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## **EXTERNAL MATERIALS SCHEDULE**

**8 Middle Lane, Crouch End, London N8 8PL**

**Planning Permission: HGY/2025/2512**  
**Submission in Support of Discharge of Materials Condition 3.**

11.08.26

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## 1. Introduction

This External Materials Schedule has been prepared in support of the discharge of the relevant materials condition attached to planning permission **HGY/2025/2512** for the approved residential conversion and associated external alterations at **8 Middle Lane, Crouch End, London N8 8PL**.

The purpose of this document is to provide the London Borough of Haringey with a clear record of the proposed external materials, finishes, colours and specifications to be used in the development.

Given the difficulty in obtaining and submitting physical material samples for certain proprietary products, this schedule is intended to provide an equivalent level of information through the use of:

- manufacturer references;
- product names;
- colour references;
- RAL references where applicable;
- finish descriptions;
- product photographs;
- manufacturer technical literature; and
- relevant architectural drawing references.

Where appropriate, manufacturer data sheets and product literature will be appended to this schedule.

It is respectfully requested that the Local Planning Authority accepts the information contained within this document, together with the accompanying product literature and images, in lieu of physical samples where these are not reasonably obtainable.

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## 2. External Materials Schedule

### M1 – New Facing Brickwork

**Material:** Traditional Yellow London Stock facing brick

Proposed Product: Yellow Stocks, as illustrated in the submitted supplier/manufacturer's product information

Appearance: Warm yellow/buff stock brick with natural tonal variation, black flecking and a lightly weathered appearance

**Finish:** Traditional stock / textured finish

**Mortar:** Natural light buff mortar, selected to complement the warm yellow and weathered tones of the facing brickwork and to avoid an overly bright or contrasting appearance.

**Mortar Joint:** Flat recessed joint, consistently finished and recessed approximately 3–5 mm from the face of the brickwork. The joint will provide a clean shadow line while retaining the visual prominence and natural variation of the stock brickwork.

**Pointing:** Mortar joints to be neatly and consistently finished, with no projecting, bucket-handle or excessively deeply recessed pointing.

#### Design Rationale:

The proposed brick and mortar combination has been selected to respond to the traditional London stock brickwork associated with late nineteenth and early twentieth-century development within Crouch End.

The warm yellow/buff colouring, natural tonal variation, black flecking and weathered character of the stock brick will provide depth and texture to the completed elevations. A complementary light buff mortar with a flat recessed joint will provide a restrained finish, allowing the colour and texture of the brickwork to remain the principal visual element.

The combination is intended to establish a sympathetic relationship with the established character of Middle Lane while providing a high-quality and durable finish appropriate to the redevelopment of the property.

Supporting Information:

**Suggested Supplier:** <https://www.lrbm.com/reclaimed-bricks/>



**Notes:** Final selection to be based on a close visual match with the existing façade and coordinated with the approved architectural drawings

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## M2 – Rear Elevation Facing Brickwork

**Location:** Rear elevation and associated new masonry areas as indicated on the approved architectural drawings

**Manufacturer:** Ibstock Brick

**Product:** Tradesman Rustic Blend

**Material:** Clay facing brick

**Size:** Standard UK format, nominal 215 × 102.5 × 65 mm, subject to final manufacturer specification

**Colour:** Warm red / red multi blend with natural tonal variation

**Appearance:** Traditional rustic facing brick with variations in red, brown and darker tones, providing depth and variation across the completed elevation

**Mortar:** Natural light buff mortar, selected to complement the warm red tones of the brickwork

**Mortar Joint:** Flat recessed joint, consistently finished and recessed approximately 3–5 mm from the face of the brickwork

**Pointing:** Neatly and consistently finished. Projecting, bucket-handle or excessively deep recessed pointing will be avoided.

### Design Rationale:

The Ibstock Tradesman Rustic Blend has been selected for the rear elevation to provide a durable and high-quality facing brick with a warm, traditional appearance.

The natural variation within the brick provides greater depth and visual interest than a uniform contemporary red facing brick and responds appropriately to the established brick-built character of the surrounding Crouch End area.

