

PRINTWORKS

PRINT-F3A-ZZ-ZZ-RP-A-08003

RESPONSE TO PLANNING PERMISSION
PART CONDITION DISCHARGE

SUPPORTING INFORMATION RELATING TO NOS. 819-829 HIGH ROAD - CONDITION 15 (a)
PLANNING APPLICATION REFERENCE : HGY/2023/2306

MARCH 2026



20.03.26	AC	ISSUED FOR CONDITION DISCHARGE	S2	P1
DATE	CHK	DESCRIPTION	STA	NO.
REVISION HISTORY				

This document provides supporting information relating to
Nos. 819-829 High Road (Printworks) - Condition 15(a),
Planning application reference: HGY/2023/2306

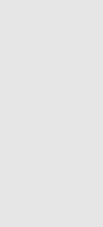
The drawings in the document show the interim scheme as
presented in NMA ref: HGY/2024/2095

All external materials specified are to be suitable for the intended
use and exposure conditions, with consideration given to long
term weathering, durability, and maintenance requirements.

The specification (*PW_807HR-F3A-XX-XX-SA-A-0101-
Specification*) includes details on expected material performance
over time, including resistance to UV exposure, moisture ingress,
freeze thaw cycles, and other environmental factors relevant to
the project location.

Where applicable, finishes and treatments have been selected to
mitigate weathering effects and maintain aesthetic and structural
integrity.

Anti climb/anti graffiti paint/treatment to ground and first floor
facade and gates.



CONDITION 15 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)

-
- (a)

No development of any externally facing façade shall commence(excluding demolition) until all proposed external materials and elevational details have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:
- (i)

External facing materials and glazing, including sample boards of all cladding materials and finishes;

p.4
- (ii)

Sectional drawings at 1:20 through all typical external elements/ facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;

p.20
- (iii)

Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;

p.25
- (iv)

Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

p.29
-

1.1 **CONDITION 15 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

(a) - No development of any externally facing façade shall commence(excluding demolition) until all proposed external materials and elevational details have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:

(i) External facing materials and glazing, including sample boards of all cladding materials and finishes

1.1

CONDITION 15 (a-i) - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)

1.1.1

PRODUCT SPECIFICATIONS

BRICKS

LEGEND:

ⓧ

SAMPLE
IMAGE

RANGE/SPEC
MANUFACTURER

①



ROUGE NUANCE

CREST BRICK, SLATE & TILE LTD

②



PAGUS GREY

WIENERBERGER LTD

③



SHELFORD CREAM MULTI

TRADITIONAL BRICK AND STONE LTD

④



AGORA SUPER WHITE

WIENERBERGER LTD

⑤



363-94 RAL 5013

WIENERBERGER LTD

NOTE:

BRICKS

ALL BRICKS ARE CLAY METRIC BRICKS

LOUVRES

LOUVRES RAL SHOULD MATCH THE
BRICK COLOUR OF THE FACADE THEY
SIT WITHIN

PRODUCT SPECIFICATIONS

OTHER MATERIALS

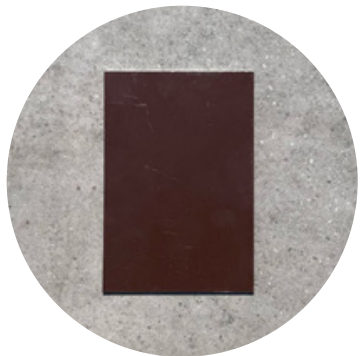
LEGEND:

X

SAMPLE
IMAGE

RANGE/SPEC
MANUFACTURER

⑥



ALUMINIUM/STEEL
COLOUR TO MATCH ⑦
RAINSCREEN CLADDING/
EXTERNAL DOOR INFILL PANEL/
RAILING/BALUSTRADE/SOFFIT

VALCAN VITRADUAL
(FOR RAINSCREEN)

⑦



ALUMINIUM/STEEL
ANODISED BRONZE
WINDOW FRAMES AND CILLS (WINDOWS
SURROUNDED BY RED BRICKS, BUFF
BRICKS, BLUE BRICKS, GREY BRICKS, AND
RAINSCREEN CLADDING)/EXTERNAL DOOR
FRAME/CURTAIN WALL FRAME/GATES

DOVISTA (WINDOW FRAME)
OR EQUIVALENT APPROVED

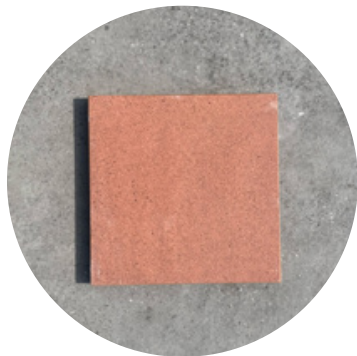
⑧



POWDER COATED ALUMINIUM
RAL 9001
WINDOW FRAMES
(WINDOWS SURROUNDED
BY WHITE BRICKS)

DOVISTA
OR EQUIVALENT APPROVED

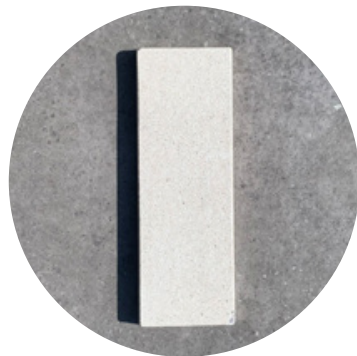
⑨



PORCELAIN
RED
WINDOW HEAD CLADDING (WINDOWS
SURROUNDED BY RED BRICKS)
FIRST FLOOR RIBBED BANDING
CUSTOMISED PRINTED GRC TEXTURE

VALCAN FRONTEK

⑩



PORCELAIN
WHITE
WINDOW HEAD CLADDING (WINDOWS
SURROUNDED BY WHITE BRICKS)
CUSTOMISED PRINTED GRC TEXTURE

VALCAN FRONTEK

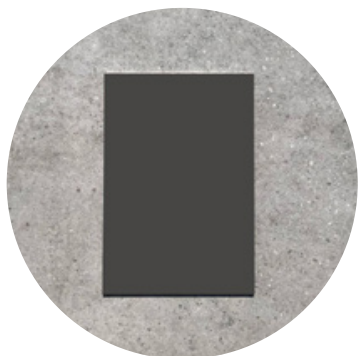
⑪



PORCELAIN
GREY
WINDOW HEAD CLADDING (WINDOWS
SURROUNDED BY GREY BRICKS, AND
WEST ELEVATION PAIRED WINDOWS)
CUSTOMISED PRINTED GRC TEXTURE
COLOR TO MATCH GREY BRICKS

VALCAN FRONTEK

⑫



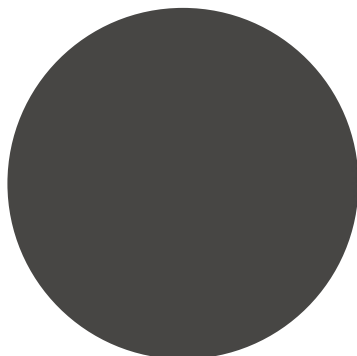
ALUMINIUM/STEEL
RAL (7021)
EXTERNAL DOOR/INFILL PANEL/
DOOR FRAME

⑬



CEMENT BOARD
WHITE
INTERNAL COURTYARD/
UNDERCROFT SOFFIT

⑭



GALVANISED STEEL
RAL (7021)
EXTERNAL SHEFFIELD STANDS
(NYLON COATED)
/ BOLLARDS

NOTE:

FOR MATERIAL ⑥
FINISH TO CLOSELY MATCH B3 ANODISED BRONZE

EXTERNAL DOORS AND CURTAIN WALL SYSTEMS MATERIAL
SUBJECT TO SBD REQUIREMENTS. TO ACHIEVE LPS1175 SR2
THE USE OF STAINLESS STEEL IS EXPECTED

FOR MATERIAL ⑫
ALUMINIUM TO BE POWDER COATED IN SPECIFIED RAL

EXTERNAL DOORS AND CURTAIN WALL SYSTEMS MATERIAL
SUBJECT TO SBD REQUIREMENTS. TO ACHIEVE LPS1175 SR2
THE USE OF STAINLESS STEEL IS EXPECTED

FOR MATERIAL ⑦
VELFAC B3 ANODISED FINISH FOR WINDOW FRAMES IN
SPECIFIED LOCATIONS

FINISH FOR EXTERNAL DOORS AND CURTAIN WALL FRAMES
TO CLOSELY MATCH VELFAC B3 ANODISED BRONZE

EXTERNAL DOORS AND CURTAIN WALL SYSTEMS MATERIAL
SUBJECT TO SBD REQUIREMENTS. TO ACHIEVE LPS1175
SR2 THE USE OF STAINLESS STEEL IS EXPECTED

FOR MATERIAL ⑨ ⑩ ⑪
CUSTOMISED PRINT ON SURFACE TO
REPLICATE GRC COLOR AND TEXTURE

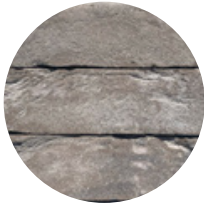
1.1.2 EXTERNAL FACING MATERIALS

NORTH ELEVATION

- 

①

Brick: Rouge Nuance



②

Brick: Pagus Grey



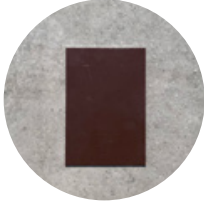
③

Brick: Shelford Cream Multi



⑤

Brick: 363-94 RAL 5013



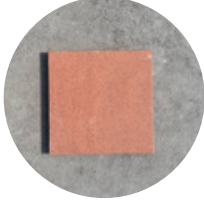
⑥

Aluminium/Steel:
Rainscreen Cladding/Infill panel/
Railing/Balustrade/Coping/Soffit
To closely match Velfac B3
Anodised Bronze



⑦

Aluminium/Steel:
Window Frame and Cill/Door and
Curtain wall frame
Velfac B3 Anodised Bronze



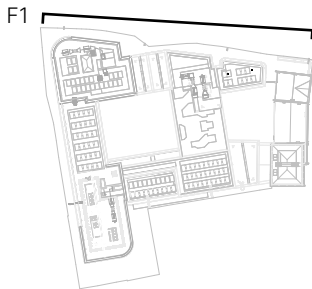
⑨

Porcelain (red)
Finish printed



⑫

Aluminium/Steel:
External door Infill Panel/Frame
RAL 7021





Note: Window head is traditional soldier brick course

Stainless steel dry riser inlets

Stainless steel dry riser inlets

FIGURE 1. North Elevation

PRINTWORKS | PART CONDITION DISCHARGE 7

EXTERNAL FACING MATERIALS

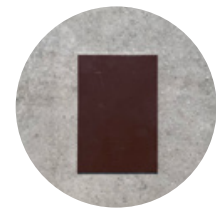
WEST ELEVATION



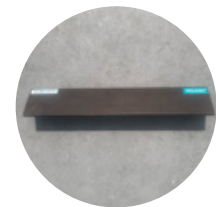
① Brick: Rouge Nuance



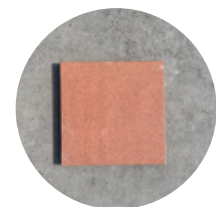
② Brick: Pagus Grey



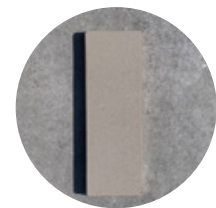
⑥ Aluminium/Steel:
Rainscreen Cladding/Infill panel/
Railing/Balustrade/Coping/Soffit
To closely match Velfac B3
Anodised Bronze



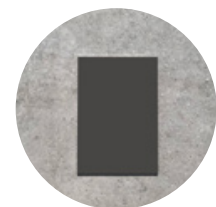
⑦ Aluminium/Steel:
Window Frame and Cill/Door
and Curtain wall frame
Velfac B3 Anodised Bronze



⑨ Porcelain (red)
Finish printed



⑪ Porcelain (grey)
Finish printed



⑫ Aluminium/Steel:
External door Infill Panel/Frame
RAL 7021

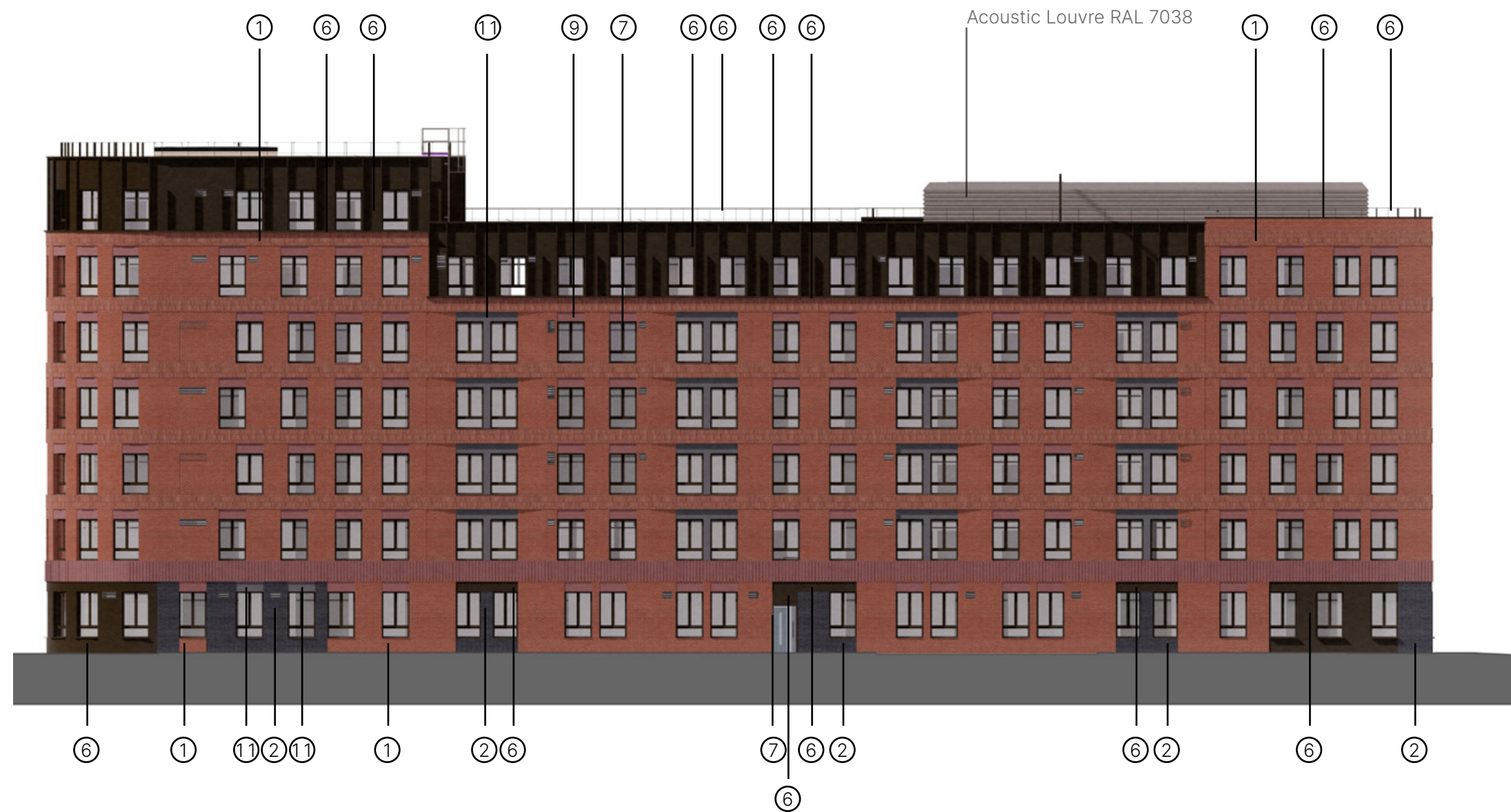
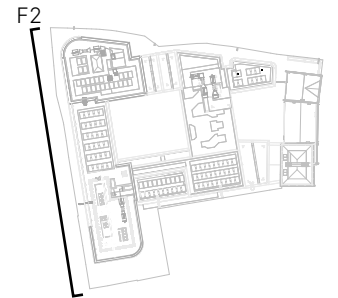


FIGURE 2. West Elevation

EXTERNAL FACING MATERIALS

SOUTH ELEVATION



① Brick: Rouge Nuance



② Brick: Pagus Grey

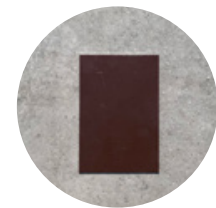
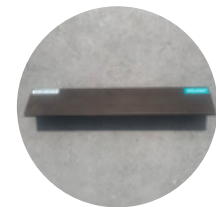
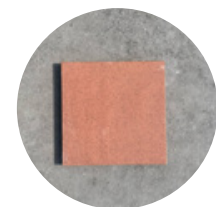
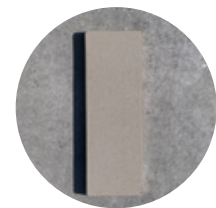
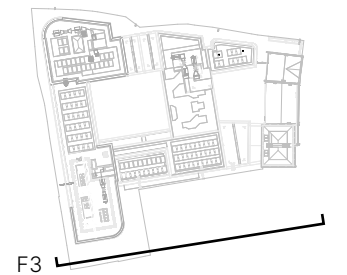
⑥ Aluminium/Steel:
Rainscreen Cladding/Infill panel/
Railing/Balustrade/Coping/Soffit
To closely match Velfac B3
Anodised Bronze⑦ Aluminium/Steel:
Window Frame and Cill/Door
and Curtain wall frame
Velfac B3 Anodised Bronze⑨ Porcelain (red)
Finish printed⑪ Porcelain (grey)
Finish printed⑫ Aluminium/Steel:
External door Infill Panel/Frame
RAL 7021

FIGURE 3. South Elevation

EXTERNAL FACING MATERIALS

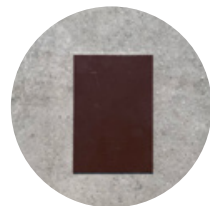
WEST COURTYARD



- ① Brick: Rouge Nuance



- ④ Brick: Agora Super White



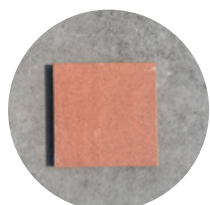
- ⑥ Aluminium/Steel:
Rainscreen Cladding/Infill panel/
Railing/Balustrade/Coping/Soffit
To closely match Velfac B3
Anodised Bronze



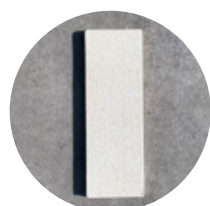
- ⑦ Aluminium/Steel:
Window Frame and Cill/Door
and Curtain wall frame
Velfac B3 Anodised Bronze



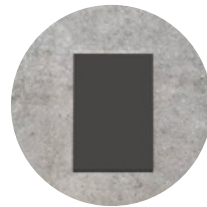
- ⑧ Aluminium:
Window Frame and Cill
RAL 9001



