

DEFA

METHUEN PARK - PLANNING CONDITION 3
EXTERNAL MATERIALS

0.0

SUMMARY

0.0 CONDITION 3

EXTERNAL MATERIALS



PLANNING CONDITION 3

Application Date: 16 January 2023
HGY/2023/0130

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority, before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Extract from the Haringey Planning Decision Notice

- 1 Rendered Material Elevation from Methuen Road
- 2 North West - View From Methuen Road
- 3 South West - View From Methuen Road

O.0 MATERIAL PALLETTE

FRONT ELEVATION



FRONT ELEVATION

1 TILED ROOF



2 IBSTOCK BRICK



3 PORTLAND STONE



4 ALUMINIUM WINDOW
PPC FRAME - RAL 6013



5 MONOCOUCHE RENDER

1.0

EXTERNAL ENVELOPE

1.0 PORTLAND STONE



DOWEN FARMER ARCHITECTS



METHUEN PARK - PLANNING CONDITION 3

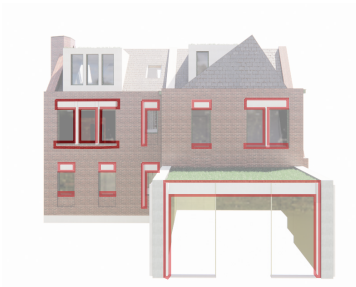
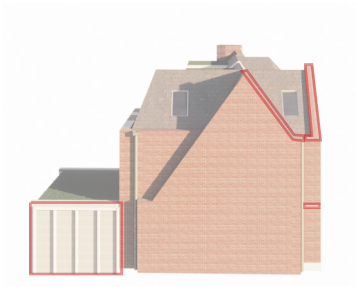
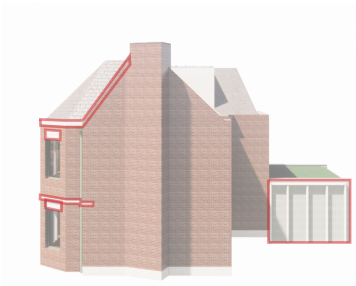


SPECIFICATION

Portland stone elements are utilised to add accents to facade and to breakdown the massing. Stone elements featured within the brick facade include a roof capping detail, banding around the first floor datum and window headers and sills; the arched entrance canopy and single storey extension both use Portland stone to contrast the brick and break down the overall massing.

The proposed stone colour and material is muted in tone, complimenting the colour of the mortar and the render of the plinth.

PORTLAND FINE ETCH



- 1 Blenheim Terrace by Modulor Studio- Example of Portland Stone
- 2 Blenheim Terrace by Modulor Studio- Example of Portland Stone
- 3 Physical Sample

2.0 BRICKS



DOWEN FARMER ARCHITECTS



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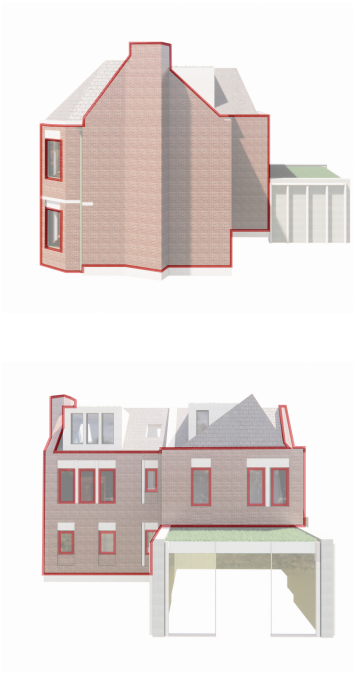


SPECIFICATION

Ibstock Birtley Olde English brickwork achieves a high-quality contemporary finish whilst retaining a muted look and feel that compliments the neighbouring properties.

