

Nos. 808-810/12 HIGH ROAD

RESPONSE TO PLANNING PERMISSION
PART CONDITION DISCHARGE - CONDITION 3

SUPPORTING INFORMATION RELATING TO NOS. 810/12 HIGH ROAD
SECTION 96A (NMA) APPLICATION REFERENCE: HGY/2022/1642

FEBRUARY 2026
SBND-F3A-ZZ-ZZ-RP-A-08800

06.02.26	AH	ISSUED FOR INFORMATION	S2	P1
DATE	CHK	DESCRIPTION	STA	NO.
REVISION HISTORY				



CONDITION 3 - MATERIALS SAMPLES

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Prior to the commencement of the relevant works, samples of all materials to be used in conjunction with the proposed extension, external refurbishment and garden works hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Details shall include a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

N.B. This is attached with the document as part of digital submission

APPENDIX A

STANDING SEAM ZINC CLADDING

- VMZinc - Standing Seam Cladding Specification
- VMZinc - Typical Construction Detail
- VMZinc - Material Samples
- Cladding Setting Out - Architectural Detail

APPENDIX B

CURTAIN WALL SYSTEM

- Datasheet
 - Sliding Glass System
 - Structural Glazing System
- Fabrication Drawings
 - Casement Door System
 - Sliding Glass System
 - Structural Glazing System

APPENDIX C

PLINTH BRICKWORK

- IBStock Brunel Blue Brindle - Datasheet

1.0

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F3 Response:

This document has been prepared in response to the Section 96(A) Non-Material Amendment application to planning permission reference HGY/2017/1181, relating to the extensions at Nos. 810–812 High Road.

The scope of this submission is limited to the proposed contemporary ground floor rear extension to the 810/812 coach house, as highlighted on the key plan below.

The proposed design and material palette adhere to the approved planning drawing - 'SBND-1000-ZZ-DE-A-33409 – Proposed Illustrative Elevations & Material Palette'.

The following pages sets out the material specifications and associated samples for:

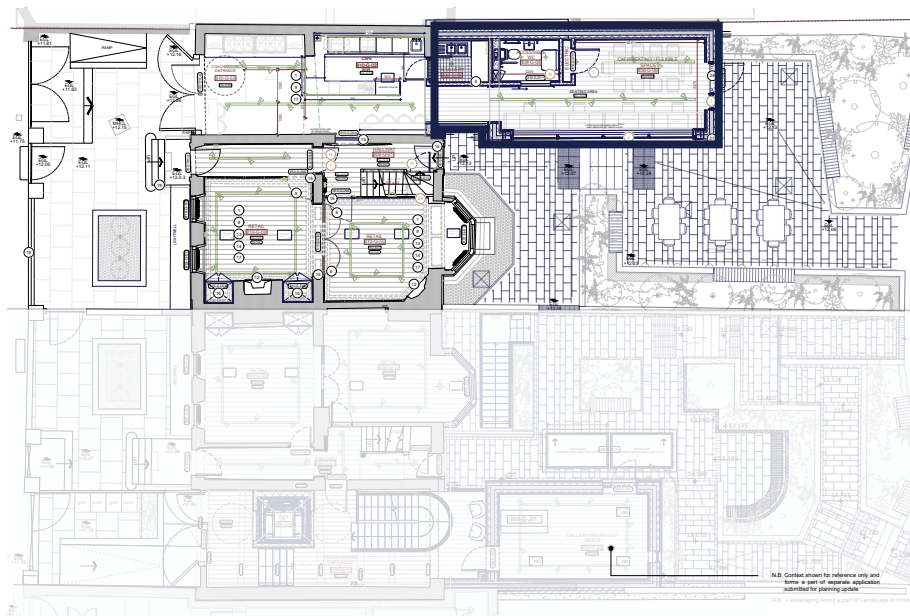
- Standing Seam Zinc Cladding
- Curtain Wall System
- Plinth brickwork



FIGURE 1. Planning Approved East Elevation



FIGURE 2. Planning Approved South Elevation



KEY PLAN



Standing Seam Zinc Cladding:

The proposed external facade comprises of a ventilated cladding system finished in standing sea, zinc cladding by VMZinc, in the colour PIGMENTO Rouge/Red.

The standing seam system has a traditional appearance, with 25 mm high seams installed vertically.

Architectural setting-out drawings and details have been developed in collaboration with VMZinc specialists to suit the historic context. These drawings are included within the Appendix.