- ⑨ Porcelain (red)
Finish printed



- ⑩ Porcelain (white)
Finish printed



- ⑫ Aluminium/Steel:
External door Infill Panel/Frame
RAL 7021

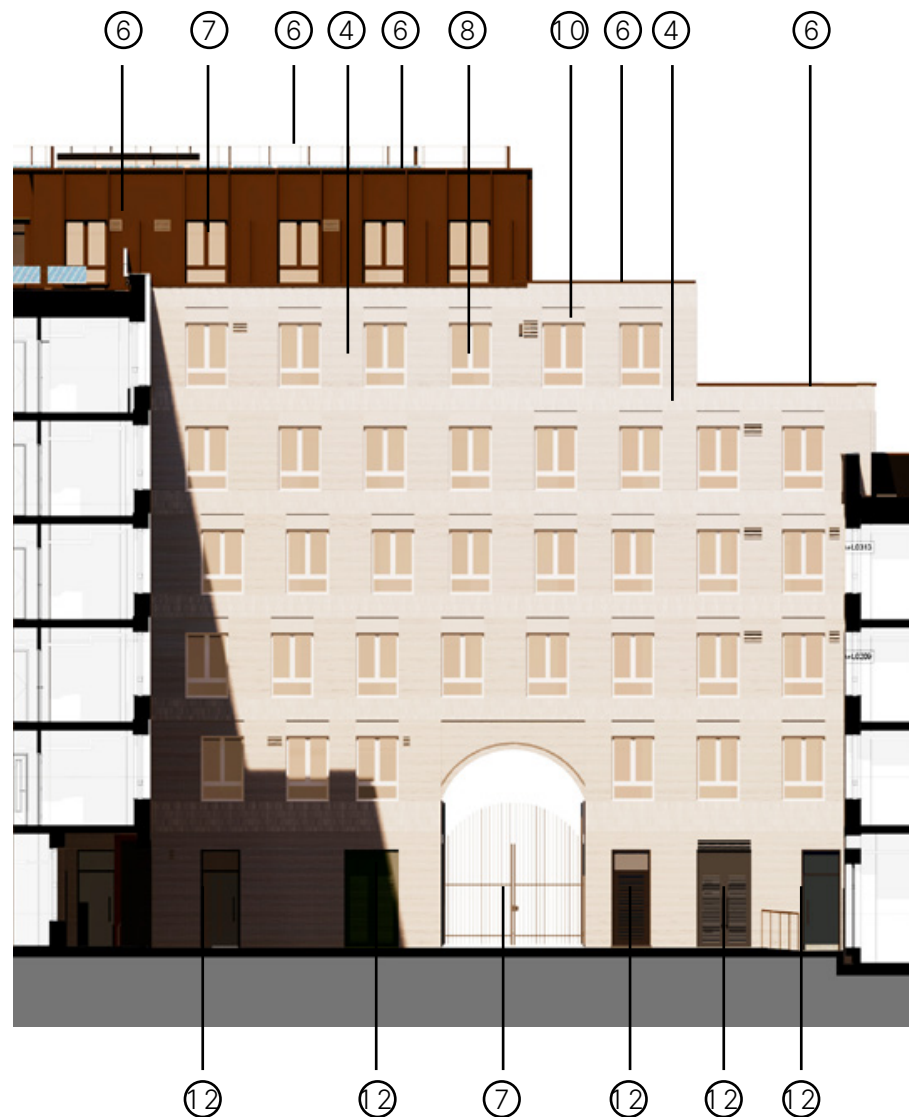


FIGURE 4. West Courtyard South Elevation

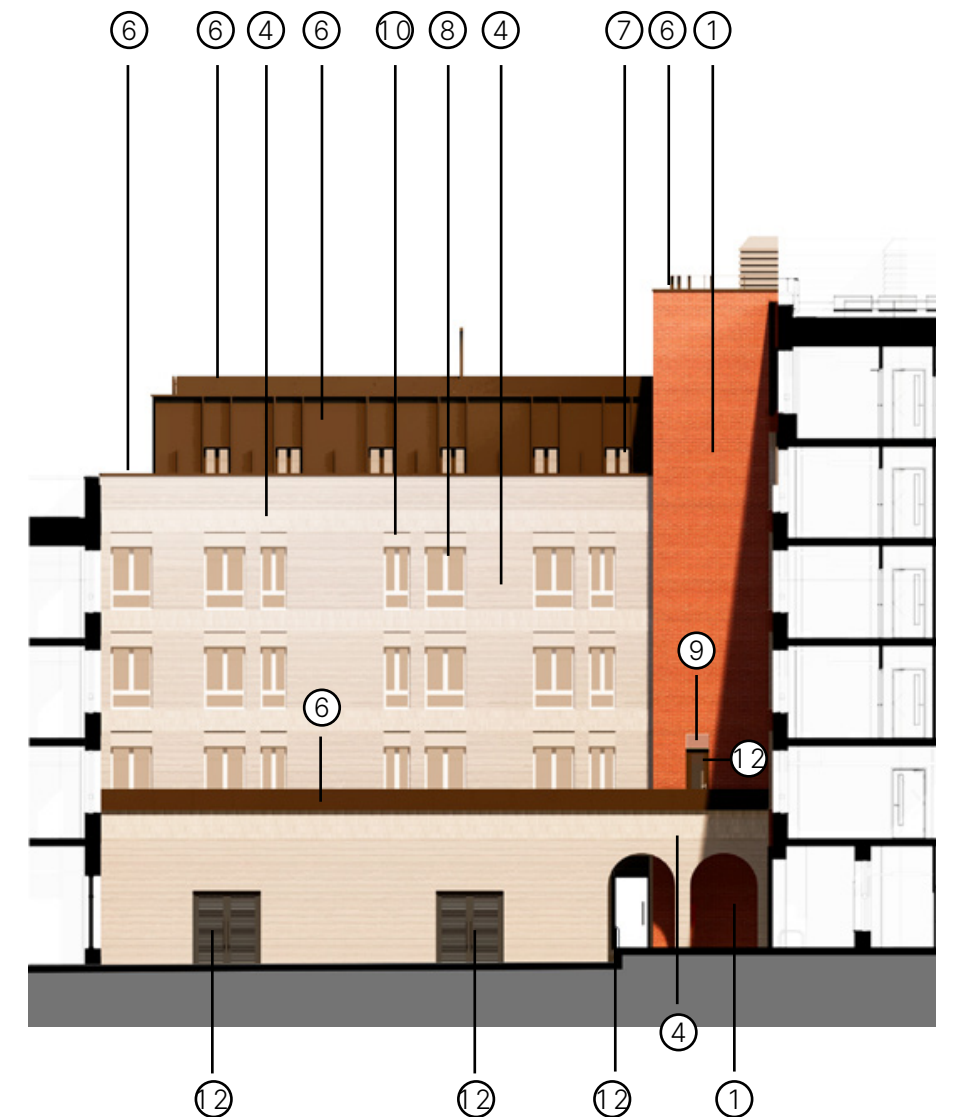
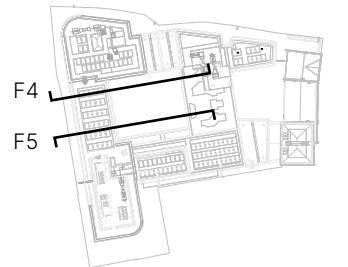


FIGURE 5. West Courtyard North Elevation

EXTERNAL FACING MATERIALS

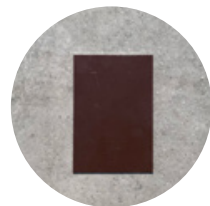
WEST COURTYARD



- ① Brick: Rouge Nuance



- ④ Brick: Agora Super White



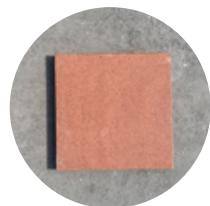
- ⑥ Aluminium/Steel:
Rainscreen Cladding/Infill panel/
Railing/Balustrade/Coping/Soffit
To closely match Velfac B3
Anodised Bronze



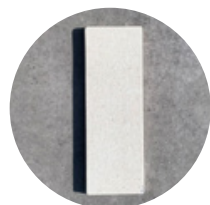
- ⑦ Aluminium/Steel:
Window Frame and Cill/Door
and Curtain wall frame
Velfac B3 Anodised Bronze



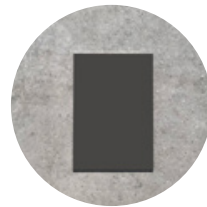
- ⑧ Aluminium:
Window Frame and Cill
RAL 9001



- ⑨ Porcelain (red)
Finish printed



- ⑩ Porcelain (white)
Finish printed



- ⑫ Aluminium/Steel:
External door Infill Panel/Frame
RAL 7021

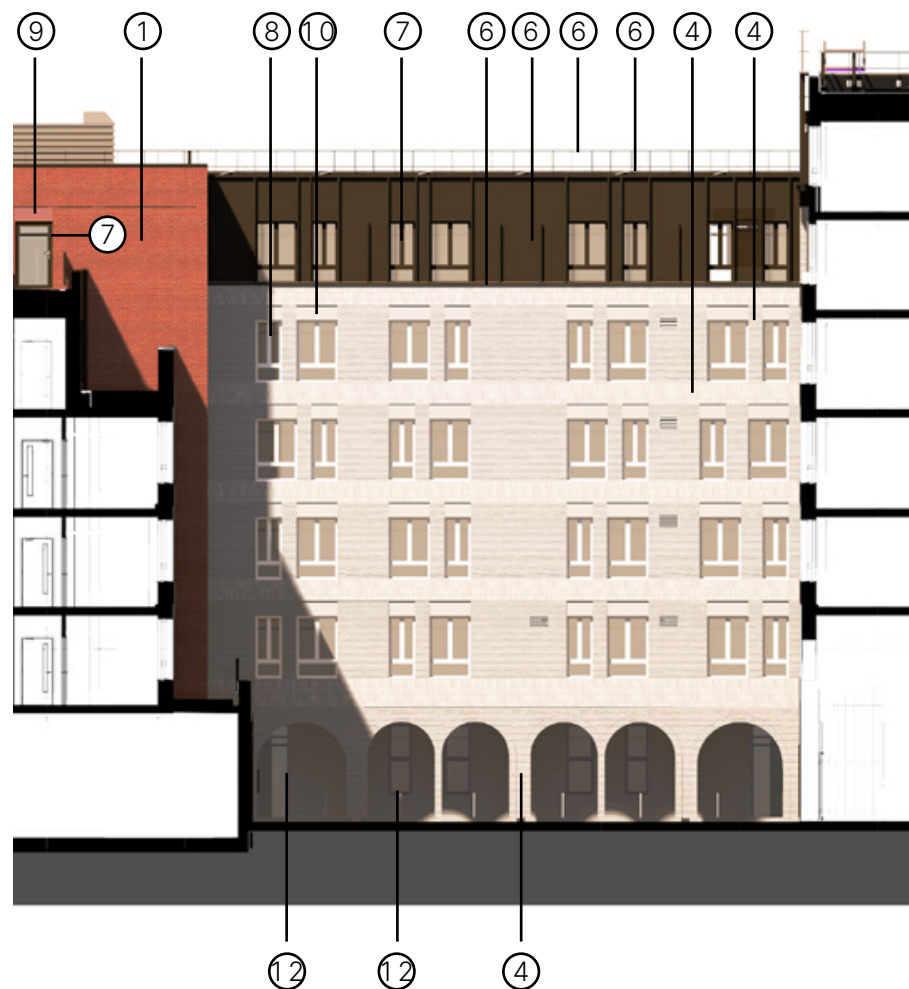
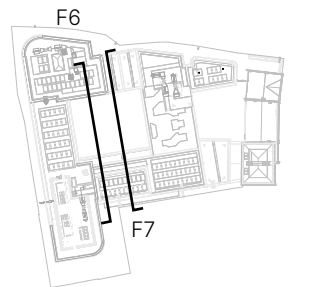


FIGURE 6. West Courtyard East Elevation

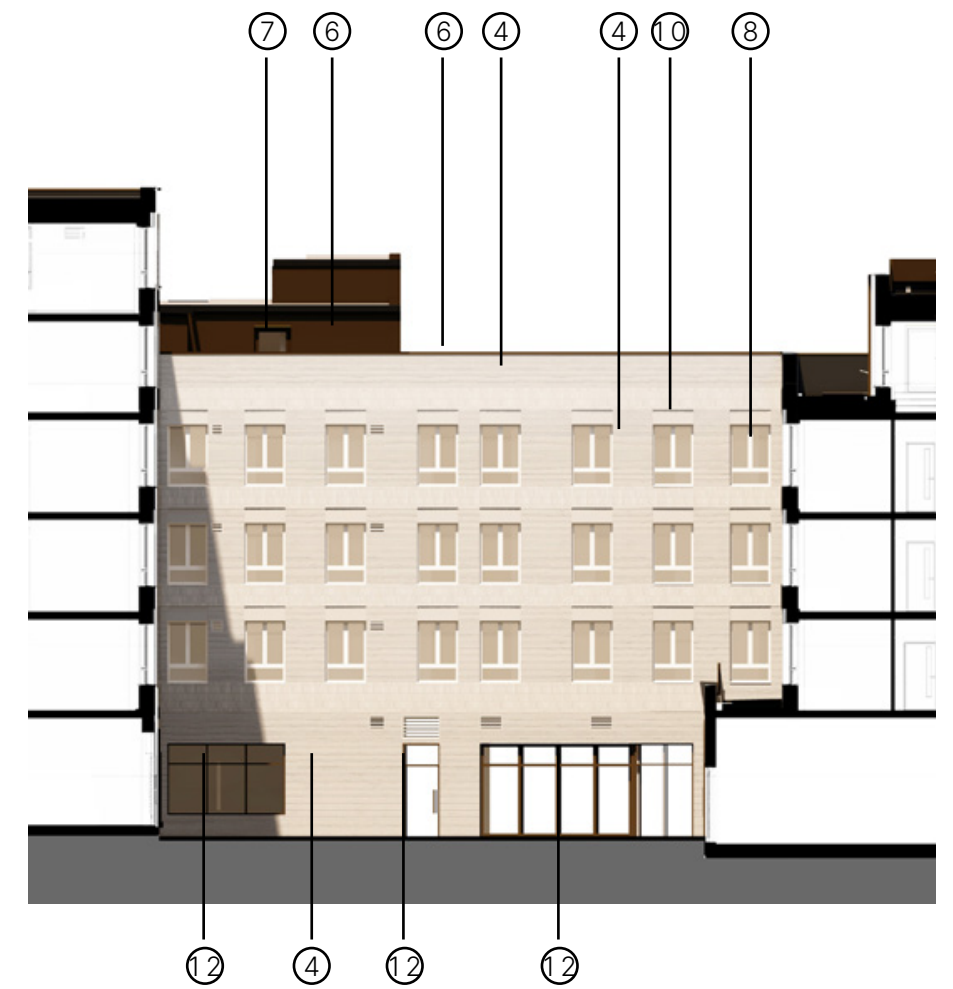


FIGURE 7. West Courtyard West Elevation

EXTERNAL FACING MATERIALS

EAST COURTYARD



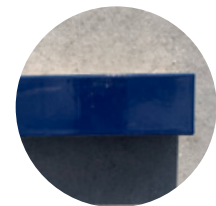
- ① Brick: Rouge Nuance



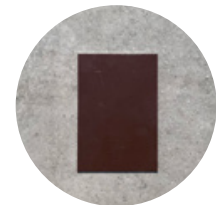
- ② Brick: Pagus Grey



- ③ Brick: Shelford Cream Multi



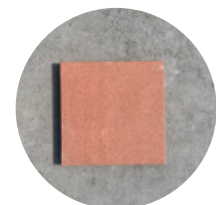
- ⑤ Brick: 363-94 RAL 5013



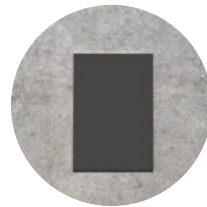
- ⑥ Aluminium/Steel:
Rainscreen Cladding/Infill panel/
Railing/Balustrade/Coping/Soffit
To closely match Velfac B3
Anodised Bronze



- ⑦ Aluminium/Steel:
Window Frame and Cill/Door
and Curtain wall frame
Velfac B3 Anodised Bronze



- ⑨ Porcelain (red)
Finish printed



- ⑫ Aluminium/Steel:
External door Infill Panel/Frame
RAL 7021

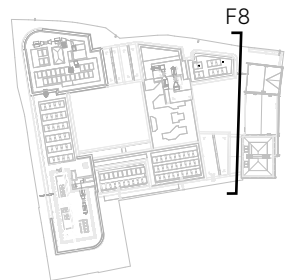


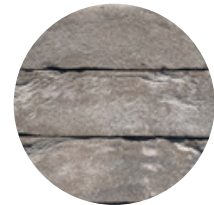
FIGURE 8. East Courtyard East Elevation

EXTERNAL FACING MATERIALS

EAST COURTYARD



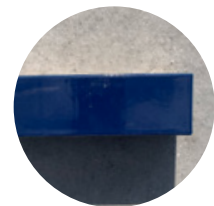
- ① Brick: Rouge Nuance



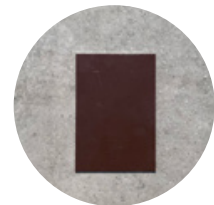
- ② Brick: Pagus Grey



- ③ Brick: Shelford Cream Multi



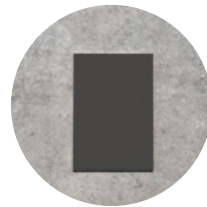
- ⑤ Brick: 363-94 RAL 5013



- ⑥ Aluminium/Steel:
Rainscreen Cladding/Infill panel/
Railing/Balustrade/Coping/Soffit
To closely match Velfac B3
Anodised Bronze



- ⑦ Aluminium/Steel:
Window Frame and Cill/Door
and Curtain wall frame
Velfac B3 Anodised Bronze



- ⑫ Aluminium/Steel:
External door Infill Panel/Frame
RAL 7021



FIGURE 9. East Courtyard South Elevation

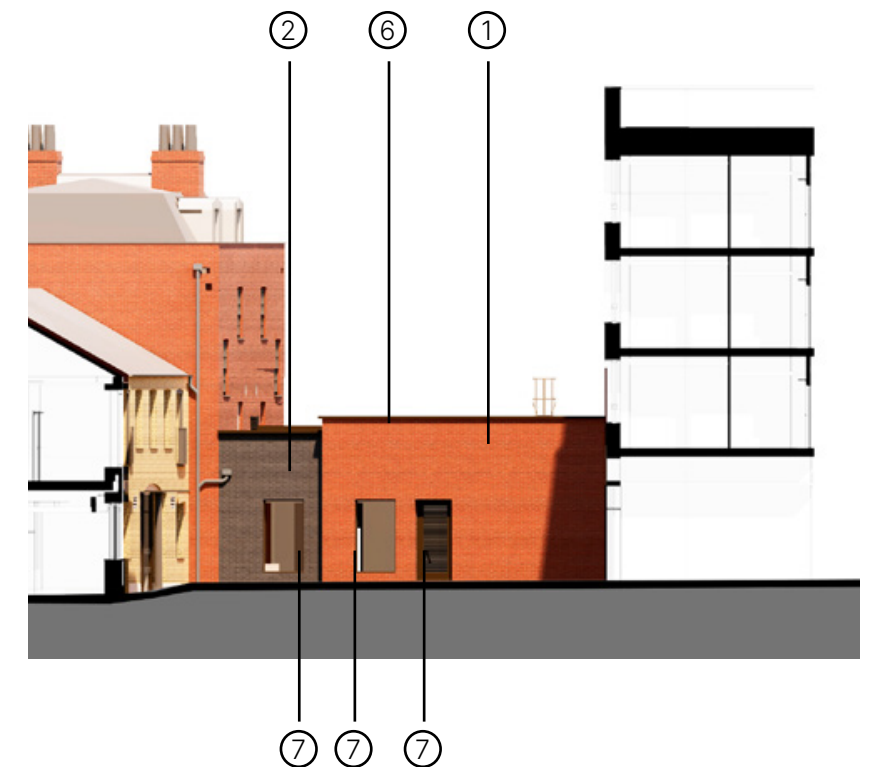
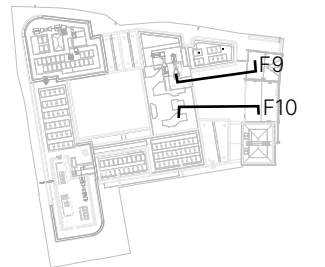
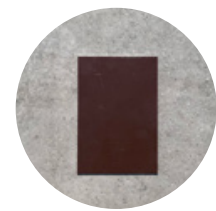