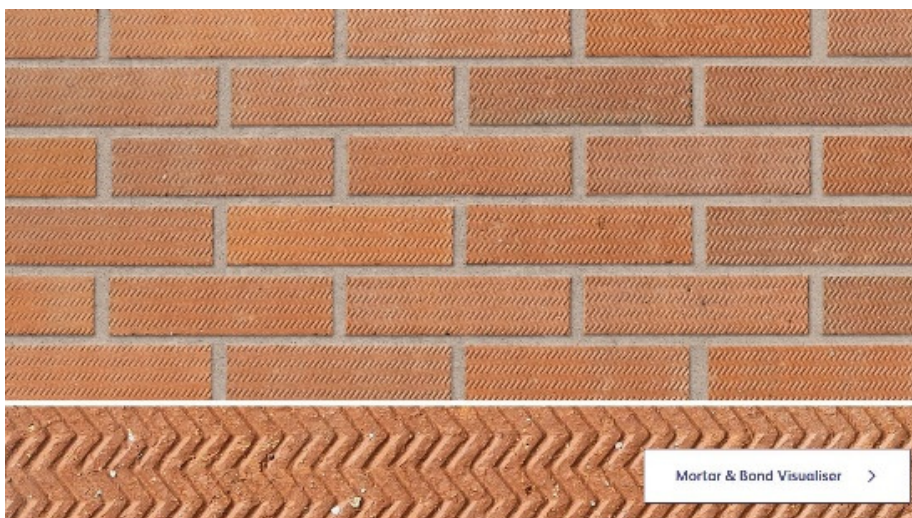
The use of a light buff mortar with a flat recessed joint will provide a restrained contrast to the red brickwork and create subtle definition between individual bricks without allowing the mortar joints to dominate the elevation.

The material provides an appropriate balance between architectural quality, durability and practicality for the secondary rear elevation and complements the Yellow London Stock brickwork proposed elsewhere within the development.

### Supporting Information:

Manufacturer's product image, technical data sheet and colour information for Ibstock Tradesman Rustic Blend to accompany the External Materials Schedule.

<https://www.ibstock.co.uk/product/bricks/A0618A>



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## M3 – Windows

**Location:** Front and rear elevations

**Material:** Powder-coated aluminium window system

**Manufacturer:** Cortizo

**Product:** Proprietary thermally broken aluminium window system

**Colour:** RAL 7001

**Finish:** Matt / low-sheen powder-coated finish

**Glazing:** High-performance double glazing as required by the energy and acoustic specifications

**Notes:** Window proportions, opening configuration and frame profiles to be in accordance with the approved architectural drawings.

<https://www.cortizo.com/en/sistemas/ver/93/cor-vision-plus-sliding.html>

## COR Vision Plus Sliding



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## M4 – Roof Finish

**Location:** Roof areas shown on approved drawings

**Material:** Proprietary flat roof membrane / roofing system

**Manufacturer:** To be confirmed

**Product:** High-performance single-ply, bituminous or equivalent roof membrane

**Colour:** Dark grey / manufacturer standard finish

**Finish:** Non-reflective

**Notes:** Roof system to be fully coordinated with insulation, drainage, photovoltaic panels and associated roof-mounted equipment.

**Slate:** SSQ Del Carmen Standard Natural Roofing Slate 500 x 250mm

<https://www.roofingsuperstore.co.uk/product/500-x-250-del-carmen-standard-quality-natural-roofing-slate.html>



SSQ Del Carmen Standard Natural  
Roofing Slate 500 x 250mm

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## M5 – Flat Roof Finish – EPDM

**Material:** High-performance EPDM single-ply roofing membrane

**Proposed Product:** Proprietary EPDM roofing system, such as Firestone/RubberGard, Resitrix, Hertalan or equivalent approved system

**Colour:** Dark grey / black

**Finish:** Smooth, matt and non-reflective

**Installation:** Fully bonded or mechanically fixed as appropriate to the roof build-up and installed strictly in accordance with the roofing manufacturer's recommendations.

**Associated Details:** Upstands, penetrations, outlets, perimeter trims and interfaces with parapets and adjoining construction will be formed using compatible proprietary components to provide a complete weatherproof roofing system. Insulation: Roof insulation to be incorporated within the roof build-up in accordance with the approved thermal and energy-performance requirements.