The datasheet for the vertical cladding systems is also included within the Appendix.

VMZinc cladding samples and seam gold details are provided adjacent for reference.

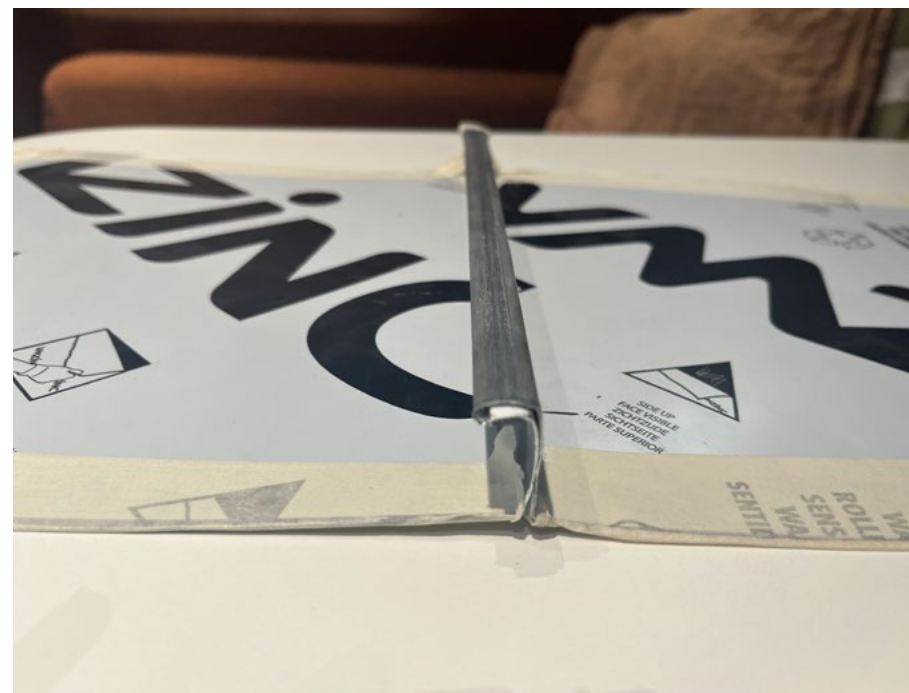


FIGURE 3. VMZinc - PIGMENTO Rouge - Cladding Sample

FIGURE 4. VMZinc - Standing Seam Fold Sample



Standing Seam Cladding on Plywood

1. VMZ standing seam panels in VMZINC PLUS
2. Fixing clip
3. 18mm plywood
4. Battens creating a vented 38mm airspace
5. Insulation protected by VMZ Membrane

FIGURE 5. VMZinc - Vertical Standing Seam Cladding Detail

Curtain Wall System:

The proposed external facade consists of three distinct elements, all of which form part of the curtain wall system. The extent and location of each system are identified on the key plan below.

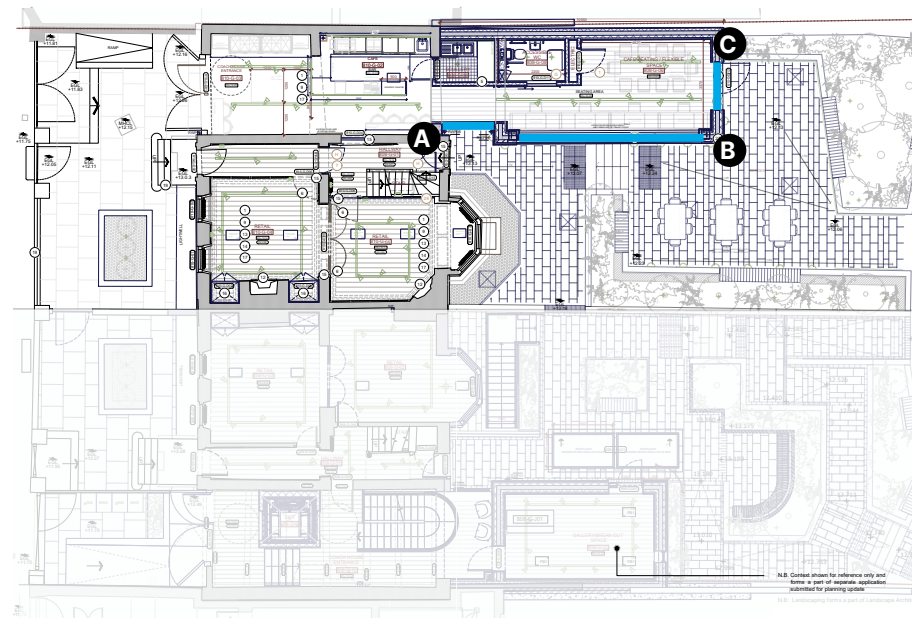
The proposed glazing has been developed in collaboration with the main contractor and their specialist subcontractor, Fluid Glass, to suit the performance requirements.

