

# FAÇADE MATERIALS STATEMENT

REMINGTON ROAD

DELTA ARCHITECTS

REVISION: P8

DATE: November 2023

## CONTENT

|                                                        |    |
|--------------------------------------------------------|----|
| 1.INTRODUCTION .....                                   | 3  |
| 2.PROJECT AND SITE DESCRIPTION .....                   | 4  |
| 3.BRICK .....                                          | 5  |
| 4.WINDOWS AND BALCONY DOORS .....                      | 6  |
| 5.HORIZONTAL BANDING .....                             | 7  |
| 6.ROOF STONE COPINGS .....                             | 7  |
| 7.BALCONY FASCIAS, SOFFITS AND METAL BALUSTRADES ..... | 8  |
| 8.RESIDENTIAL ENTRANCES CANOPIES .....                 | 9  |
| 9.ROOF TERRACES PRIVACY SCREENS .....                  | 11 |

To be read in conjunction with façade materials schedule and architect's GA elevations.

## 1.INTRODUCTION

This document provides a description, visual reference and the design intent for each main façade material proposed for Remington Road and Pullford Road development, in Seven Sisters, Haringey, London.

This document explains the façade principles and it is to be submitted alongside the façade sample panel details for the discharge of the pre-commencement Planning Condition 3 under the planning application with reference: HGY/2021/2882.



Visual of proposed scheme

## 2.PROJECT AND SITE DESCRIPTION

Remington Road site redevelopment, located at Haringey area, including demolition of existing garages to provide 46 new Council Rent homes (Use Class C3). Comprising the following, with associated amenity space, landscaping, refuse store/recycling and cycle storage facilities.

### **Part 1, 2 and 3 Storey**

No. 11 townhouses

No. 4 maisonettes

### **Part 3, 5 and 6 Storey**

No. 31 apartments (Blocks A, B & C)

Reconfiguration of Remington Road as one-way street, 7 parking spaces

on-street, children's play space, public realm improvements and relocation of existing refuse store/recycling facilities.



Visual of proposed scheme



Proposed site plan

### 3.BRICK

Brick is the proposed predominant façade material. The red brick is the most appropriate for the site, considering the existing built environment is to a large extent red brick. The red brick is used for the apartment blocks A, B, C, Maisonettes and Townhouses, giving cohesion to the development.

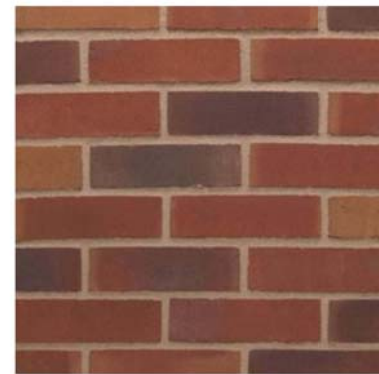
The red and white brick are proposed in keeping with the existing buildings in the local area.



Visual of proposed scheme



Site neighbouring area



Red Brick – grove orange

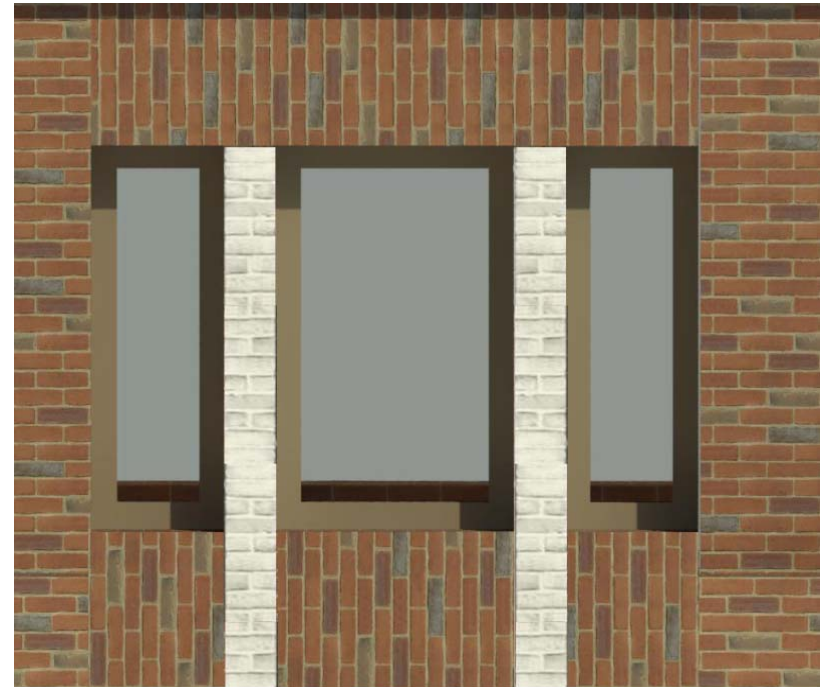


White Brick – New Diana – Spec 2

## 4. WINDOWS AND BALCONY DOORS

The proposed windows and doors are double glazed with powder coated aluminium composite frames. Bronze coloured metalwork is proposed in keeping with the existing building in the local area (RAL Colour 1036).

