vigo (Red wit orange-red shades)



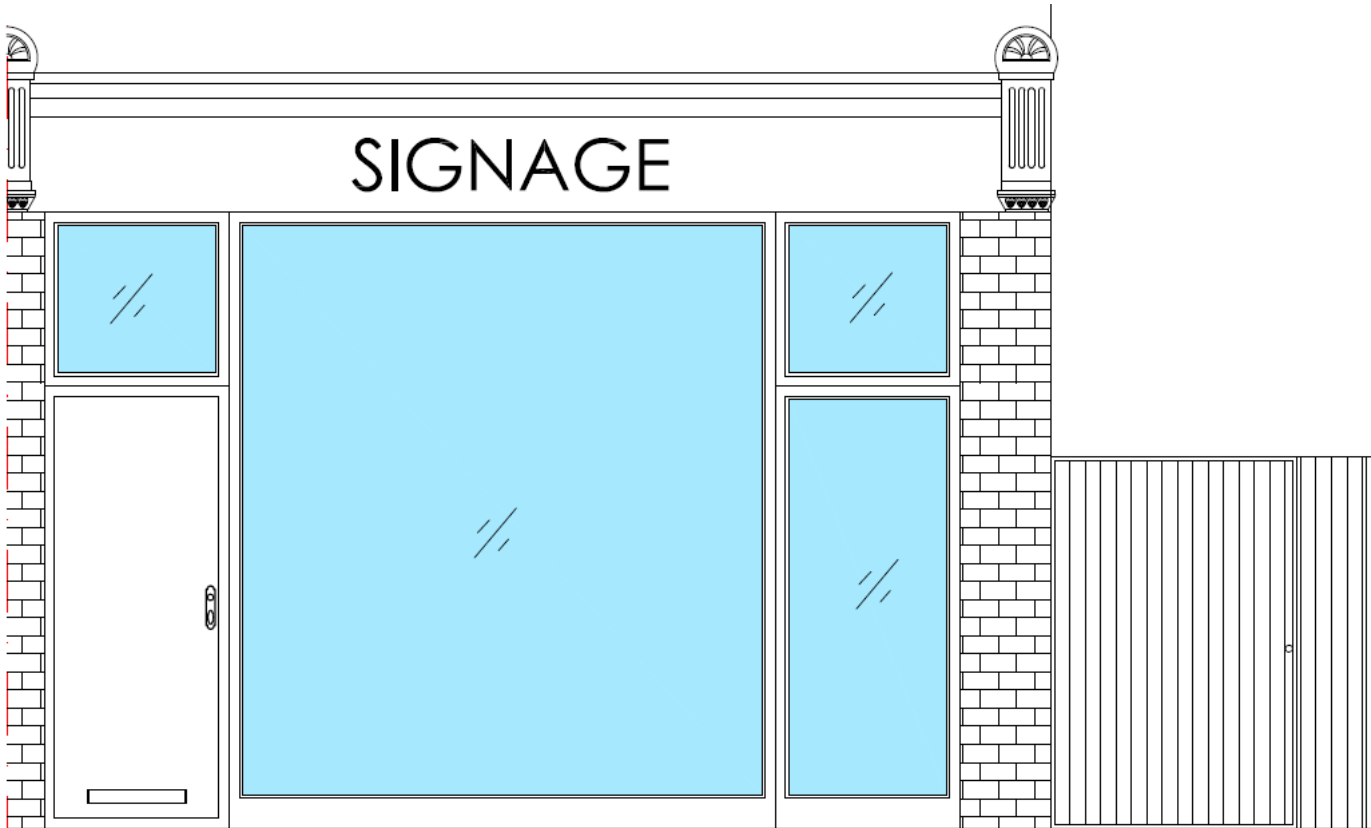
|                   |                           |
|-------------------|---------------------------|
| <b>Width</b>      | 100mm                     |
| <b>Height</b>     | 65mm                      |
| <b>Length</b>     | 215mm                     |
| <b>Brick Type</b> | Red wit orange-red shades |

Window frame (2) Timber sash windows, painted white.

The windows on the side of the property will be obscure sash window- like the picture on the left.



Shop front frame (3) – Supply and fit structural glazing system,  
supported by timber frames (colour to be confirmed)



Rear door frame (4) H/W door painted white to match shop front.



Gate (5) Keypad-operated gate, height to match adjacent, weather-treated timber, white to match adjacent.  
The gate will look similar to the picture below.



|                |                |
|----------------|----------------|
| Product height | 1810mm         |
| Product width  | 1200mm         |
| Material       | Timber         |
| Colour         | Gold           |
| Type           | Overlap panels |

Rear external wall (6) Facing brickwork to match adjacent

- it will look similar to the neighbouring property. I have proposed the two option below due to the current shortage.

BEECHWOOD BUFF BRICK



|                       |               |
|-----------------------|---------------|
| Product Type:         | Stock         |
| Colour:               | Buff / Yellow |
| Pack Size:            | 384           |
| Load Size:            | 10368         |
| Frost Resistance:     | F2            |
| Salt Soluble:         | S2            |
| Compressive Strength: | 25N/mm2       |
| Category:             | Stock         |

CLASSIC BUFF BRICK



|                       |               |
|-----------------------|---------------|
| Product Type:         | Stock         |
| Colour:               | Buff / Yellow |
| Pack Size:            | 384           |
| Load Size:            | 10368         |
| Frost Resistance:     | F2            |
| Salt Soluble:         | S2            |
| Compressive Strength: | 20N/mm2       |
| Category:             | Stock         |

Boundary fence (7) Weather treated timber boundary to match exiting.

Not exact as the picture below but similar properties.



|                  |                  |
|------------------|------------------|
| Material         | Timber           |
| Type             | Overlap panels   |
| Timber treatment | Pressure treated |

|                  |                  |
|------------------|------------------|
| Material         | Timber           |
| Type             | Overlap panels   |
| Timber treatment | Pressure treated |

Side external wall (8) The side wall will match roughly of the side elevation of no.4 (picture bellow).



Header (9) Cast stone is copied to match the adjacent.  
Picture below shows the cast stone above the cast cornice of no.20.



Cornice (10) The cornice will replicate the cornice of no.18 which can be seen in the picture below.



Lintel (11) The lintels will also be replicated of no.18.



|                     |                           |
|---------------------|---------------------------|
| SKU                 | Sandstone Lintel & Sills  |
| Stone Origin        | Co.Donegal, Ireland       |
| Brand Name          | Mountcharles Sandstone    |
| Material            | Sandstone                 |
| Shape               | Rectangle                 |
| Colour              | Buff                      |
| Size                | Bespoke                   |
| Walling Suitability | New Builds, House Facades |
| Delivered           | Pallet                    |

Corbel/pilaster (12) The cast stone corbel and pilaster will replicate the details of no.20.