**Drainage:** Falls will be formed to direct rainwater towards the proposed roof outlets and drainage system and to avoid unnecessary standing water.

### Design Rationale:

The EPDM membrane has been selected as a durable, low-maintenance and long-life roofing solution appropriate to the flat roof areas of the development. The dark grey/black matt finish will be visually recessive and, due to the position of the flat roof behind parapets and other roof-level elements, will have very limited visibility from surrounding public viewpoints.

The EPDM roof covering will therefore have no material effect upon the architectural character or appearance of the building or surrounding streetscape.



ClassicBond 1.5mm EPDM Rubber Roof Membrane

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## M6 – Parapet Copings

**Location:** Roof parapets and exposed wall heads

**Material:** Powder-coated aluminium

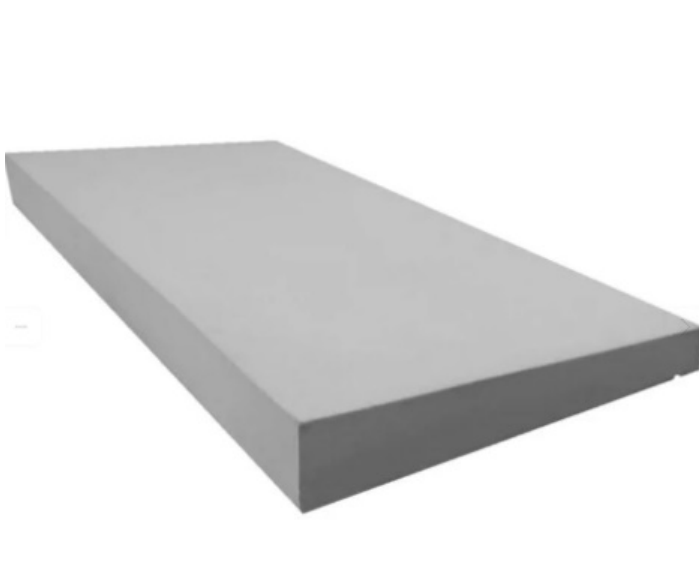
**Manufacturer:** To be confirmed

**Colour:** To coordinate with window frames and roof-level metalwork

**Finish:** Matt powder-coated finish

**Notes:** Profiles to be simple and visually recessive.

<https://www.roofingoutlet.co.uk/products/211-coping-stones-once-weathered>



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## M7 – Front Elevation Rainwater Downpipes

**Location:** Principal Middle Lane/front elevation, as indicated on the approved architectural drawings

**Material:** Traditional cast iron

**Product:** Cast-iron round rainwater downpipe system with matching cast-iron fittings, brackets, shoes and associated components.

**Profile:** Traditional circular section

**Diameter:** 75 mm or 100 mm, subject to final rainwater drainage calculations and approved elevation detailing

**Finish:** Factory primed and painted

**Colour:** Black – RAL 9005, matt/satin finish

**Fixings:** Traditional-style cast-iron pipe brackets, securely fixed to the masonry façade and finished to match the downpipes.

**Manufacturer:** Hargreaves Foundry

**Range:** Premier Rainwater Systems

**Material:** Cast iron

**Profile:** Round

**Finish:** Factory-painted black

**Colour:** RAL 9005 / manufacturer's standard black



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## M8 – Rear Elevation Rainwater Goods

**Location:** Rear elevation, as indicated on the approved architectural drawings

**Material:** Black uPVC

**Product:** Proprietary black uPVC rainwater system comprising downpipes, gutters, bends, shoes, brackets and associated fittings.

**Profile:** Circular downpipes with coordinated guttering

**Diameter:** 68 mm or 110 mm, as appropriate and subject to final rainwater drainage calculations

**Colour:** Black

**Finish:** Smooth, low-sheen finish

**Fixings:** Proprietary matching black brackets and fittings installed in accordance with the manufacturer's recommendations.

### Design Rationale:

Black uPVC rainwater goods are proposed to the rear elevation, where they provide a practical, durable and low-maintenance solution appropriate to the secondary nature of the elevation.

The black finish will provide a restrained appearance against the proposed Ibstock Tradesman Rustic Blend red brickwork and coordinate with other dark external components.