- Double-glazed windows, with window cill at 900 mm from FFL, side hung (inward opening), top hung (outward opening) and top swing reversible panes with keyed restrictors
- Double-glazed fixed windows with window cill at 900-1000 mm from FFL.
- Full-size double-glazed screens, glazed fixed panes, and glazed doors (outward opening) for all balconies.
- Full-size double-glazed doors (outward opening) to all front and back patios at ground floor level.



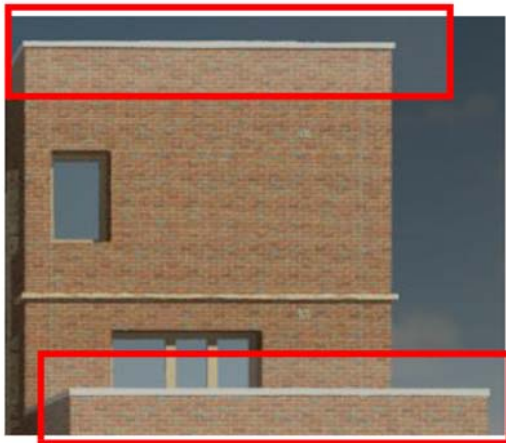
## 5.HORIZONTAL BANDING

The proposed building incorporates some of the architectural features of the local vernacular such as a horizontal stretcher bond white brick banding. One course white brick banding is proposed on the FFL of floor levels 01, 03, 05 and roof in Block A,B,C and in the top level of the Townhouses and Maisonettes. The white brick banding is to be flush with the horizontal stretcher bond.

The primary architectural language for the buildings is based on a strong rhythm of tapering vertical piers.

## 6.ROOF STONE COPINGS

Haddonstone portland affect coping stones once weathered are proposed to be used as a finish material to all roof parapets for Blocks A,B,C, Maisonettes and Townhouses.



## 7.BALCONY FASCIAS, SOFFITS AND METAL BALUSTRADES

The typical front wall enclosures are found street side of all the maisonettes, townhouses and the apartment buildings. They have been designed 1500mm high with rails to provide screening, privacy and views out for people sitting or disabled residents. The metal rails and brickwork provide an articulated and visual interesting edge to the street.

The recessed balconies have been designed with a more open railing balustrade. This means that only 20% of the balcony is open therefore providing adequate screening and providing some daylight through the balcony. All metal bar balustrades, 1175mm high from FFL, are proposed to provide edge protection to all residential balconies on levels 1 to 4 (Blocks A,B,C). Terraces on Block A level 5, Maisonettes and Townhouses roofs have a brick parapet with stone coping.

Bronze coloured metalwork is proposed in keeping with the existing buildings in the local area (RAL Colour 1036).

Also, bolt-on balcony fascias and soffits are proposed to be PPC aluminium (RAL Colour 1036).



## 8.RESIDENTIAL ENTRANCE CANOPIES

Weather protection metal canopies are proposed above the ground floor units entrance doors for flats, Maisonettes and Townhouses and above Cores A,B and C entrance door to comply with Building Regulations. These will be PPC aluminium canopies, fixed directly to the façade. The canopies will be thinner and have a more streamlined designed, reducing wind and structural load whilst providing more sunlight in entrance areas.

Bronze coloured metal canopies are proposed in keeping with the existing buildings in the local area.

RAL colour 1036



Block A,B,C East elavation – Canopies location



Block A,B,C South elavation – Canopies location



Townhouses North elevation – Canopies location



Maisonettes South elevation – Canopies location



Townhouses South elevation – Canopies location

## 9. ROOF TERRACES PRIVACY SCREENS

PPC Aluminium screens, 1800mm high from FFL, are proposed to separate roof terraces at level 5 for Blocks A,B,C, providing protection and privacy for residents.

Bronze coloured metal is proposed in keeping with the existing buildings of the local area.

RAL colour 1036