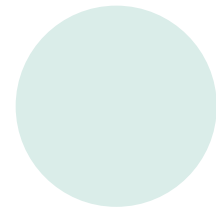
FIGURE 10. East Courtyard North Elevation

EXTERNAL FACING MATERIALS

SOFFIT



- ⑥ Aluminium/Steel:
Rainscreen Cladding/Infill panel/
Railing/Balustrade/Coping/Soffit
To closely match Velfac B3
Anodised Bronze



- ⑬ Painted cement particle board
White

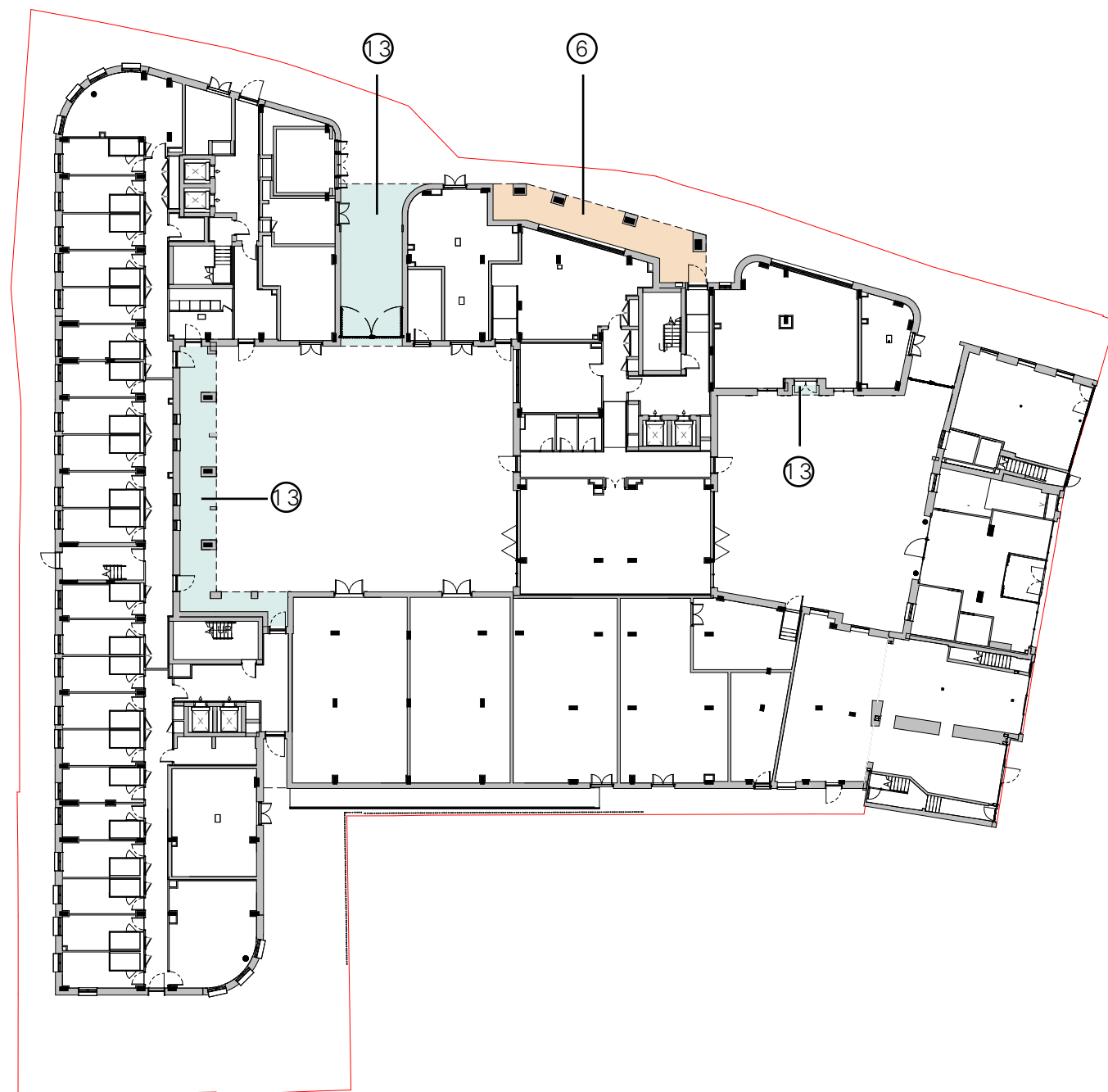


FIGURE 11. GF Soffit Plan

1.1.3 EXTERNAL FACING GLAZING

WINDOWS

The proposed windows are made up of an aluminium and composite frame, in a dark bronze finish in most areas, but in white to the western courtyard where the white brick is proposed.

There are a limited number of types, shown adjacent, in terms of mullion and transom configuration, which suit the varying internal conditions.

The design has been developed with the full team of consultants to consider the following key design drivers and performance requirements:

- Acoustics
- Daylight/Sunlight
- Thermal
- Free area ventilation
- Security
- Building Control – particularly regarding access, use, and safety.



⑦ Aluminium:
Window Frame and Cill
Anodised Bronze



⑧ Aluminium:
Window Frame and Cill
RAL 9001

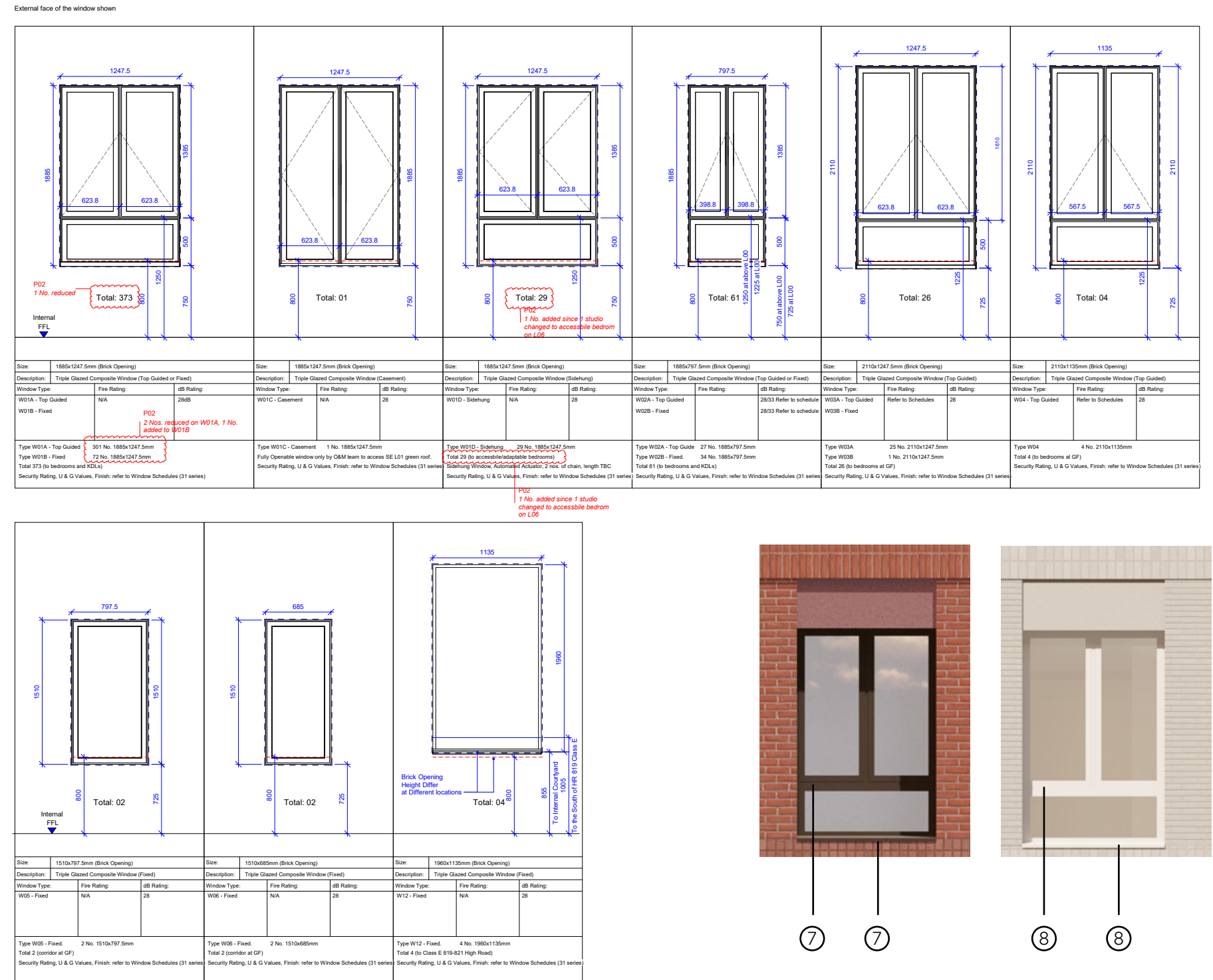


FIGURE 12. Window types and elevations (drawings not to scale)

EXTERNAL FACING GLAZING

DOORS

The proposed entrance doors are glazed with aluminium frames, in a dark bronze finish in most areas, but in grey to the western courtyard where the white brick is proposed.

There are a limited number of types, shown adjacent, in terms of transom configuration, which suit the varying internal conditions.

Thresholds are all level to provide universal access.

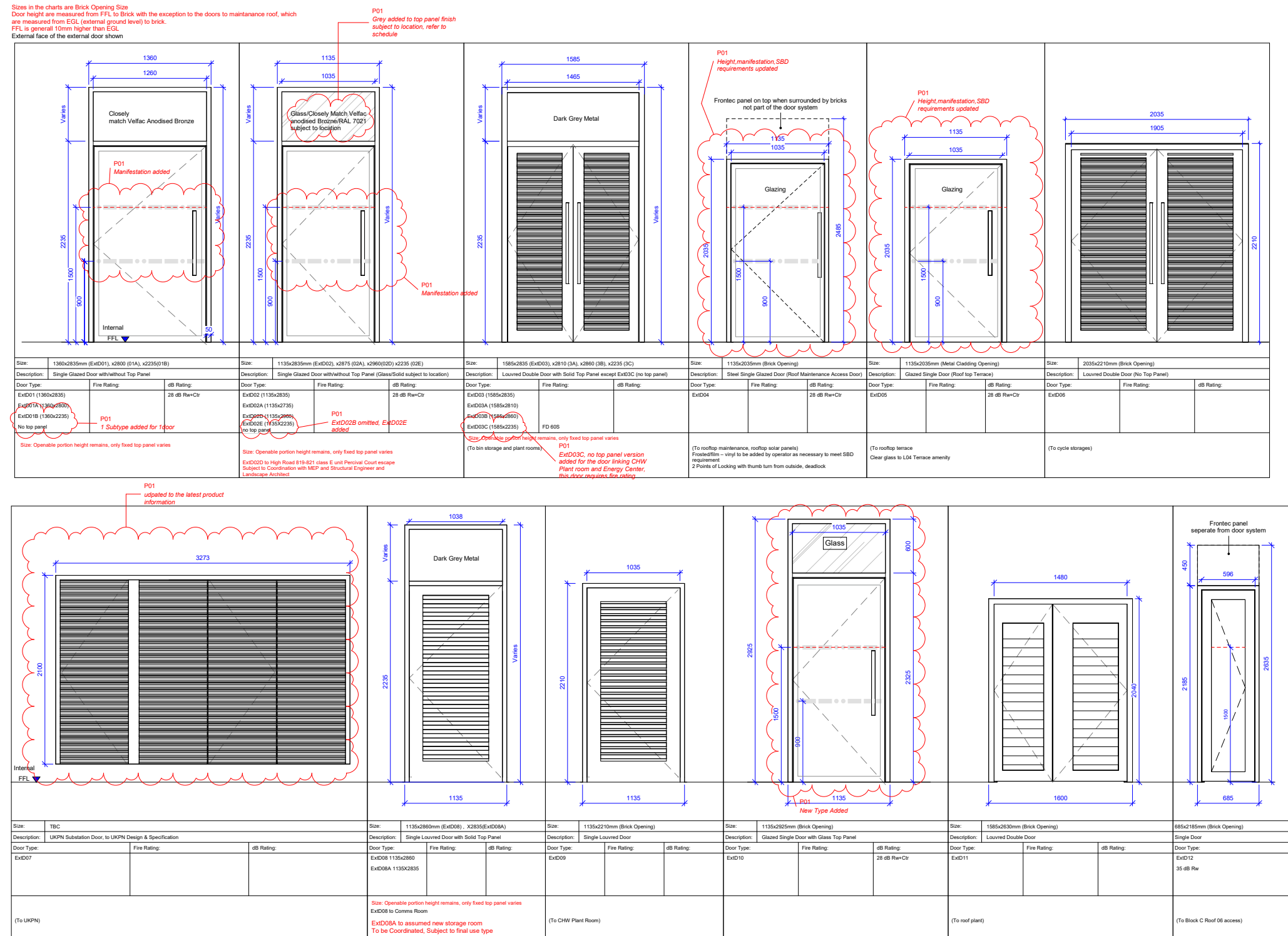


FIGURE 13. External door types and elevations (drawings not to scale)

EXTERNAL FACING GLAZING

CURTAIN WALL

The proposed curtain walling is glazed with aluminium frames, in a dark bronze finish to the gym and eastern courtyard, but in grey to the western courtyard where the white brick is proposed.

There are a limited number of types, shown adjacent, in terms of configuration, which suit the varying internal conditions, for example with bi-fold doors to the south most amenity space.

Manifestation is shown to these glazed areas, and associated doors and entrance doors, and the design will reflect the project branding.

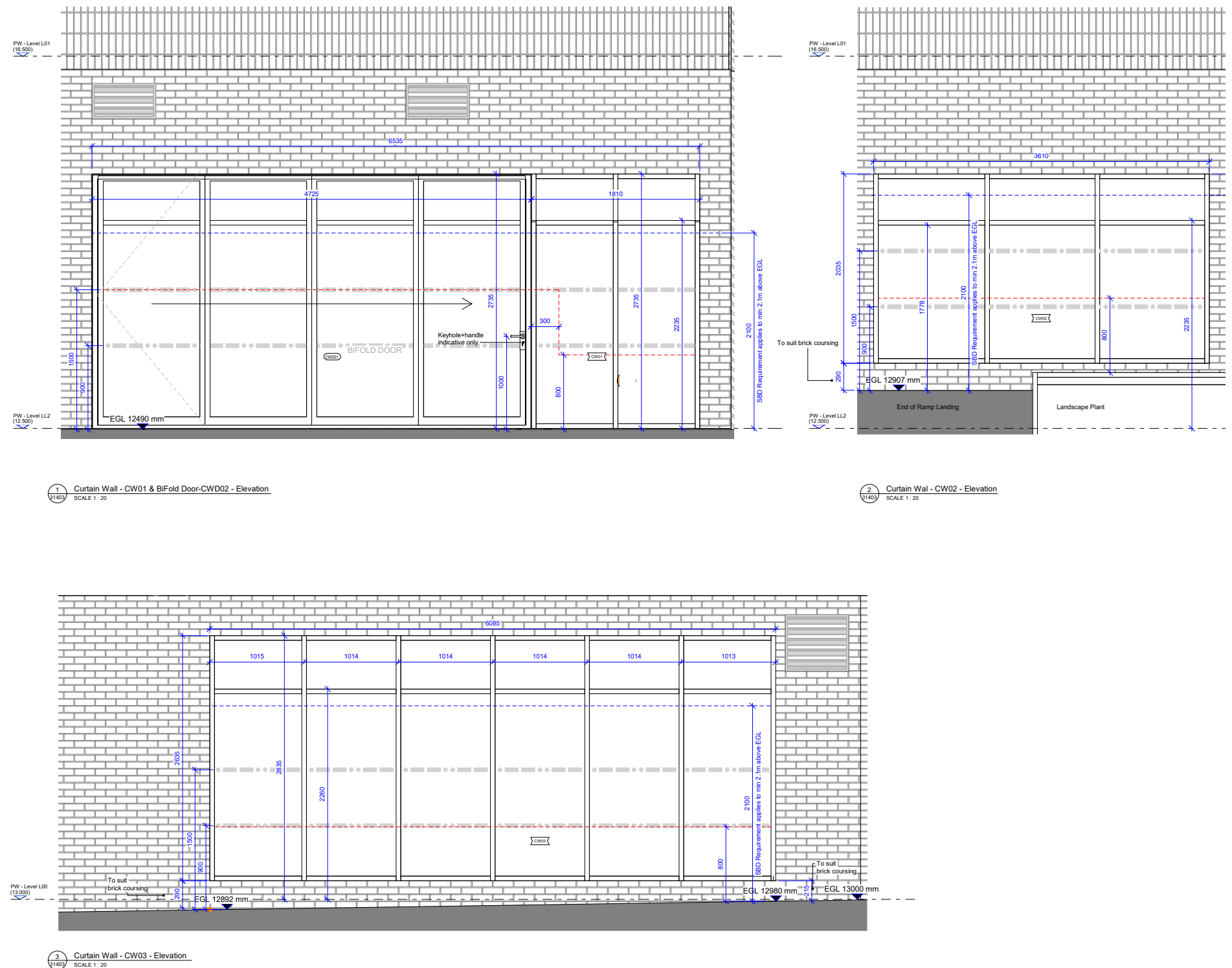


FIGURE 14. Curtain wall elevations
(drawings not to scale)