Relevant datasheets and shop drawings for the proposed systems are included in the Appendix.

F3 Architects visited the Fluid Glass showroom on 31 January 2025, and photographs of the proposed glazing systems are provided adjacent for reference.

KEY

- A** Casement Door System
- B** Sliding Door System
- C** Structural Glass System

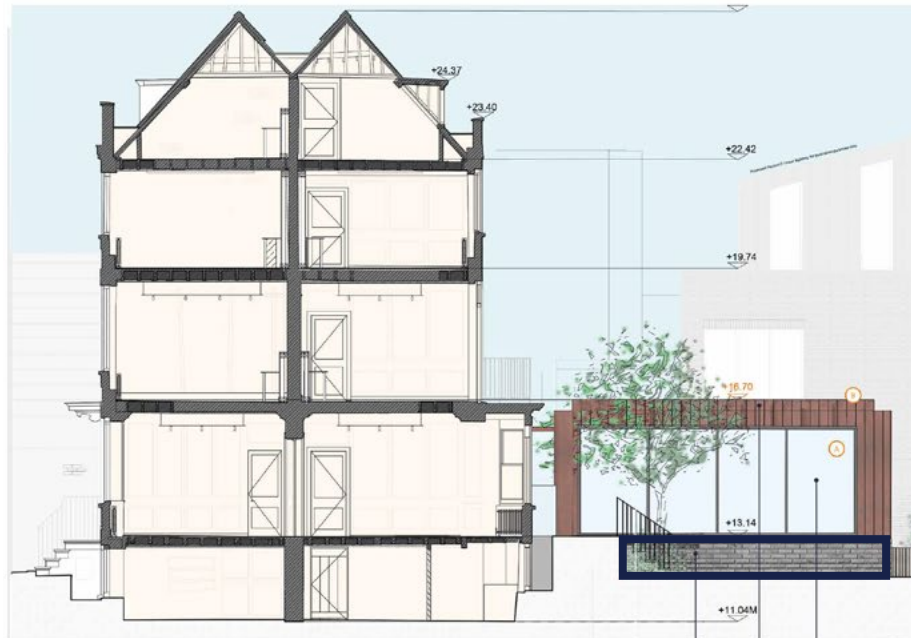
**KEY PLAN****FIGURE 6.** Fluid Glass - Sliding Door System - Head Detail**FIGURE 7.** Fluid Glass - Sliding Door System - Base Detail**FIGURE 8.** Fluid Glass - Sliding Door System

Plinth Brickwork:

The standing seam zinc claddings is installed above a brick plinth, as illustrated in the section below.

Please see adjacent datasheet providing details of the IBStock Brunel Blue Brindle Brick, as approved within the planning drawings.

A sample panel was constructed by the contractor for review and approval by the Conservation Architect, Corrie Newell. The approved section of the sample panel is shown in the adjacent photograph for reference.



KEY SECTION

Brunel Blue Brindle



Product Information	
Ibstock Code:	5053
Type:	Wirecut
Facing Description:	Smooth
Dry Brick Weight (kg):	2.5kg
Pack Quantity:	416
Packaging (standard):	Shrinkwrapped On Pallets(wood)
Factory:	Imports
Technical Specification (to BS EN 771-1)	
Brick Dimensions (L x W x H mm):	215x102x65
Size Tolerances Mean & Range:	T2 R1
Configuration:	Vertically Perforated
Voids (%):	20-25
Compressive Strength (N/mm²):	75
Active Soluble Salts:	S2
Water Absorption (% weight):	6
Durability:	F2
Gross Dry Density (Sound Insulation) (Kg/m³):	1660
Equivalent Thermal Conductivity "K" value 5% Exposed:	Refer to Ibstock
Initial Rate of Absorption (Suction Rate) (Kg/m²/min):	Refer to Ibstock
EAN:	
22/01/2018	

FIGURE 9. Datasheet - IBStock Brunel Blue Brindle



FIGURE 10. Brick Plinth - Approved Sample Panel

