

Planning Condition 6 – Samples of Materials Statement

Block E1 – Land at The Chocolate Factory

Revision 1

29.06.26

1. Introduction

This document has been prepared to support the discharge of Condition 6 – Material Samples attached to planning permission HGY/2017/3020, as amended by the approved Non-Material Amendment HGY/2021/0624. The report provides details of the proposed external materials for Block E1 of the Chocolate Factory development, including material samples, product references and visual representations

2. Proposed Material List

Flat Roof & Parapets

The proposed roof finish for Block E1 will comprise a flat roof construction finished with paving on proprietary support pedestals to provide safe access for maintenance. The roof perimeter will incorporate a powder-coated aluminium parapet system, matching the approved design and detailing used on the adjacent blocks within the Chocolate Factory development. The main roof will accommodate a photovoltaic (PV) array mounted on a proprietary non-penetrative support system. The PV installation forms part of the building's sustainability strategy and contributes towards achieving the required SAP performance and compliance with the approved energy strategy. The roof to the lift overrun will be finished with a high-performance bituminous felt waterproofing system, providing a durable, low-maintenance finish appropriate for this area of the building. The parapet detailing, roof finishes and photovoltaic installation have been designed to provide a coordinated appearance across the development whilst maintaining functionality, durability and ease of maintenance. Any landscaped roof areas indicated are illustrative only and are included to demonstrate the overall design intent. Full details of the proposed hard and soft landscaping, including paving materials, planting and associated finishes, will be submitted separately as part of the Landscape Scheme to discharge the relevant planning conditions.