EXTERNAL FACING GLAZING

CURTAIN WALL

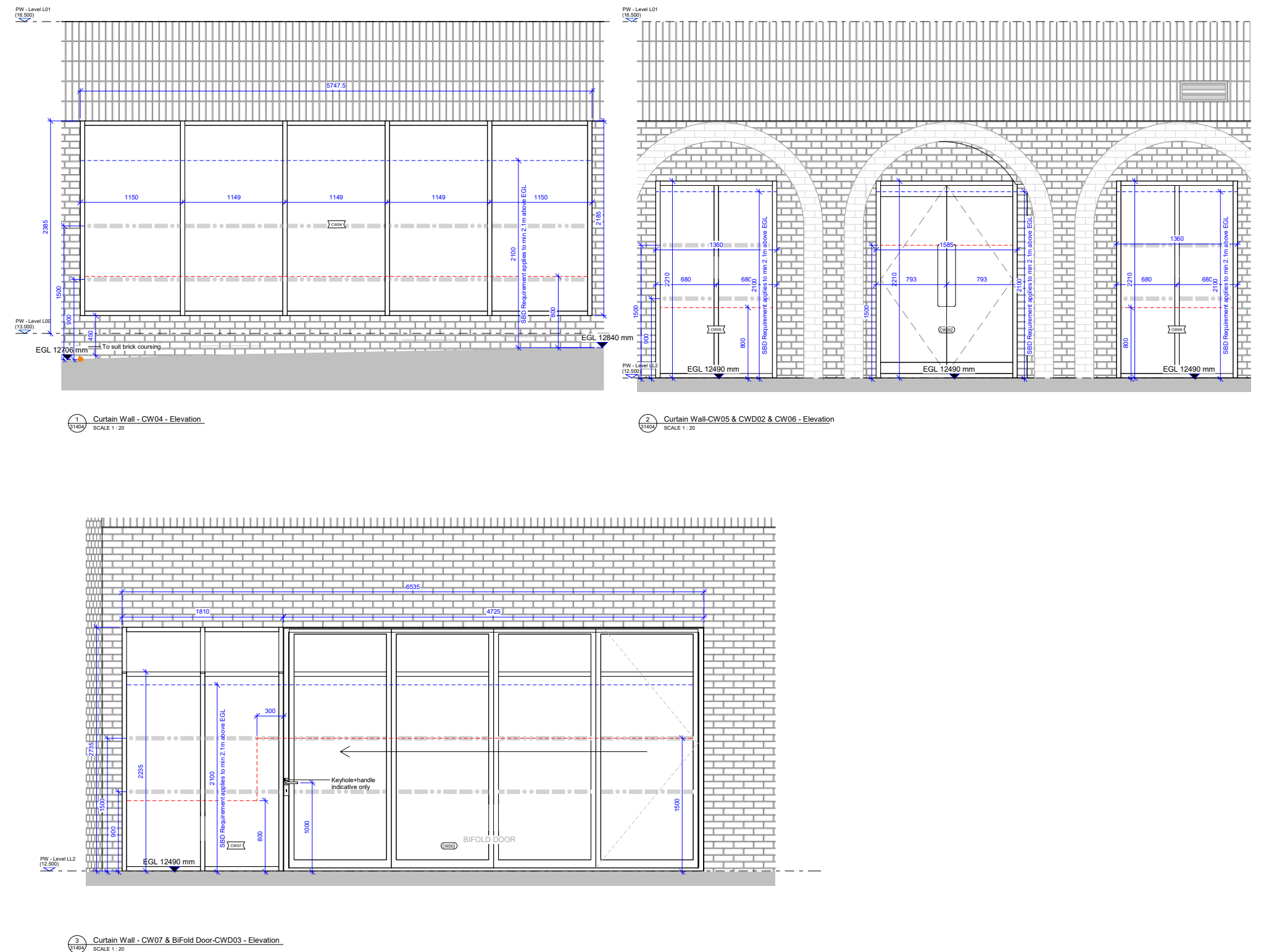


FIGURE 15. Curtain wall elevations
(drawings not to scale)

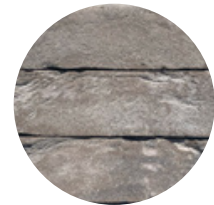
CONDITION 15 (a-i) - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)

1.1.4 SAMPLE BOARDS

CLADDING MATERIALS & FINISHES



① Brick: Rouge Nuance



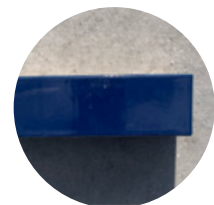
② Brick: Pagus Grey



③ Brick: Shelford Cream Multi



④ Brick: Agora Super White



⑤ Brick: 363-94 RAL 5013

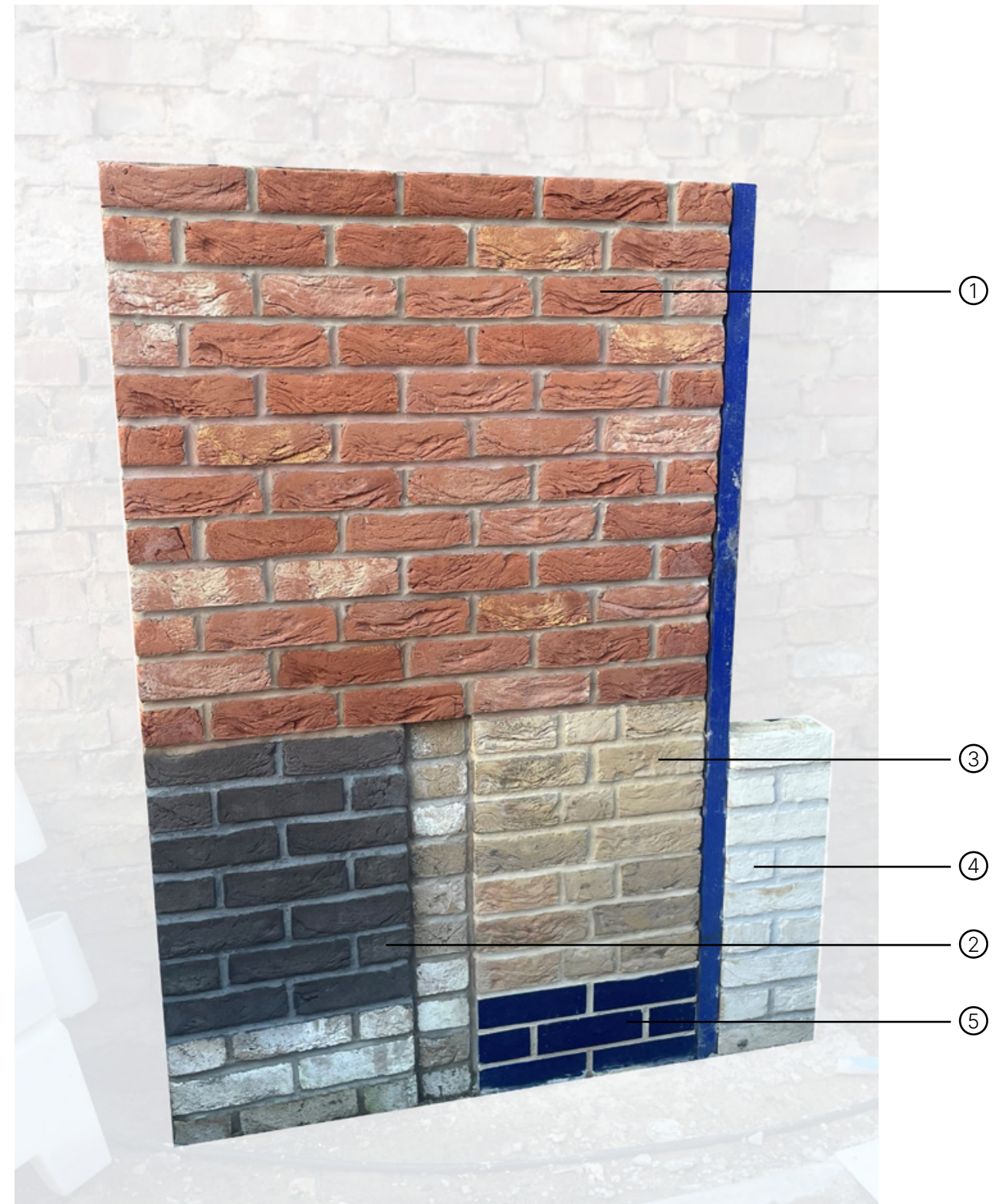


FIGURE 16. Photograph of cladding materials & finishes sample boards

1.2 **CONDITION 15 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

(a) - No development of any externally facing façade shall commence(excluding demolition) until all proposed external materials and elevational details have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:

(ii) Sectional drawings at 1:20 through all typical external elements/ facades, including all openings in external walls including doors and window-type reveals, window heads and window cills

1.2.1 SECTIONAL DRAWING AT 1:20 THROUGH TYPICAL EXTERNAL ELEMENTS

TYPICAL WINDOW IN BRICK FACADE



FIGURE 17. Typical window within brick facade elevation and section

SECTIONAL DRAWING AT 1:20 THROUGH TYPICAL EXTERNAL ELEMENTS

TYPICAL WINDOW WITHIN RAINSCREEN FACADE

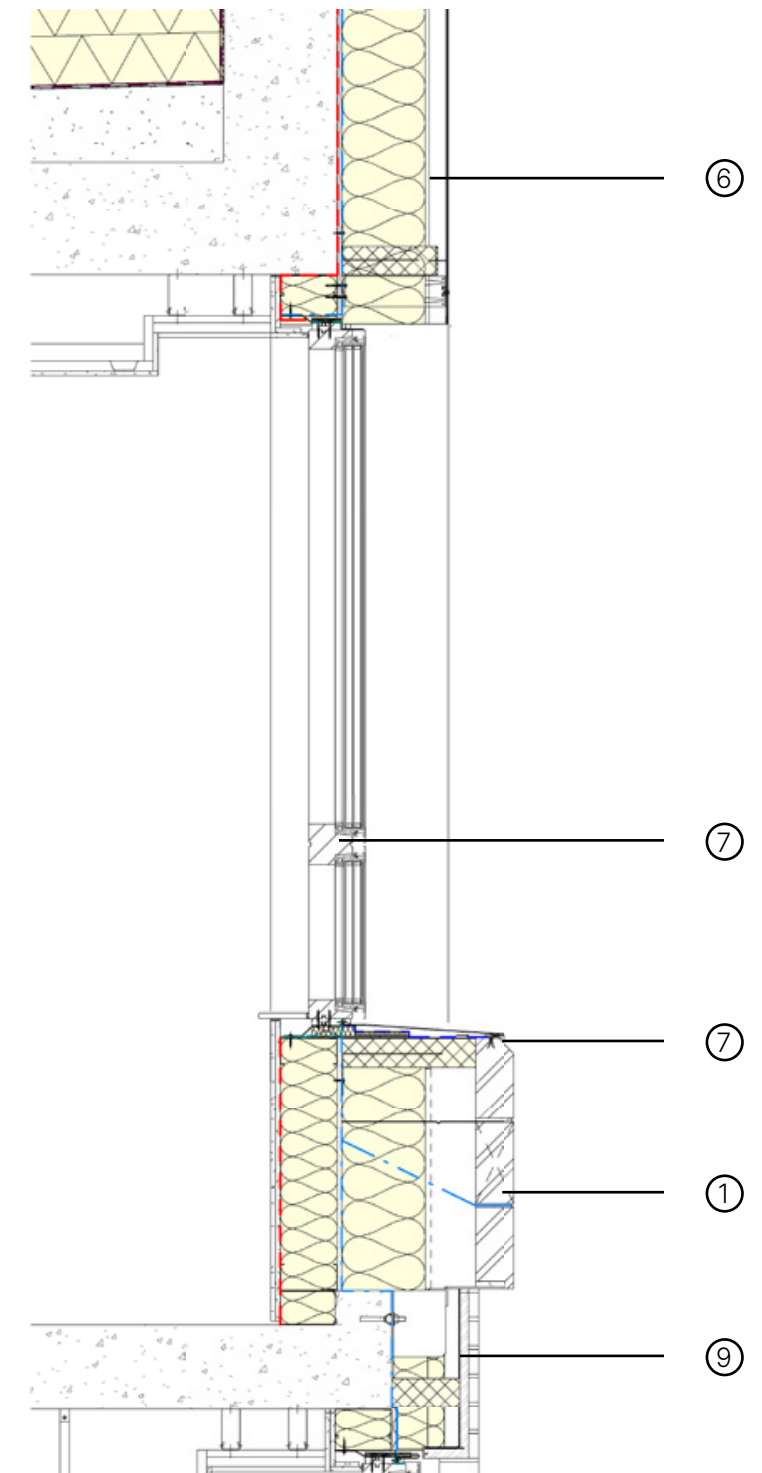
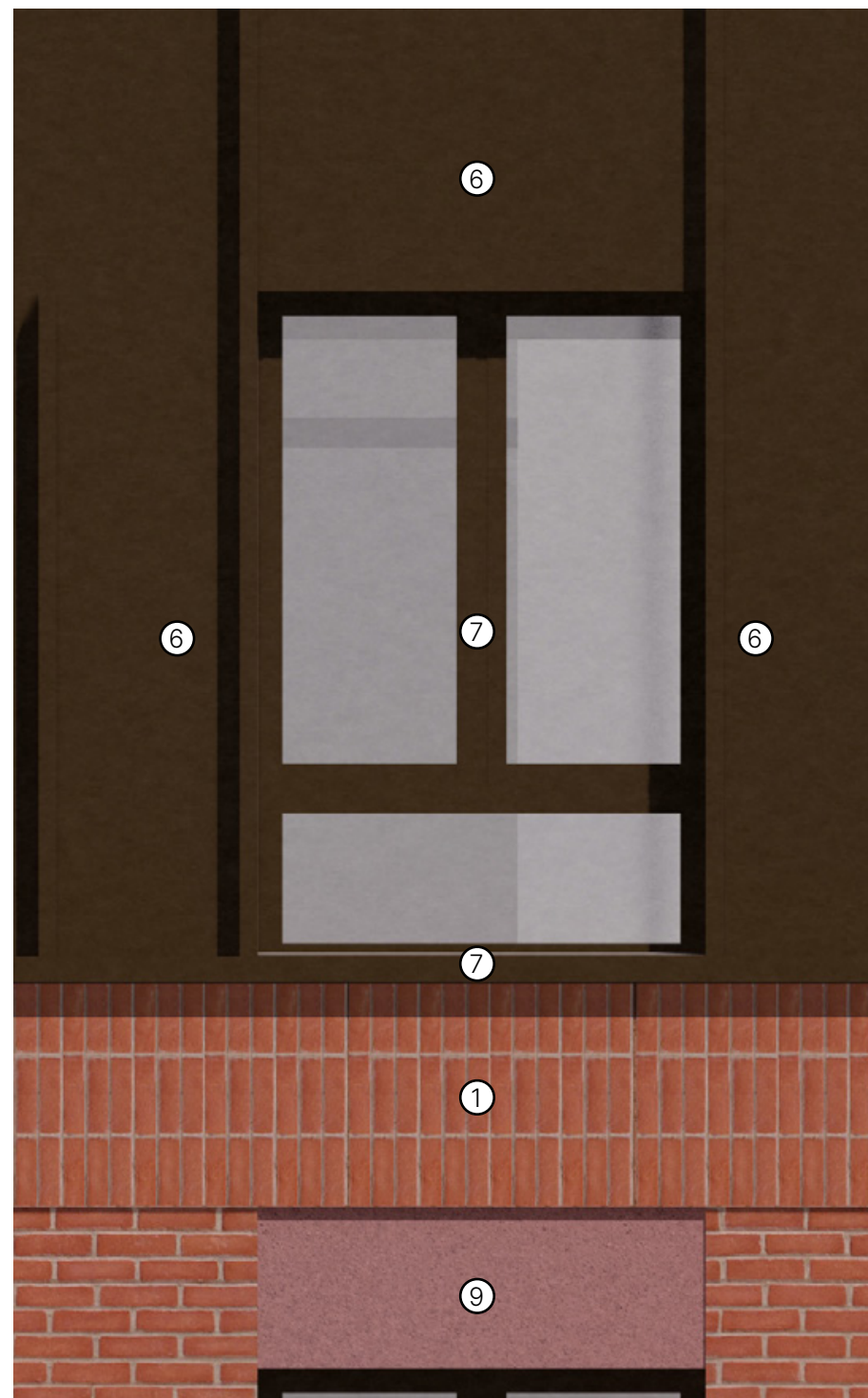
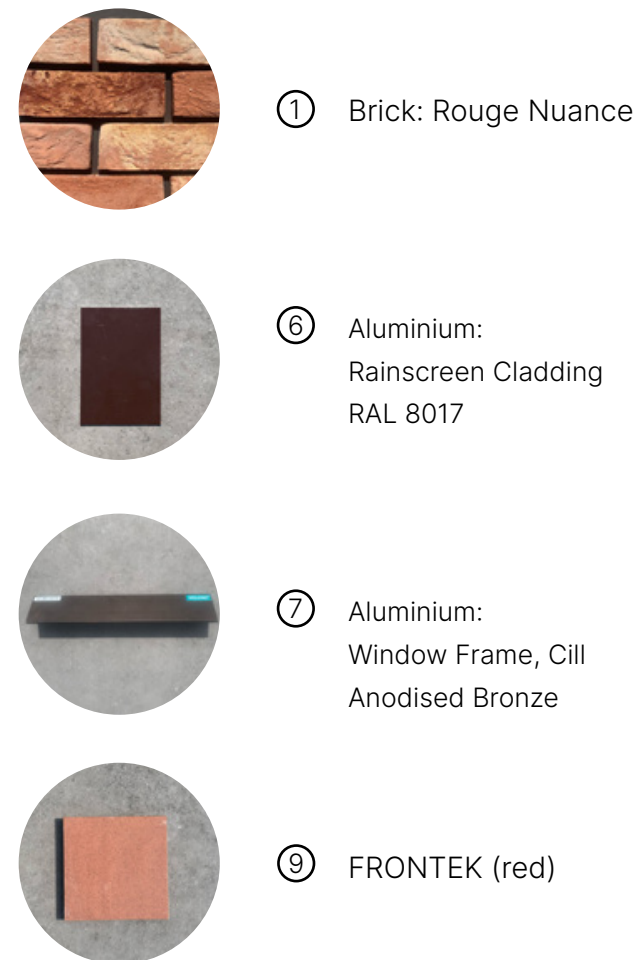


FIGURE 18. Typical window within rainscreen cladding elevation and section

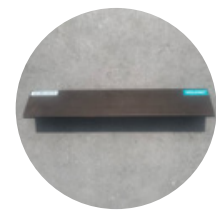
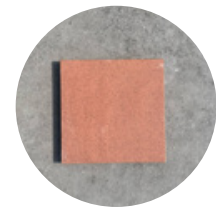
SCALE 1:20
0m 200mm 400mm 800mm 1m 1.5m 2m

SECTIONAL DRAWING AT 1:20 THROUGH TYPICAL EXTERNAL ELEMENTS

TYPICAL CURTAIN WALL



① Brick: Rouge Nuance

⑦ Aluminium:
Window Frame, Cill
Anodised Bronze

⑨ FRONTEK (red)