The use of uPVC to the rear also provides a clear and appropriate material hierarchy across the development, with traditional painted cast-iron rainwater goods retained for the more prominent Middle Lane elevation and simpler black rainwater goods used to the less prominent rear elevation.

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## M9 – Roof Plant and Acoustic Screen

**Location:** Roof level

**Material:** Proprietary acoustic screening system / metal louvred enclosure

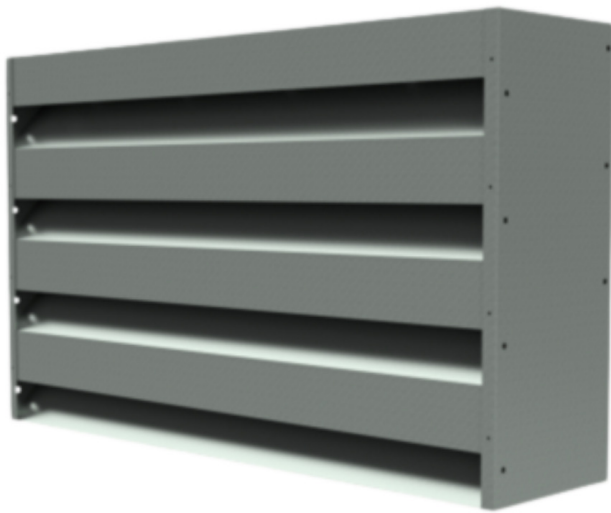
**Manufacturer:** Colt

**Colour:** To coordinate with roof-level metalwork and remain visually recessive

**Finish:** Powder-coated matt finish

**Notes:** The acoustic screen will be designed to provide the required acoustic attenuation while minimising visual impact.

<https://colt.info/gb/en/products/product-overview/louvres/calm-s18-300/>



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## M9 – Frosted Glass Balustrades

**Location:** Terraces

**Material:** Toughened laminated safety glass forming a frameless or minimally framed balustrade system.

**Glass Finish:** Frosted / obscure glass, providing privacy while retaining a light and visually recessive appearance.

**Opacity:** Consistent translucent obscured finish across the full extent of the glass panels, subject to the approved drawings.

**Fixings:** Stainless-steel point fixings / button fixings, mechanically fixed to the supporting structure.

**Stainless-Steel Finish:** Grade 316 stainless steel, satin/brushed finish, suitable for external exposure.

**Glass Thickness:** To be determined by the specialist balustrade designer in accordance with the structural design, panel dimensions and applicable guarding requirements.

**Height:** In accordance with the approved architectural drawings and applicable Building Regulations. 1.1m above FFL

**Edges:** Polished exposed glass edges.

### Design Rationale:

The proposed balustrades will comprise obscure/frosted safety glass with minimal stainless-steel point fixings, providing a high-quality contemporary treatment while maintaining privacy between the residential accommodation and neighbouring properties.

The use of frosted rather than clear glazing will reduce overlooking and provide an appropriate degree of screening to private amenity areas. The limited use of exposed satin-finished stainless-steel point fixings will maintain a clean and visually lightweight appearance without introducing visually heavy framing.

All balustrade glass, fixings and supporting components will be designed and specified by the specialist supplier to satisfy the applicable structural loading and safety requirements.

Proposed finish:

- Glass: frosted/obscure
- Fixings: 316-grade stainless steel
- Stainless finish: satin/brushed
- Visible framing: minimal
- Glass edges: polished

<https://www.hgwsolutions.co.uk/glass-balustrade-projects-gallery.html>



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## M10.1 – Sheffield Cycle Stands

**Location:** Secure covered cycle store to rear of site

**Type:** Traditional Sheffield cycle stand

**Material:** Mild steel tube

**Tube Diameter:** 48 mm

**Finish:** Hot-dip galvanised steel

**Typical Dimensions:** Approx. 800 mm wide × 750–760 mm high above finished ground level

**Capacity:** Up to 2 cycles per stand, one positioned on each side

**Fixing:** Root-fixed into concrete or securely surface-fixed, subject to the final floor construction

Autopa Sheffield Cycle Stand, 48 mm diameter galvanised mild-steel tube and measures approximately 800 mm wide × 760 mm high