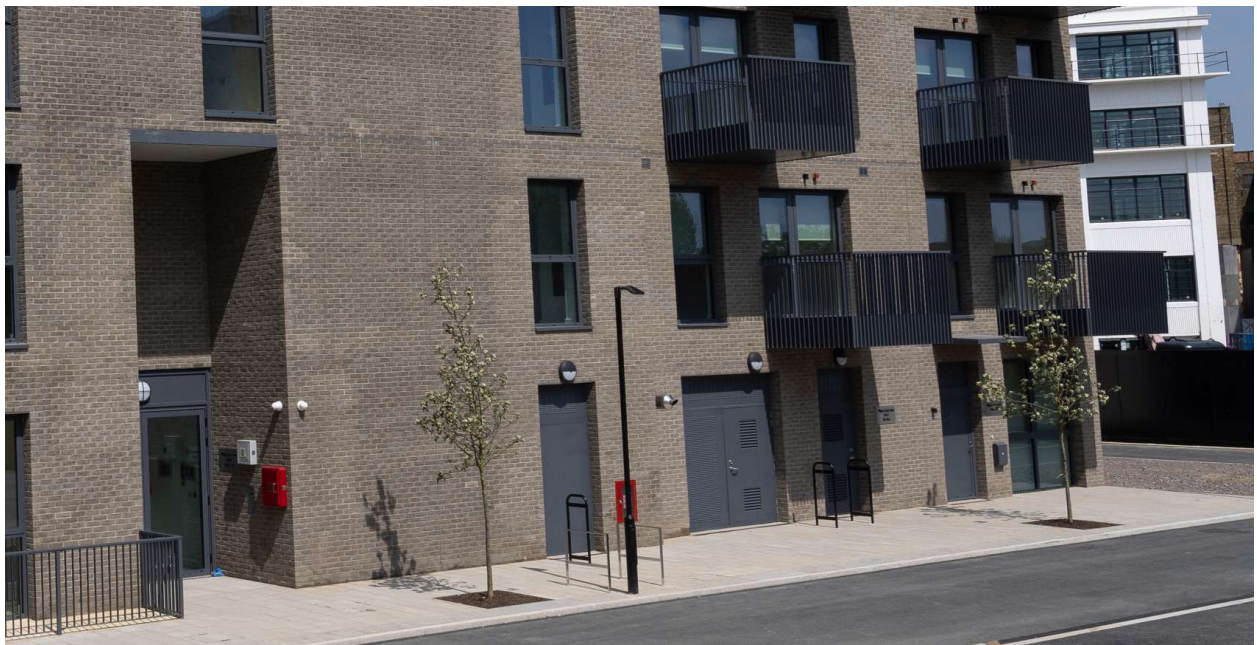


Finished Roof of Block E2



Facing Brick

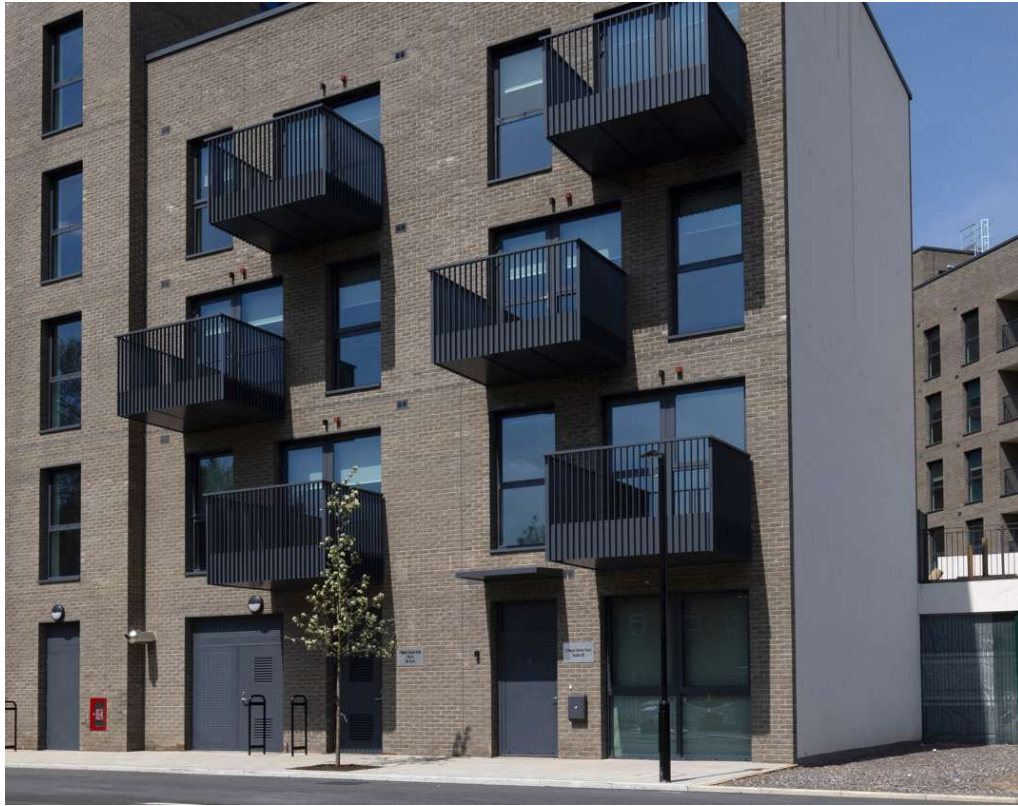
The proposed brick patten for Block E1 has been selected to match the approved material palette used across the wider Chocolate Factory development, ensuring a consistent architectural appearance and cohesive identity throughout the site. The primary façade material will comprise Pagus Grey brick with dark grey mortar joints, creating the characteristic 'mushroom brick' appearance established by the approved scheme. The brickwork is proposed to extend from ground floor level to Level 5, reinforcing the industrial character of the development whilst complementing the retained and surrounding buildings.