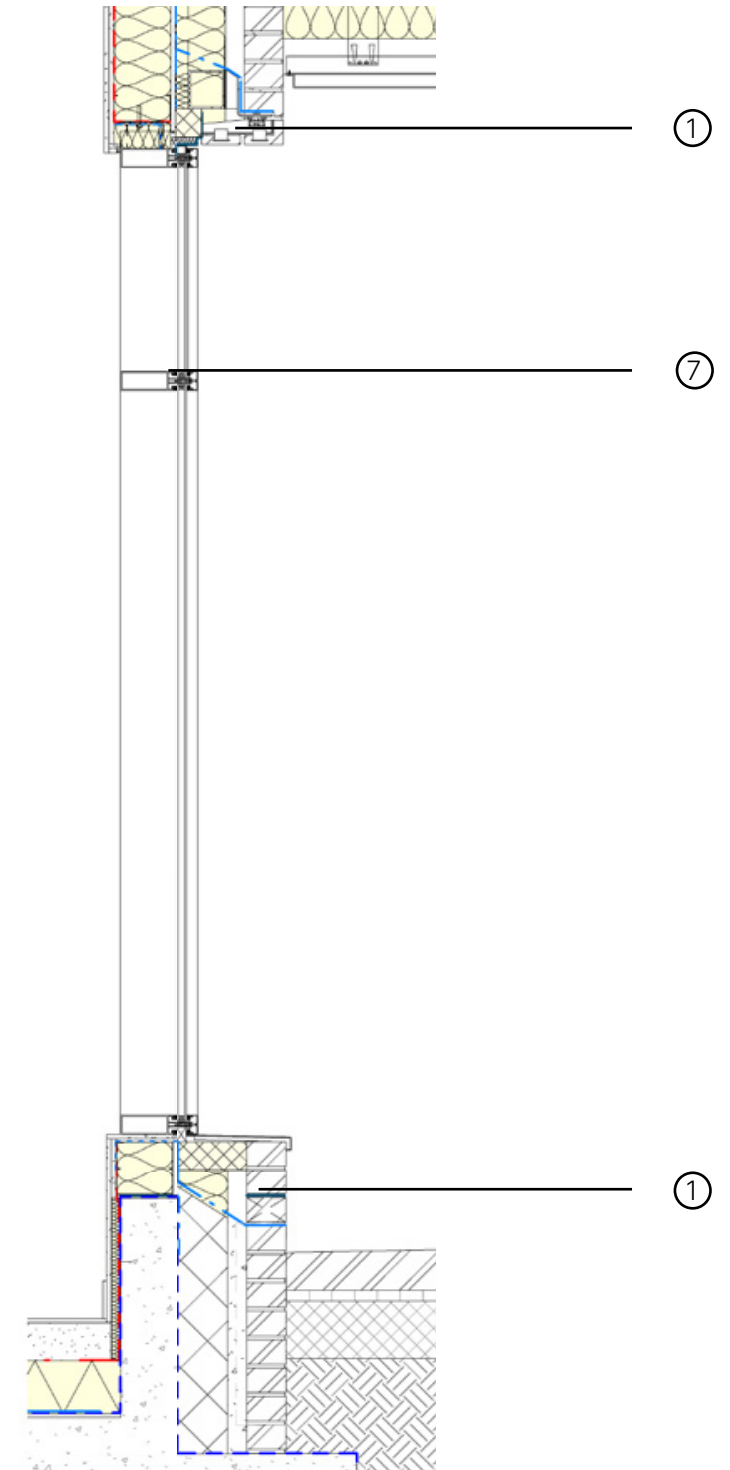
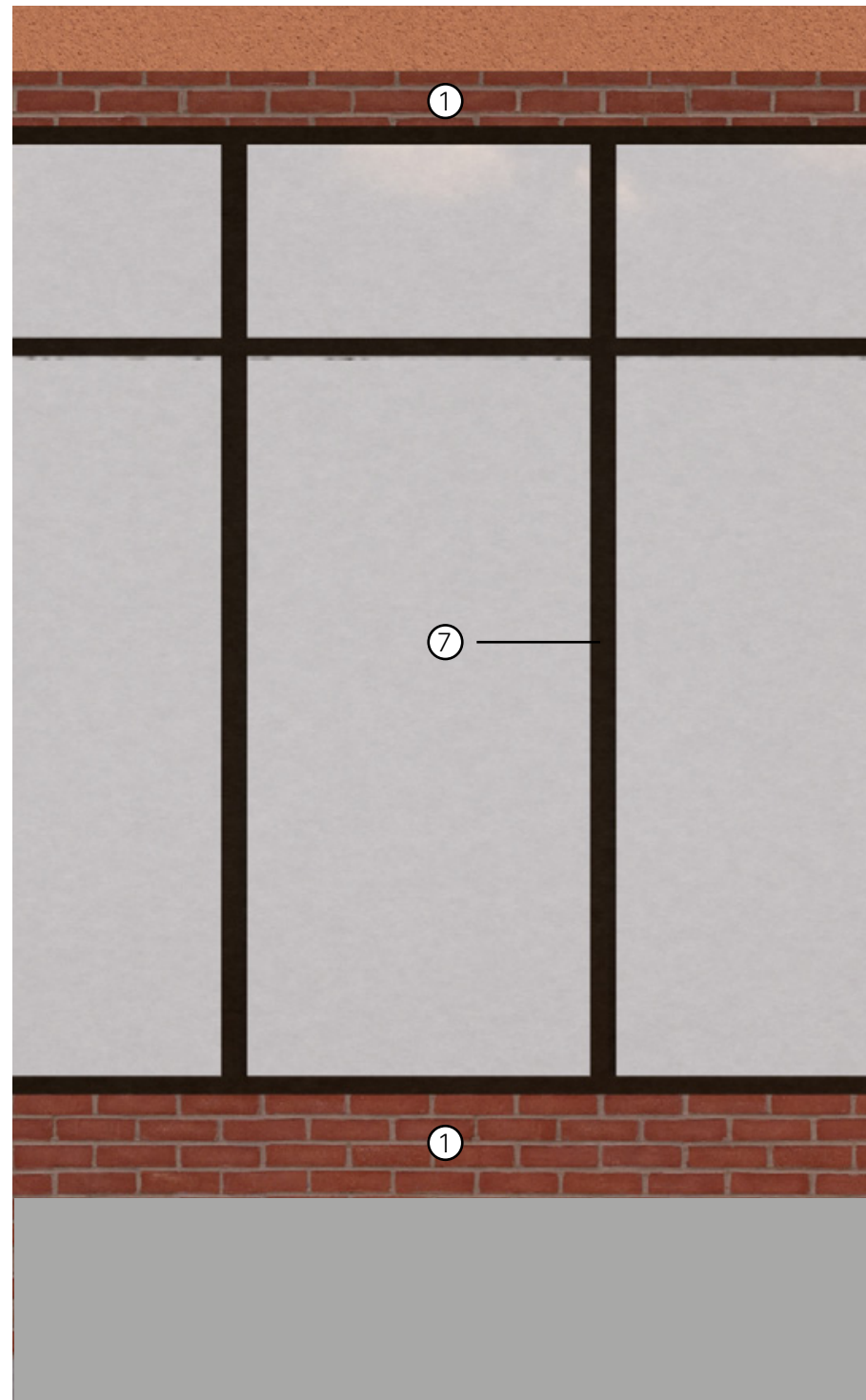


FIGURE 19. Typical curtain wall within brick facade elevation and section

SCALE 1:20

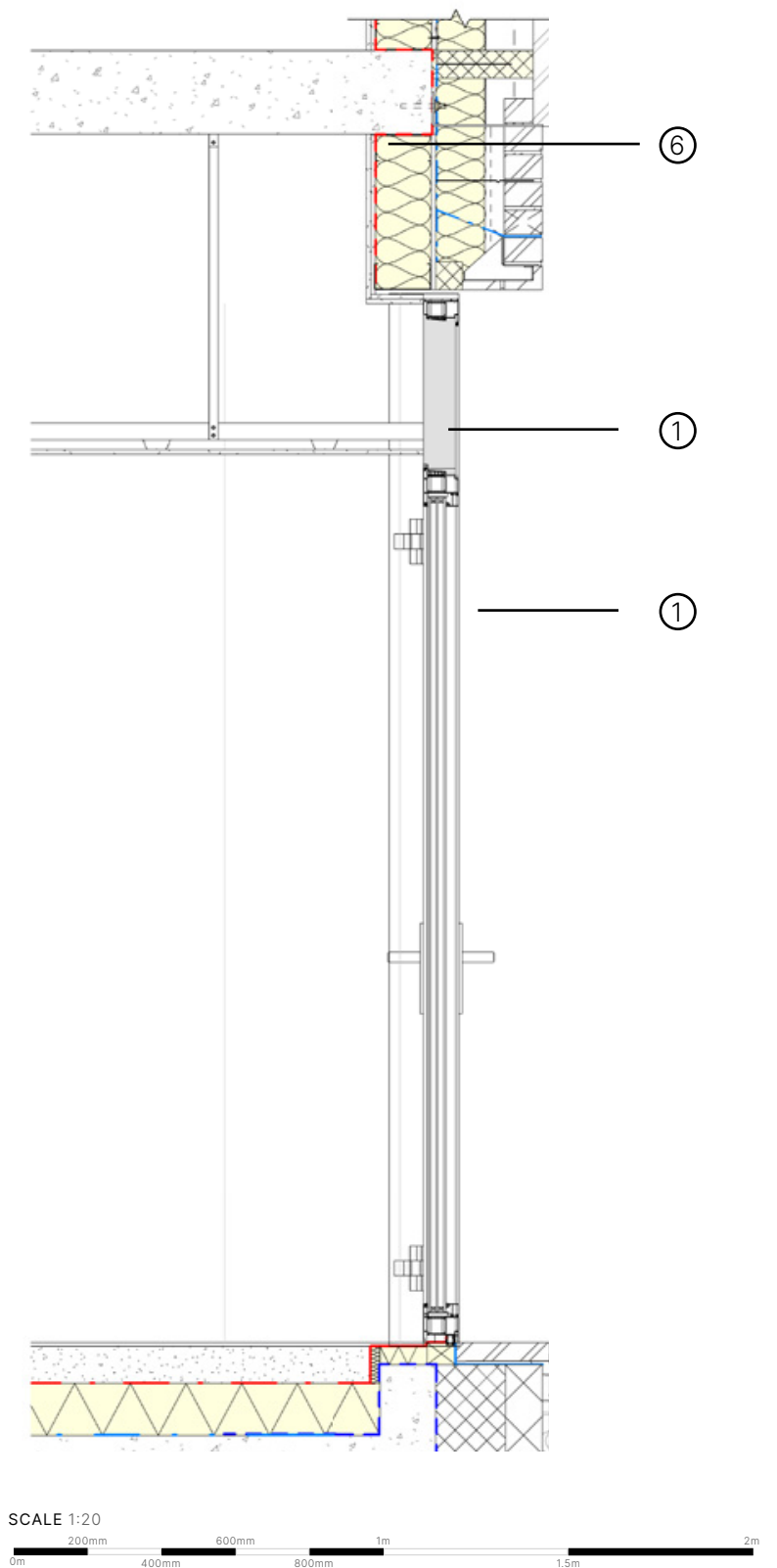
0m 200mm 400mm 800mm 1m 1.5m 2m

SECTIONAL DRAWING AT 1:20 THROUGH TYPICAL EXTERNAL ELEMENTS

TYPICAL DOOR



FIGURE 20. Typical door within brick facade elevation and section



1.3 **CONDITION 15 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

(a) - No development of any externally facing façade shall commence(excluding demolition) until all proposed external materials and elevational details have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:

(iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores

1.3.1 SECTIONAL/ELEVATIONAL DRAWING AT 1:20 OF JUNCTIONS

BETWEEN DIFFERENT EXTERNAL MATERIALS

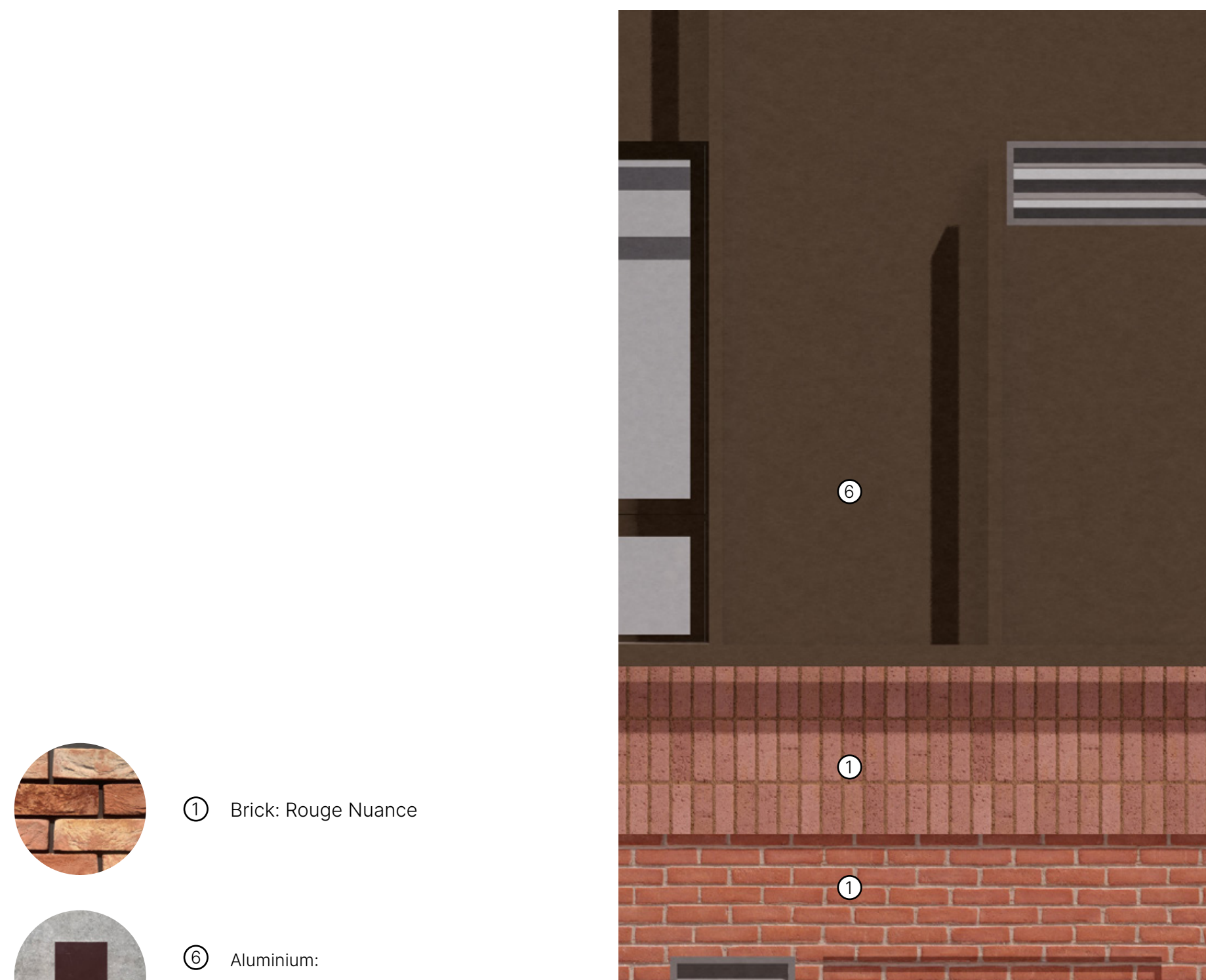
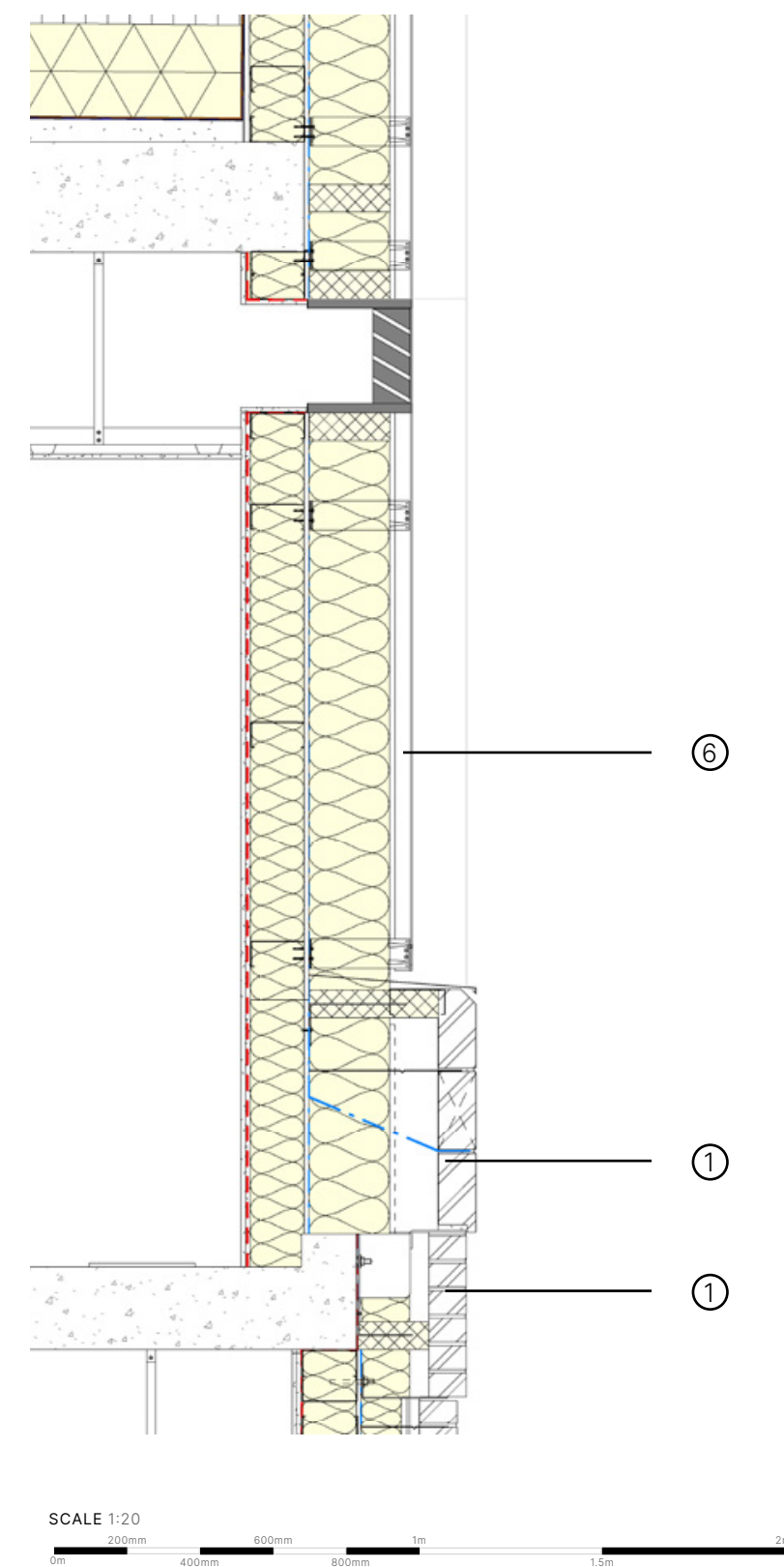
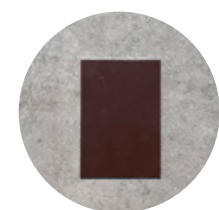


FIGURE 21. Junction between rainscreen cladding and brick facade elevation and section