## M10.2 – Covered Cycle Store / Shelter

**Location:** Rear of site, over Sheffield cycle stands

**Type:** Simple open-sided cycle shelter

**Structure:** Galvanised mild-steel tubular or box-section frame

**Finish:** Black powder-coated, RAL 9005, matt/low sheen

**Roof:** Clear or lightly tinted UV-stabilised polycarbonate sheet, approximately 6–10 mm thick, laid to a suitable fall for rainwater drainage

**Form:** Simple mono-pitch or shallow curved roof with minimal supporting structure

**Sides:** Generally open to maintain visibility, ventilation and ease of access

**Height:** Approximately 2.1–2.2 m minimum clear height

**Depth:** Approximately 2.0–2.2 m, depending on the final arrangement of cycle stands

**Fixing:** Posts securely fixed to the concrete slab/foundation in accordance with the manufacturer's requirements

Cycle Stands: 48–50 mm diameter hot-dip galvanised Sheffield stands positioned beneath the shelter

### Design Rationale:

A simple lightweight shelter is proposed over the rear cycle parking to provide weather protection while maintaining an open, accessible and visually unobtrusive arrangement. The black metal frame will coordinate with the other external metalwork, while the transparent polycarbonate roof will minimise the apparent bulk of the structure.



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## M11 – Specialist Architectural Façade Mouldings

**Location:** Principal Middle Lane elevation, as indicated on the approved architectural drawings.

**Type:** Bespoke architectural mouldings reproducing the traditional decorative details of the adjoining terrace.

**Manufacturer / Specialist:** Classic Cornice Co., London, or equivalent specialist architectural moulding contractor.

**Material:** Exterior-grade architectural moulding system, with the final material and construction methodology to be recommended by the specialist manufacturer having regard to exposure, durability, weight and fixing requirements.

<https://www.classiccornice.co.uk/>

**Profile and Detailing:** The proposed mouldings will be purpose-made to replicate the original architectural mouldings present on the neighbouring terrace.

Subject to the neighbouring owner's agreement, the specialist contractor will attend the adjoining property and take templates, profiles and/or non-destructive mould impressions directly from the surviving original features. These will be used to manufacture new mouldings accurately reproducing the dimensions, profile, relief and decorative character of the historic originals.

**Finish:** Smooth painted finish appropriate to the existing terrace mouldings.

**Colour:** Off-white / stone colour to coordinate with the established architectural detailing of the adjoining terrace, with the final colour confirmed prior to installation.

**Installation:** Mouldings will be installed using a proprietary mechanically fixed and/or bonded system appropriate to the substrate and the specialist manufacturer's recommendations.

### Design Rationale:

The proposed approach avoids the use of generic off-the-shelf decorative mouldings. Instead, the new façade detailing will be based directly upon surviving historic examples within the adjoining terrace.

With the neighbouring owner's consent, original features will be carefully recorded and moulded by a specialist architectural plasterwork contractor. This will enable the proportions, profiles and decorative details of the established terrace architecture to be accurately reproduced on the proposed façade.

The approach will provide a high-quality and contextually appropriate restoration-style treatment to the Middle Lane elevation and reinforce the architectural relationship between the development and the established historic streetscape.

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## 3. General Material Principles

The material strategy has been developed to provide a coherent relationship between the retained building fabric and the approved alterations.

The principal objectives are:

- retention and repair of existing materials wherever reasonably practicable;
- selection of durable and low-maintenance external finishes;
- use of materials appropriate to the character of the existing building and surrounding area;
- coordination of colours and finishes across windows, doors, copings, rainwater goods and external metalwork;
- avoidance of unnecessarily reflective or visually intrusive finishes; and
- use of robust materials suitable for long-term residential use.

Where proprietary products are specified, final selections will be based on the approved visual character and will not materially depart from the appearance established by the approved drawings.

## 4. Conclusion

The proposed external materials and finishes have been selected to provide a durable, coherent and high-quality appearance appropriate to the approved redevelopment of 8 Middle Lane.

The material palette seeks to complement the retained fabric of the existing building while ensuring that new external elements are coordinated and visually consistent.

It is respectfully requested that the London Borough of Haringey approves the materials and finishes set out within this schedule and accepts the accompanying manufacturer literature, colour references and product imagery in support of the discharge of the relevant planning condition.