Finished Brickwork for Block E2

Windows and External Balcony Doors

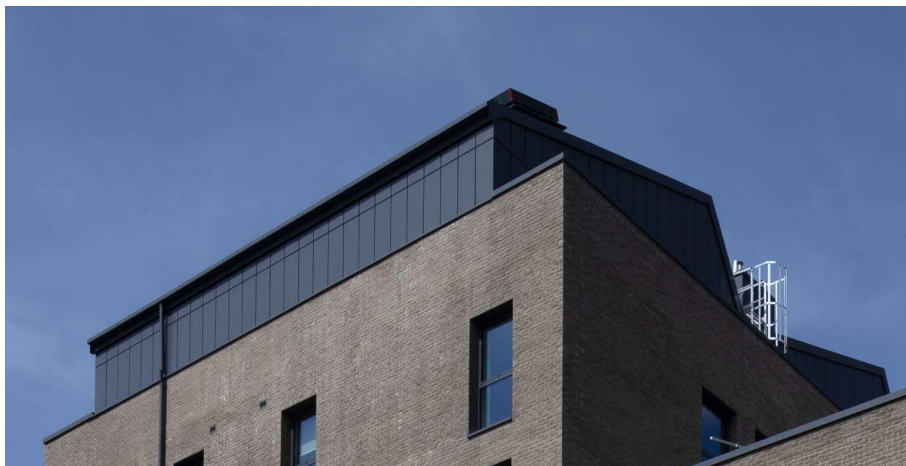
The proposed windows and external doors will comprise thermally broken, double-glazed aluminium systems with a powder-coated finish in RAL 7015 (Slate Grey), providing a durable and contemporary appearance that complements the approved material palette for the Chocolate Factory development. The residential windows will consist of full-height double-glazed units incorporating fixed glazing below a transom positioned approximately 1100 mm above finished floor level. Opening lights will comprise side-hung inward-opening windows or top-swing reversible units fitted with keyed restrictors where required. Windows at ground floor will be top-hung and outward opening.



Finished Windows and Balcony Doors for Block E2

Aluminum Cladding

The stair and lift core enclosure will be finished with powder-coated aluminum (PPC) cladding panels in RAL 7015 (Slate Grey) to suit the roof top enclosure to Block E2. The aluminum cladding has been selected to complement the wider material palette adopted across the Chocolate Factory development and to reinforce the contemporary industrial character of the scheme.



Finished Roof Top Enclosure for Block E2

Curtain Walling

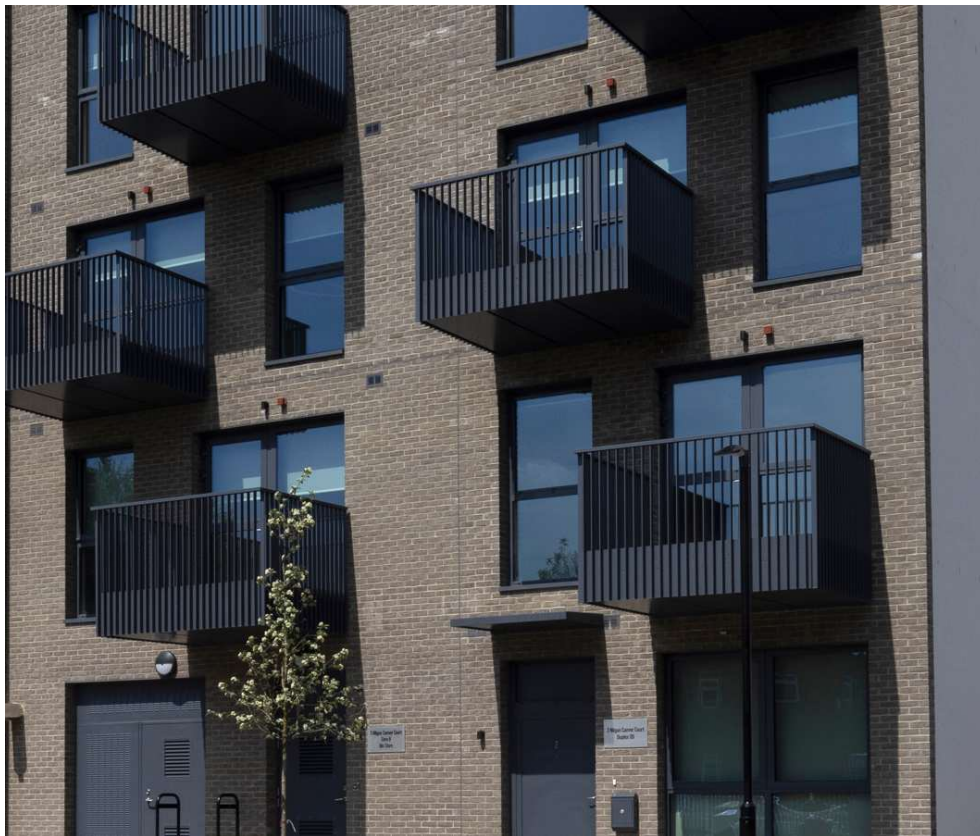
Curtain walling is proposed to the residential entrance lobbies at ground floor level and to the commercial units at ground and first floor levels. The curtain walling will comprise a combination of single and double-height glazed systems, creating a contemporary and visually open frontage. The proposed curtain walling system will consist of thermally broken, powder-coated aluminium frames finished in RAL 7015 (Slate Grey), incorporating double-glazed fixed vision panels, solid aluminium spandrel panels, louvre panels where required for ventilation, and double-glazed entrance doors. The consistent use of RAL 7015 across all aluminium elements reinforces the cohesive architectural appearance of the development.