SECTIONAL/ELEVATIONAL DRAWING AT 1:20 OF JUNCTIONS

PARAPET TO ROOF: RAINSCREEN CLADDING



- ⑥ Aluminium:
Rainscreen Cladding
RAL 8017

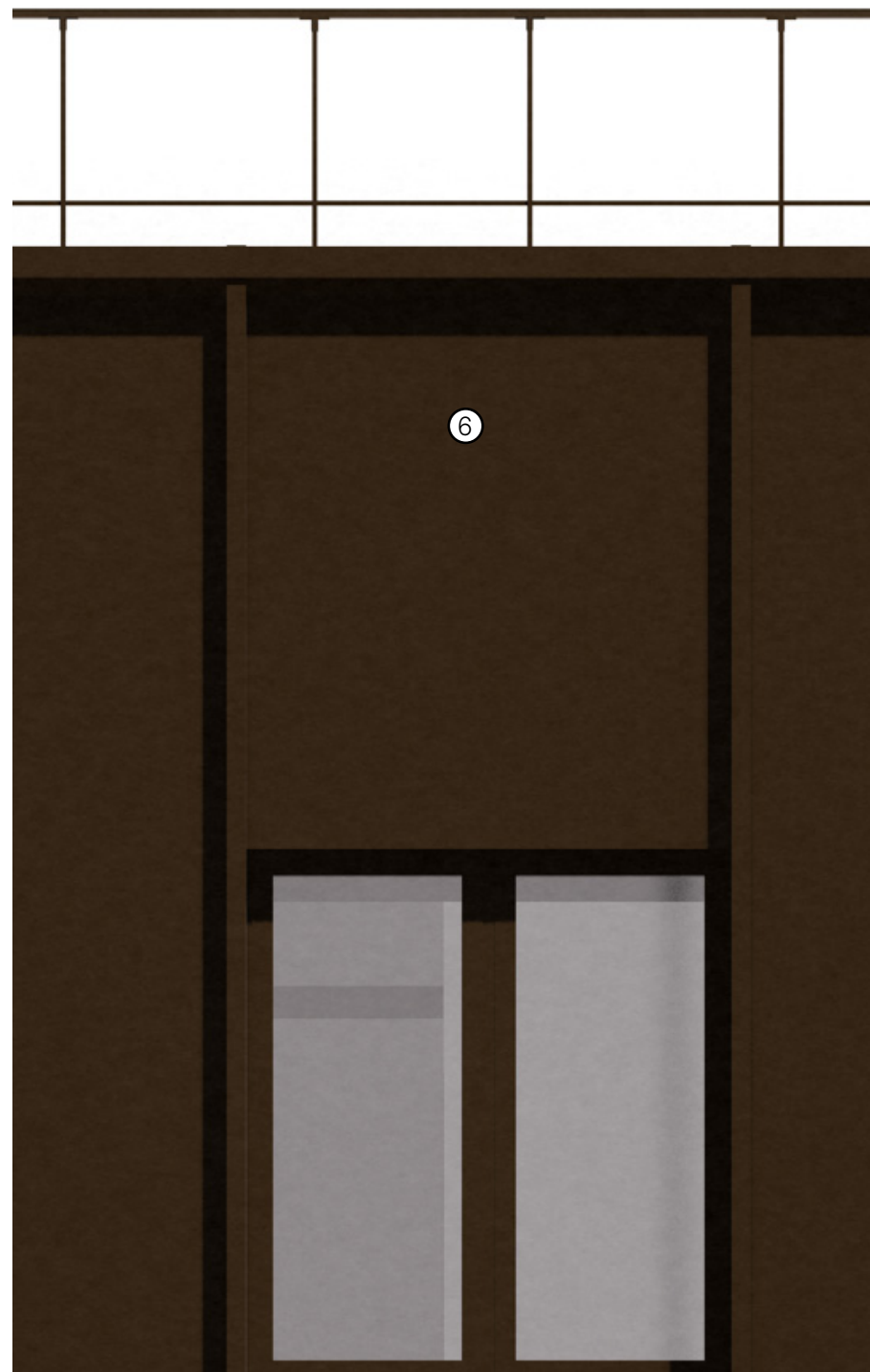
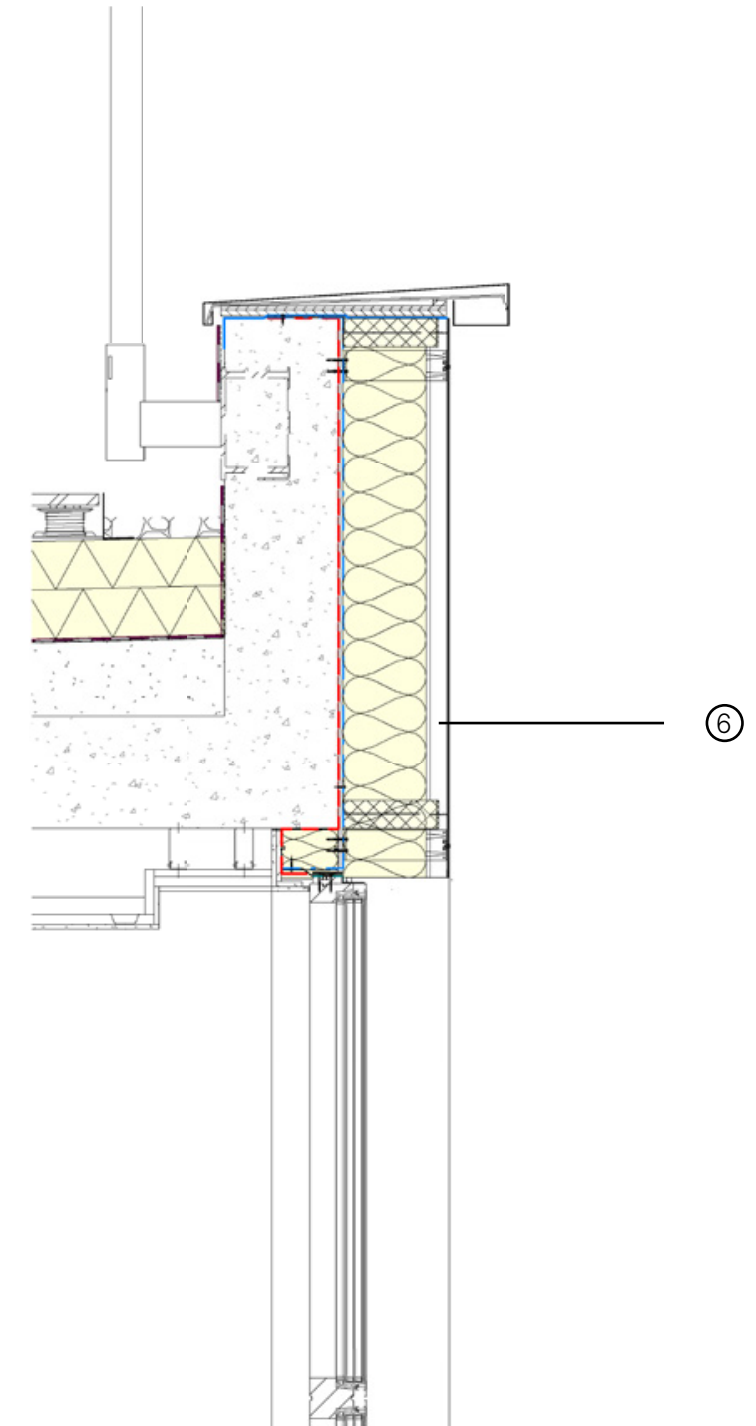


FIGURE 22. Junction rainscreen parapet elevation and section



SCALE 1:20
0m 200mm 400mm 800mm 1m 1.5m 2m

SECTIONAL/ELEVATIONAL DRAWING AT 1:20 OF JUNCTIONS

PARAPET TO ROOF: BRICK FACADE



① Brick: Rouge Nuance

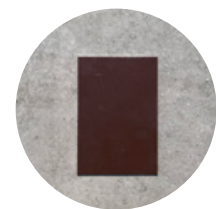
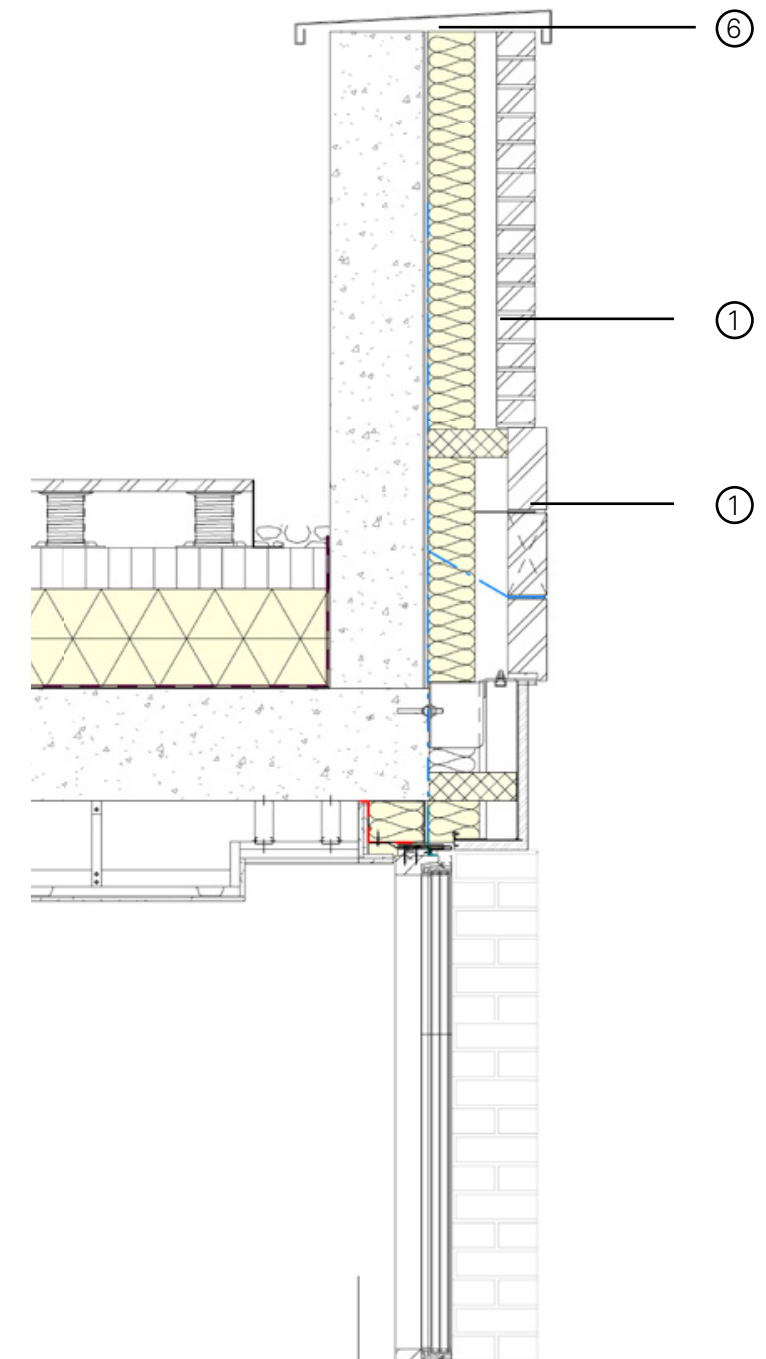
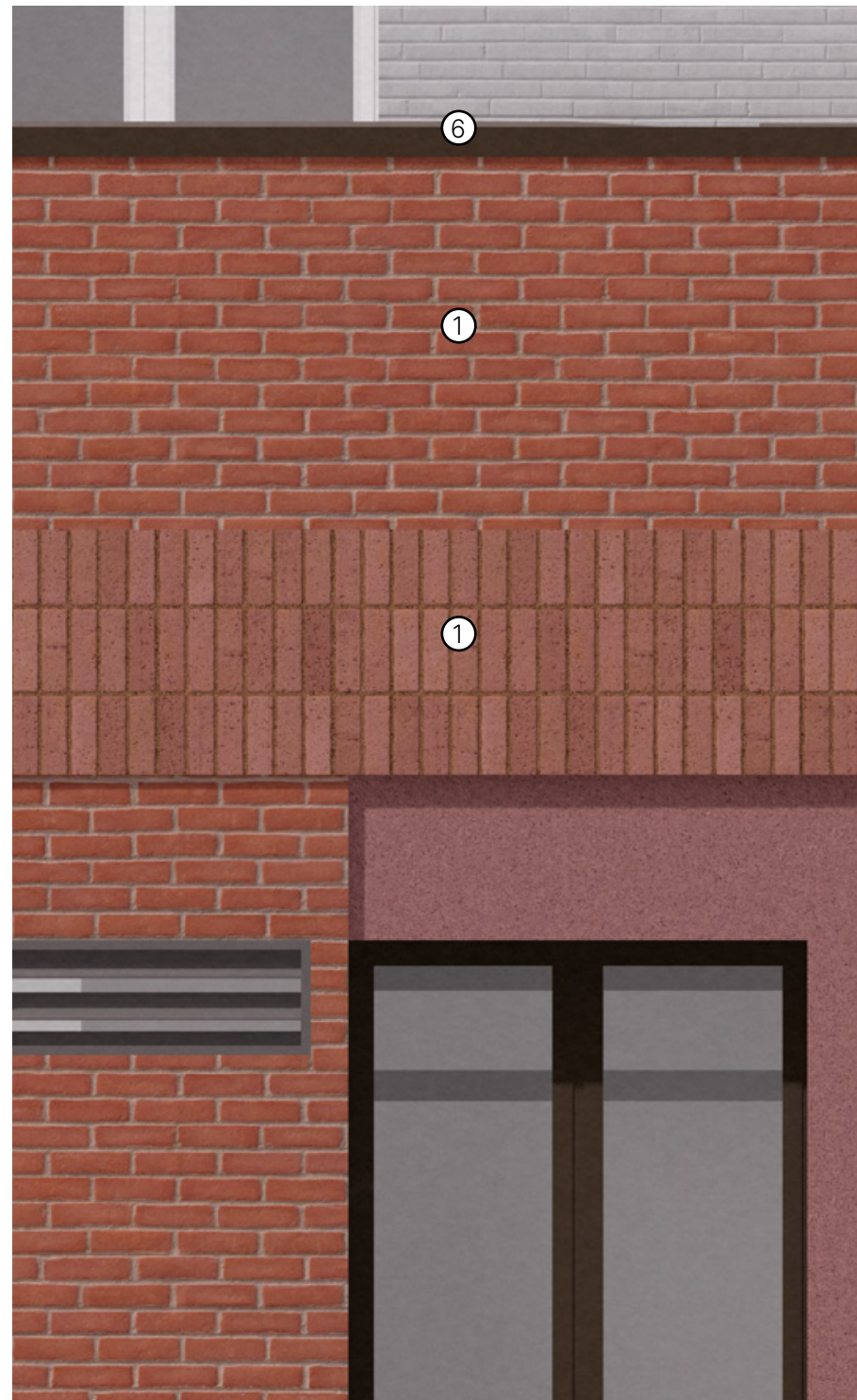
⑥ Aluminium:
Rainscreen Cladding,
RAL 8017

FIGURE 23. Junction brick parapet elevation and section

SCALE 1:20

0m 200mm 400mm 800mm 1m 1.5m 2m

1.4 **CONDITION 15 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

(a) - No development of any externally facing façade shall commence(excluding demolition) until all proposed external materials and elevational details have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:

(iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20

1.3.2 PLANS AND ELEVATIONS OF GF ENTRANCE AT 1:20

F3 Response:

Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20 have been completed as part of proposed works.

Please refer to the following pages which include plans and entrance door details.



FIGURE 24. Key Plan: GF entrance doors

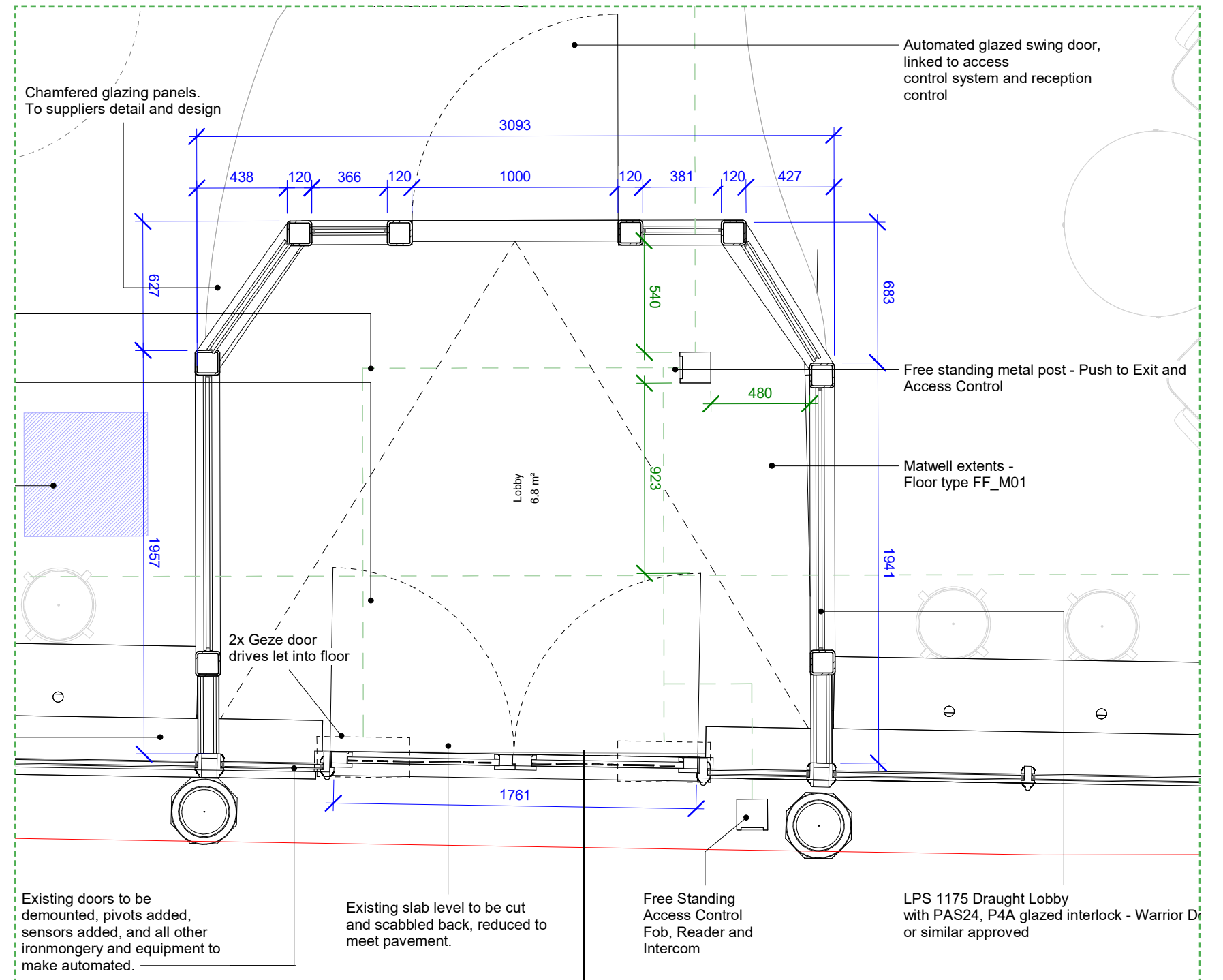


FIGURE 25. Plan extract of draught lobby

SCALE 1:25
0m 250mm 500mm 1m 1.5m 2.5m

PLANS AND ELEVATIONS OF GF ENTRANCE AT 1:20

HIGH ROAD ENTRANCE DOOR

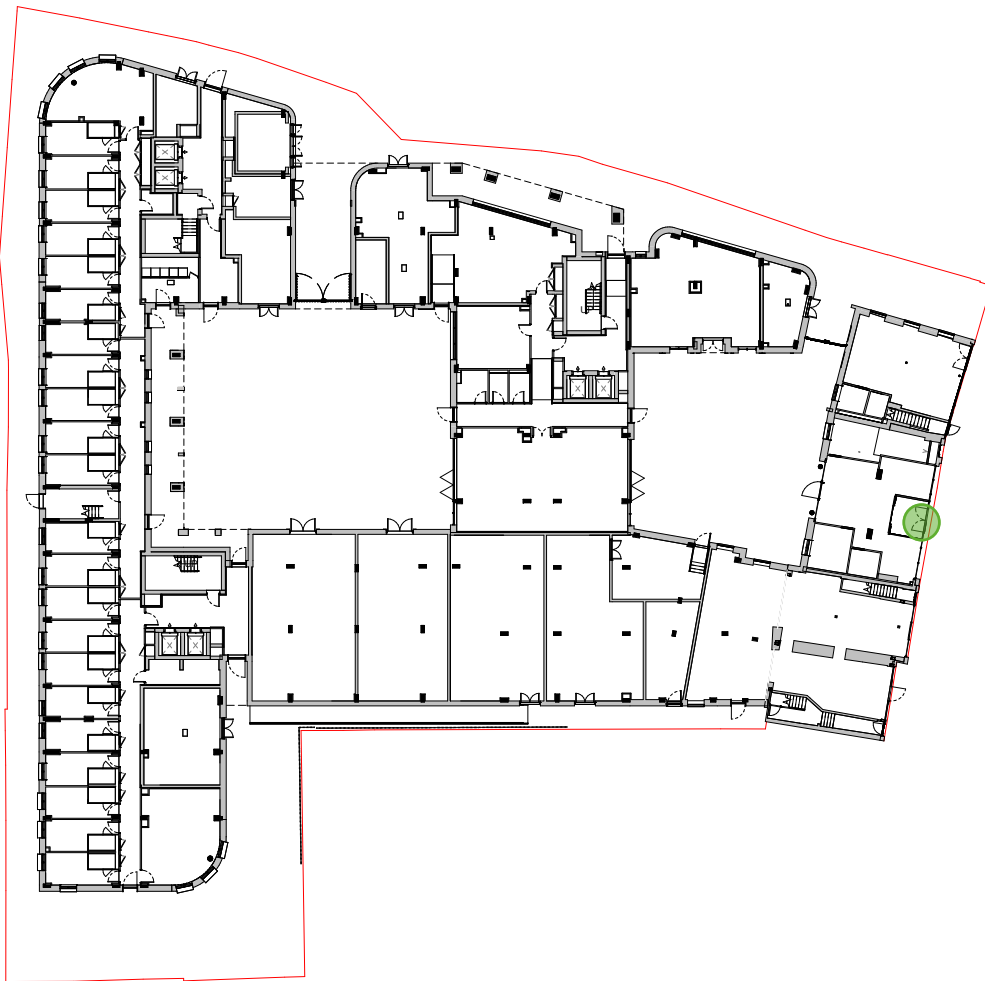


FIGURE 26. Key Plan: GF entrance doors



FIGURE 27. High Road entrance visualisation

PLANS AND ELEVATIONS OF GF ENTRANCE AT 1:20

HIGH ROAD ENTRANCE DOOR

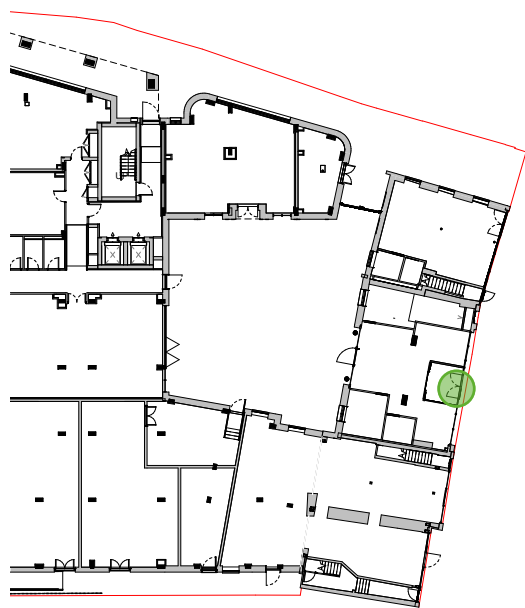


FIGURE 28. Key Plan: GF entrance doors

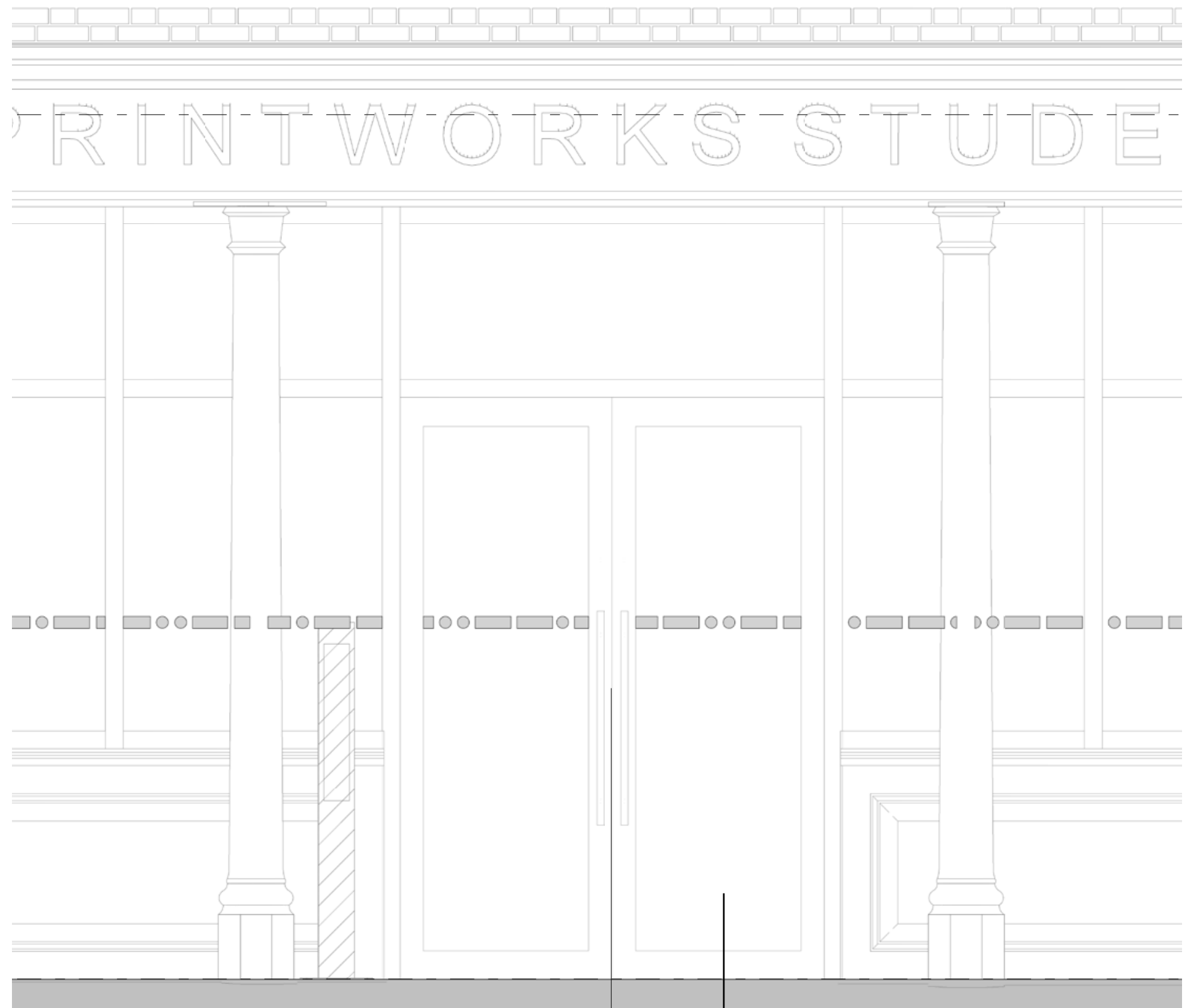


FIGURE 29. High Road entrance elevation



PLANS AND ELEVATIONS OF GF ENTRANCE AT 1:20

NO.825 REAR ENTRANCE DOOR



FIGURE 31. Key Plan: GF entrance doors

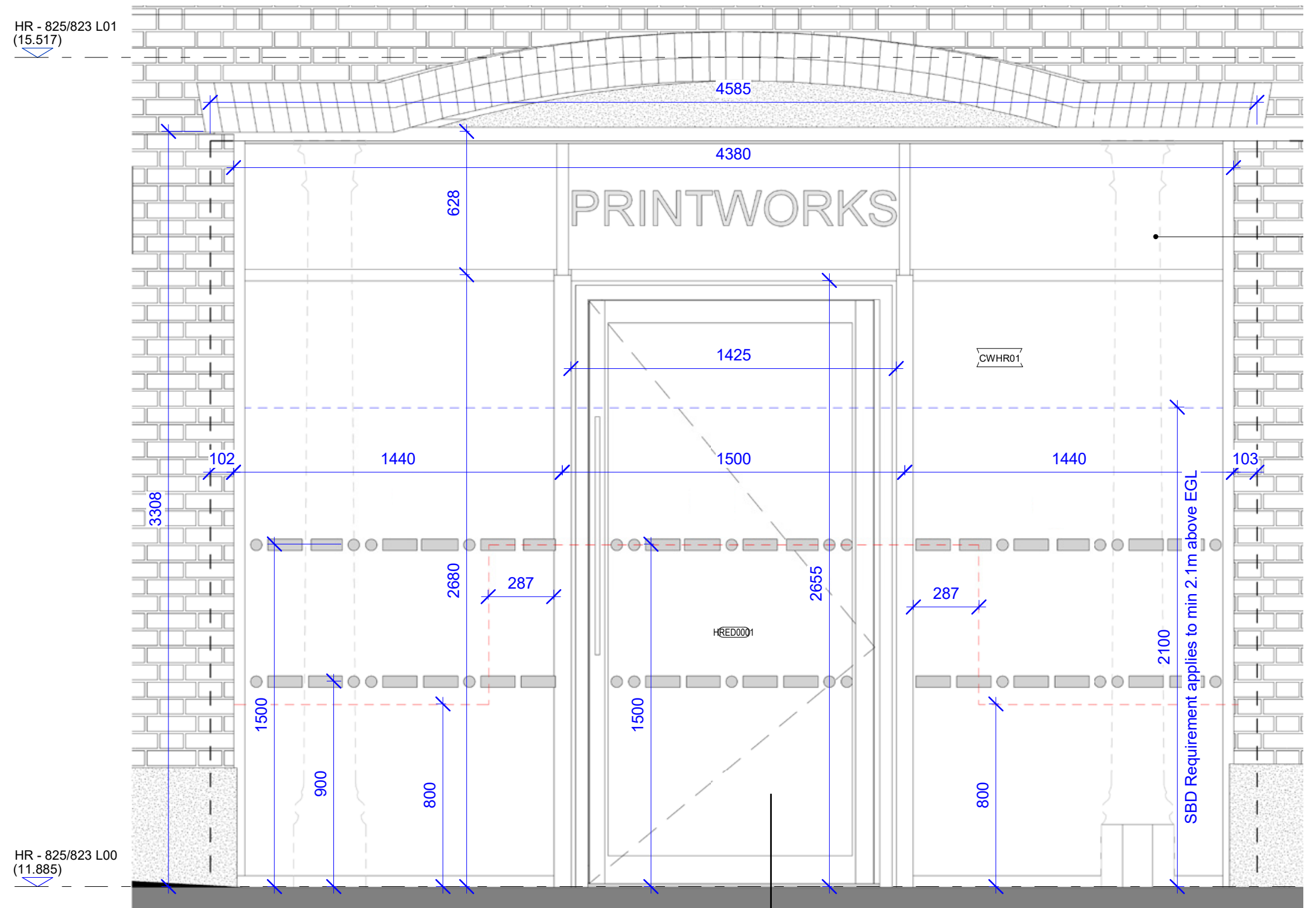


FIGURE 32. No.825 rear curtain wall elevation

PLANS AND ELEVATIONS OF GF ENTRANCE AT 1:20

TYPICAL ENTRANCE CORE DOOR

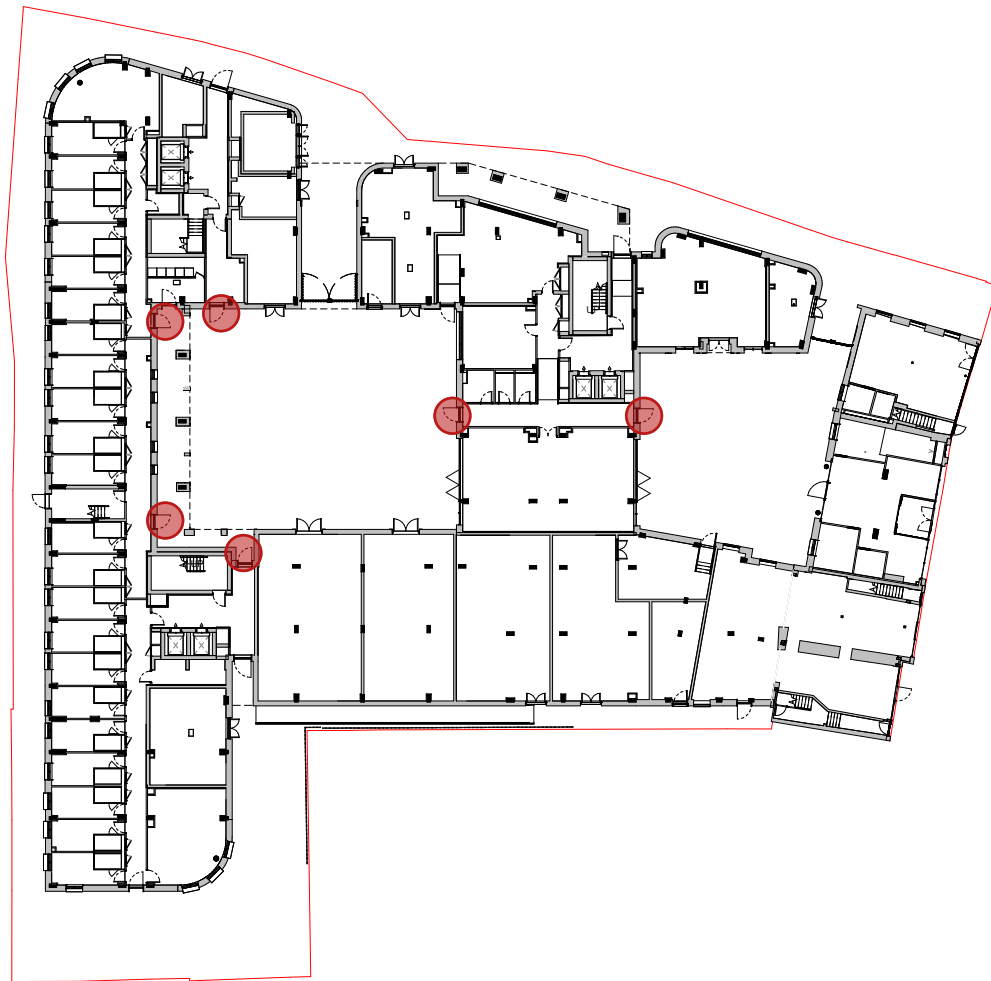
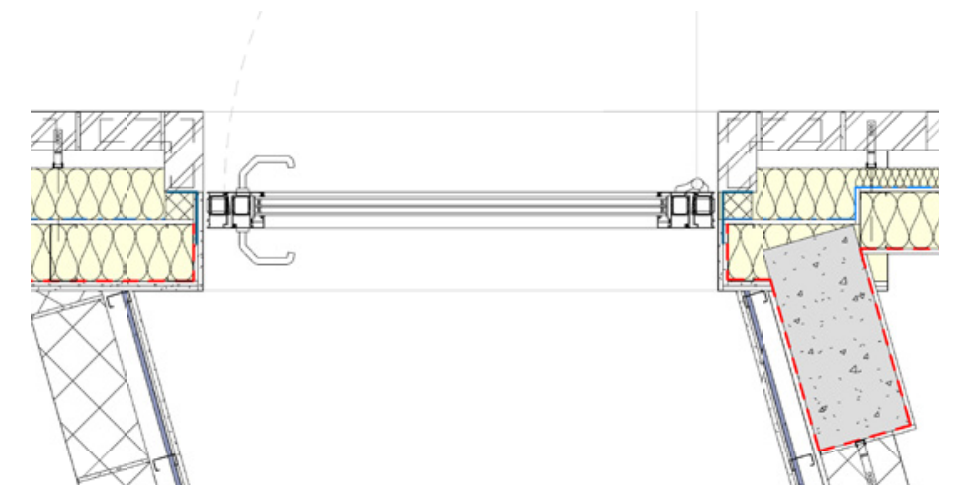