Finished Curtain Walling to Commercial Units for Block E2

Balcony Fascias, Soffits and Balustrades

The proposed balcony fascias and soffits will be finished in powder-coated aluminium (PPC) RAL 7015 (Slate Grey), matching the wider aluminium elements throughout the development. Metal balustrades, 1175 mm high above finished floor level, are proposed to all residential balconies serving Levels 1 to 5. The rooftop terrace will be enclosed by a brick parapet constructed to match the main façade, incorporating a powder-coated aluminium coping in RAL 7015.



Finished Balconies to Block E2

Canopies

Weather protection canopies are proposed above the principal residential entrance doors, commercial unit entrances and selected ancillary external doors, including refuse store entrances, where required to provide shelter and enhance the building entrances. The canopies will comprise powder-coated aluminium (PPC) construction, finished in RAL 7015 (Slate Grey) to complement the wider material palette of the development. The canopies will be securely fixed to the façade or curtain walling system and have been designed to provide a durable, low-maintenance solution while reinforcing the architectural character of the building.

<u>Building Element</u>	<u>Manufacturer</u>	<u>Product</u>	<u>Colour / Finish</u>	<u>Notes</u>
Facing Brick	Wienerberger	Pagus Grey	Grey facing brick	Dark grey mortar joints
Mortar	Weber	weberend MT	Dark Grey	Flush pointed finish
Windows & External Doors	Metal Technology	System 17 Hi+	PPC RAL 7015 Slate Grey (Matt)	Thermally broken aluminium
Curtain Walling	Metal Technology	System 17 Curtain Wall	PPC RAL 7015 Slate Grey (Matt)	Fixed glazing, solid panels, louvres and doors
Aluminium Cladding	Euroclad	Vieo / A1 Aluminium Rainscreen	PPC RAL 7015 Slate Grey	Stair & lift cores
Balcony Balustrades	Sapphire Balconies	Metal Balustrade System	PPC RAL 7015 Slate Grey	1175 mm high with obscure glazed privacy screens
Balcony Fascias & Soffits	Sapphire Balconies	Aluminium Fascia & Soffit Panels	PPC RAL 7015 Slate Grey	PPC aluminium
Parapet Copings	Bailey	Aluminium Coping System	PPC RAL 7015 Slate Grey	To brick parapets
External Door Canopies	AliDeck or Lang+Fulton	Aluminium Entrance Canopy	PPC RAL 7015 Slate Grey	Weather protection
Roof Paving	Marshalls	Conservation Paving Slabs	Buff	On pedestal support system
Roof Waterproofing	Bauder	Bauder Total Roof System	Black	Lift overrun roof
Photovoltaic Panels	Trina Solar	Vertex S+	Black	Roof-mounted PV array
Rainwater Goods	Alumasc	Aqualine Aluminium	PPC RAL 7015 Slate Grey	Gutters and downpipes

The manufacturers and product references identified within this schedule are indicative of the design intent