FIGURE 33. Key Plan: GF entrance doors



FIGURE 34. Typical entrance core door elevation and plan



SCALE 1:20
0m 200mm 400mm 600mm 800mm 1m 1.5m 2m

PLANS AND ELEVATIONS OF GF ENTRANCE AT 1:20

TYPICAL ENTRANCE CORE DOOR

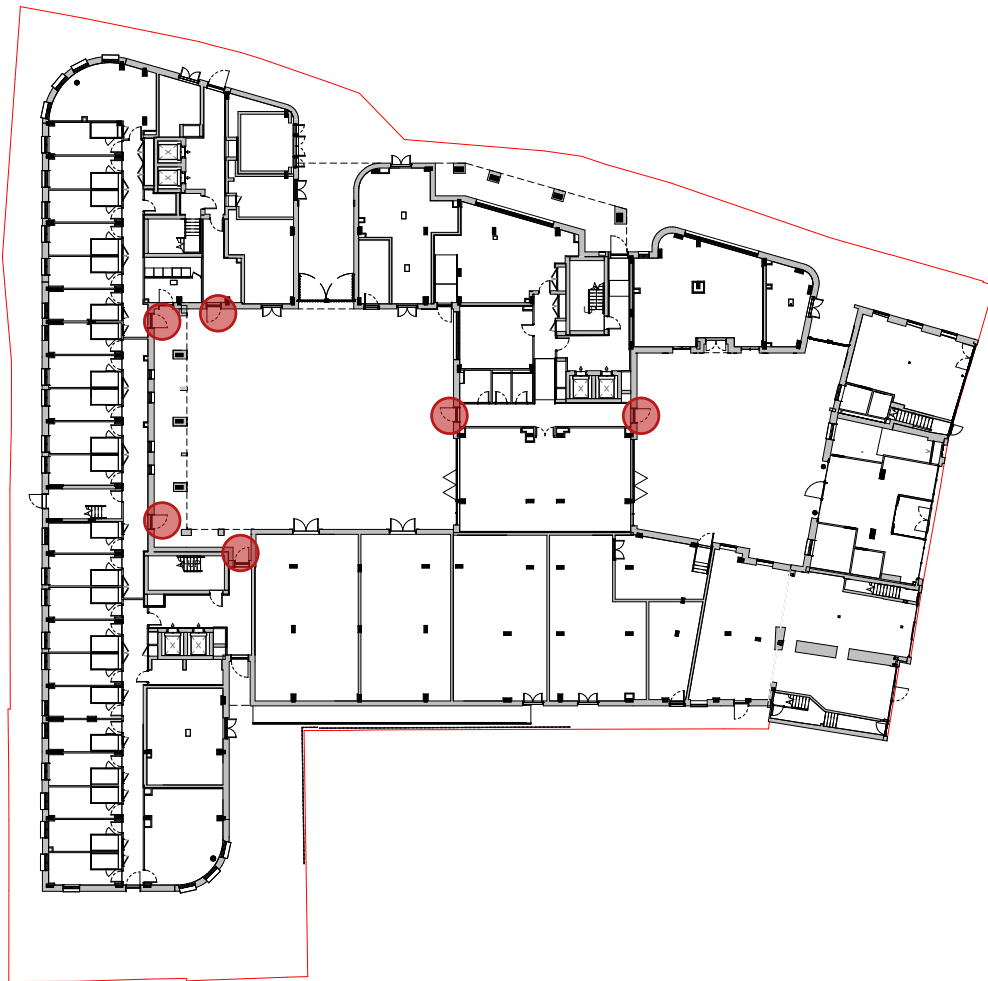


FIGURE 35. Key Plan: GF entrance doors

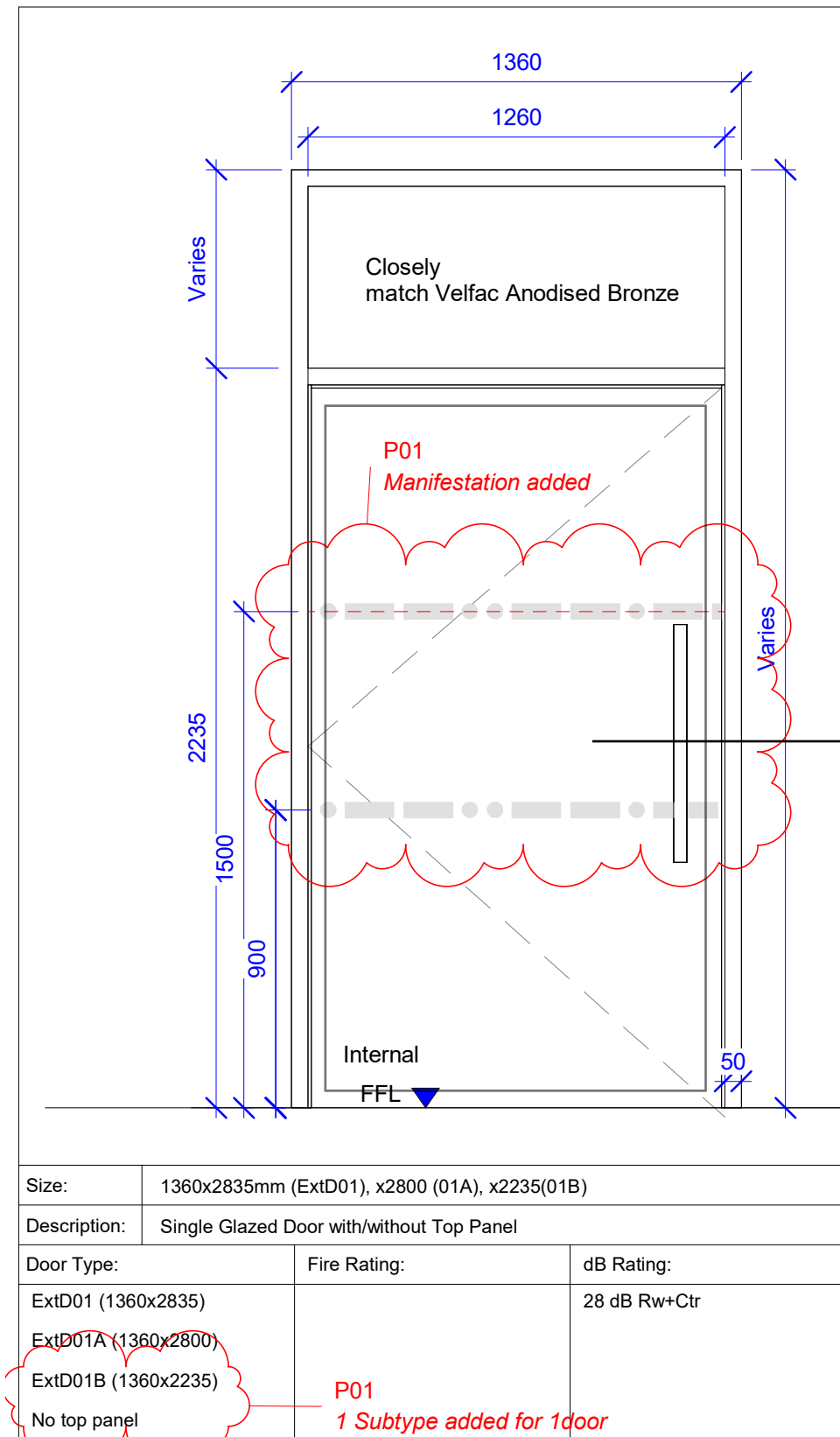


FIGURE 36. Entrance core door elevation



PLANS AND ELEVATIONS OF GF ENTRANCE AT 1:20

TYPICAL ENTRANCE CORE DOOR

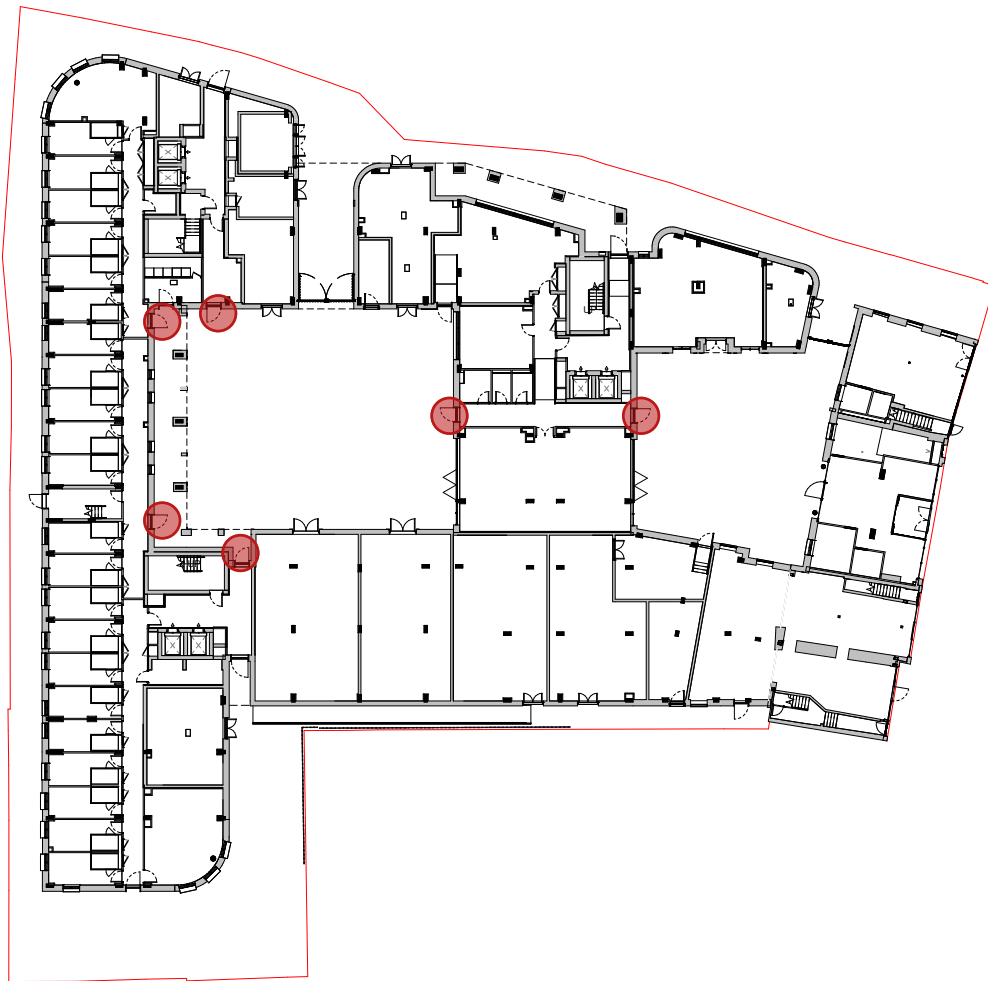


FIGURE 37. Key Plan: GF entrance doors

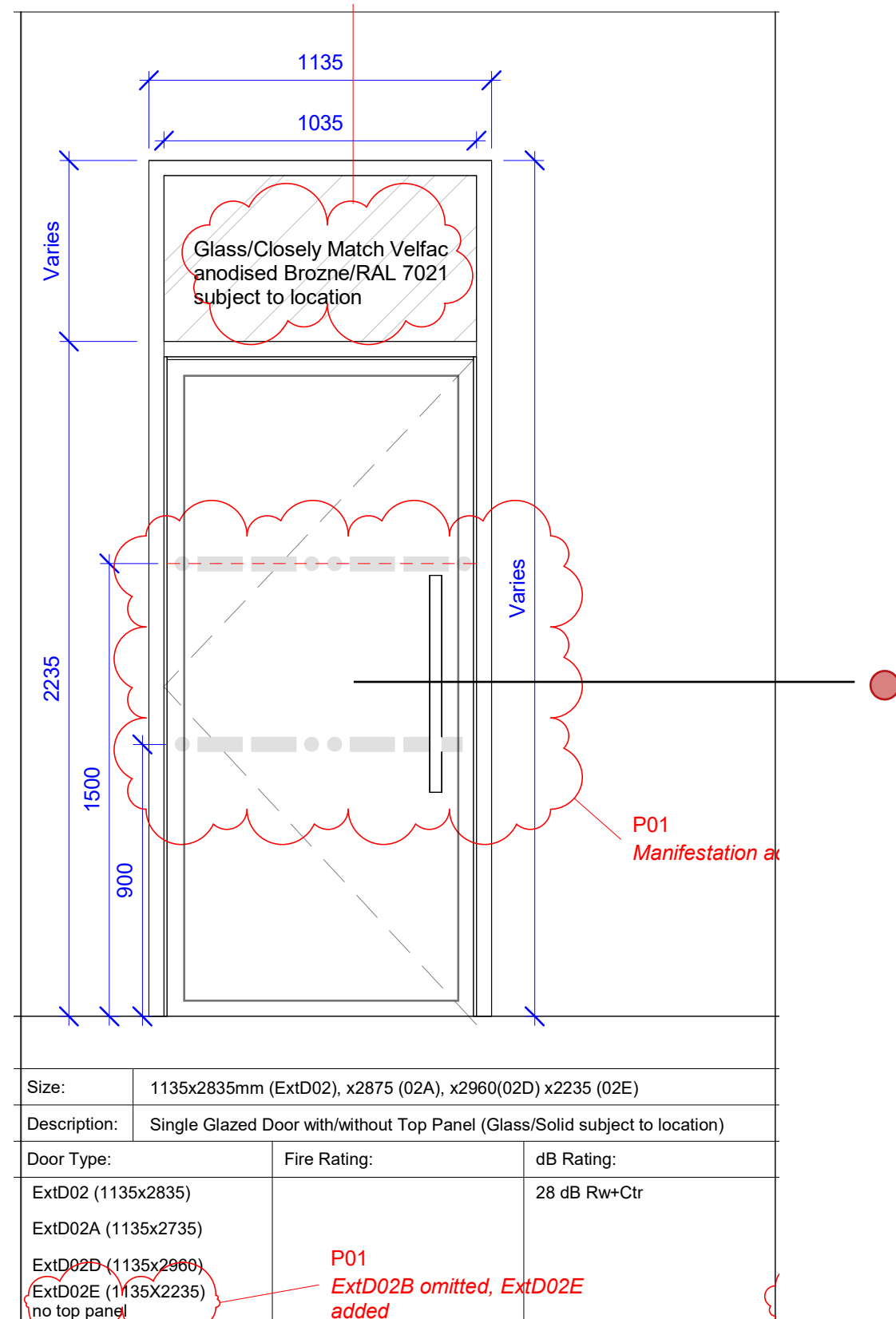


FIGURE 38. Entrance core door elevation



PLANS AND ELEVATIONS OF GF ENTRANCE AT 1:20

TYPICAL ENTRANCE CORE DOOR

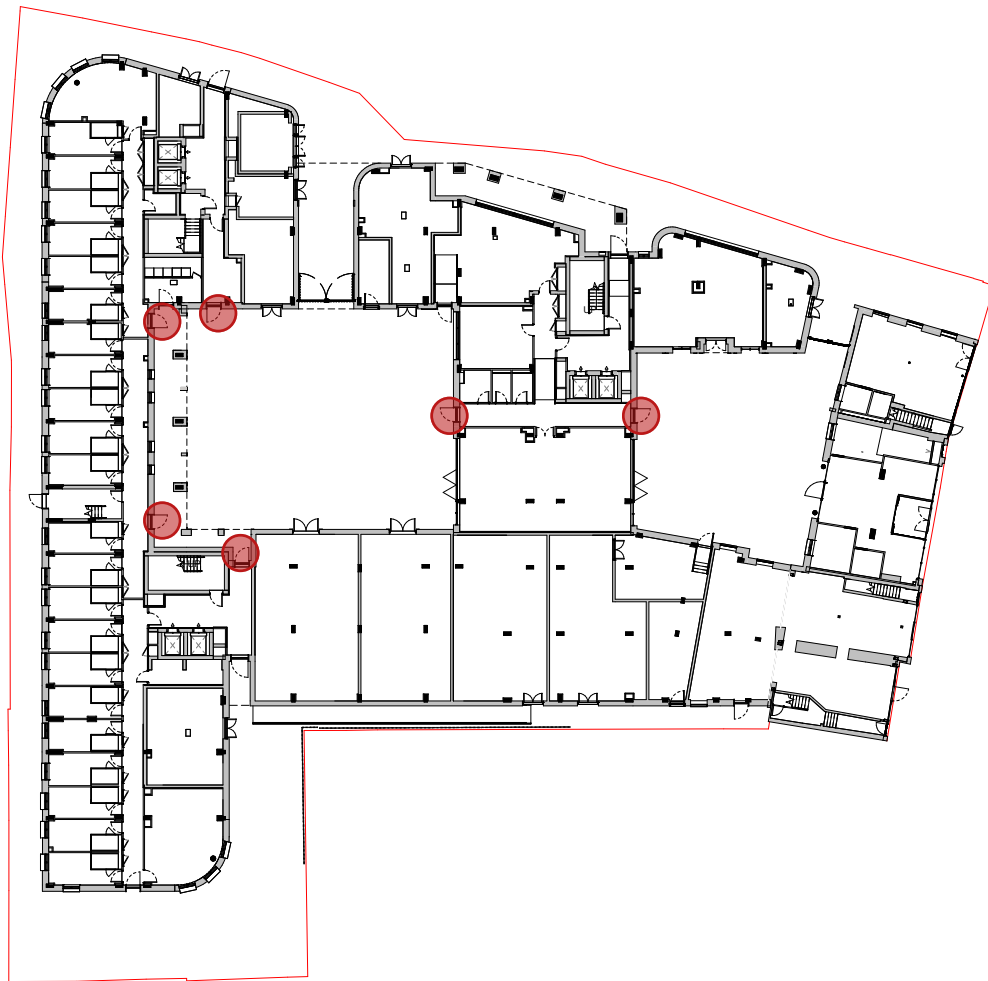


FIGURE 39. Key Plan: GF entrance doors

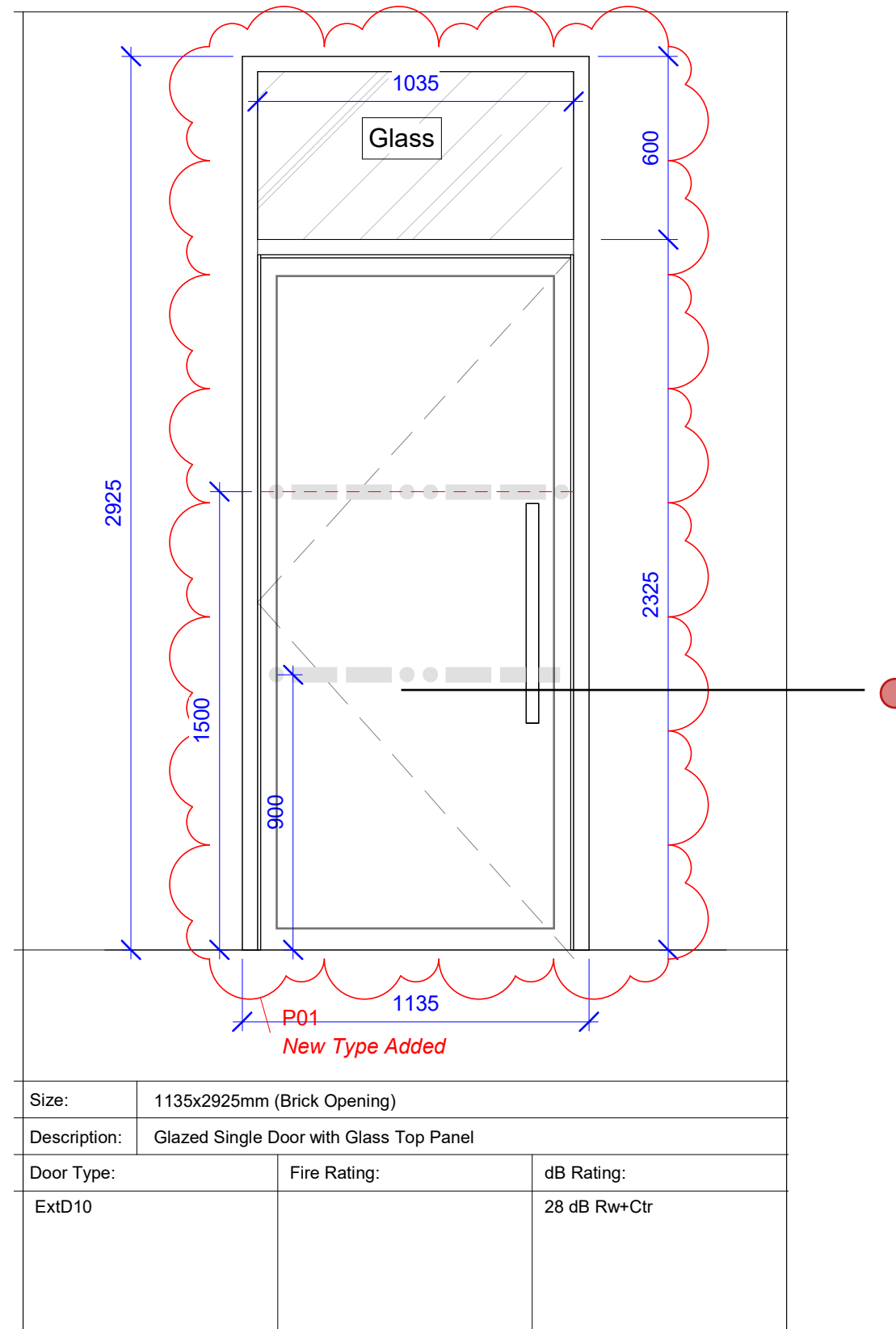


FIGURE 40. Entrance core door elevation