Brick size, colour, texture and bonds, together with mortar mix, joint size, colour and pointing profile can be physically presented to the council on site as per planning condition 07b

**Birtley Olde English
A2602A**

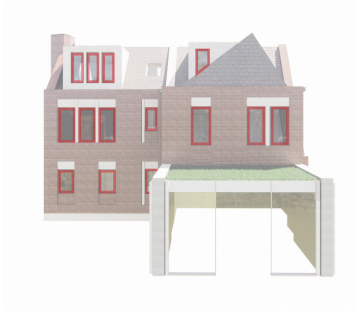
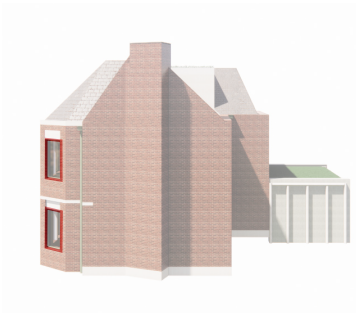
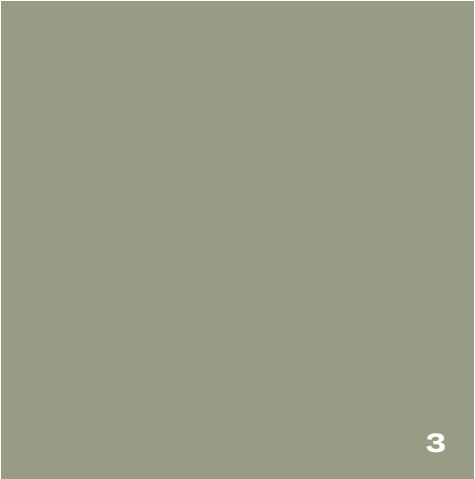
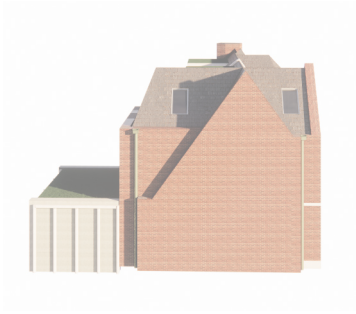


- 1 Hudson Quarter, by Fuse Studios, York, UK
- 2 Hudson Quarter, by Fuse Studios, York, UK
- 3 Physical Sample

3.0 WINDOWS



DOWEN FARMER ARCHITECTS



SPECIFICATION

The proposed windows for the scheme are aluminium with a PPC frame and they are proposed to be finished in a high quality matte muted green in RAL 6013.

ALUMINIUM WINDOW PPC FRAME - RAL 6013

- 1 Large PPC aluminium framed windows featured in Haptic architect’s Rosemoor Studios near Sloane Square
- 2 Example of window with RAL 6013 frame
- 3 RAL 6013

METHUEN PARK - PLANNING CONDITION 3

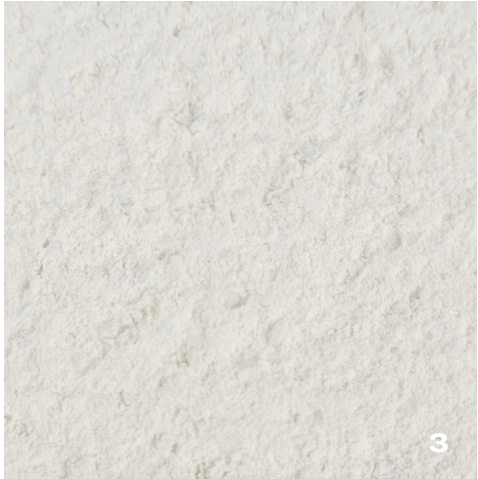
4.0 RENDER



DOWEN FARMER ARCHITECTS



METHUEN PARK - PLANNING CONDITION 3



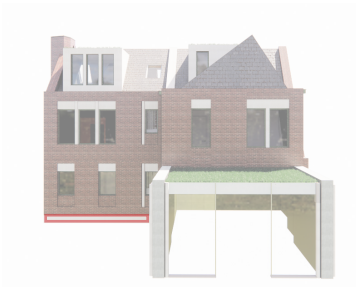
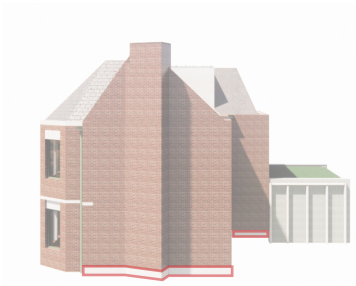
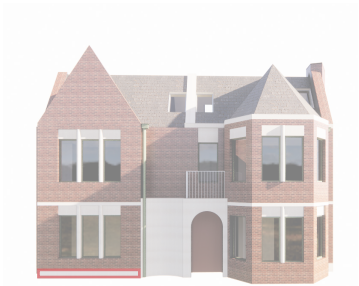
SPECIFICATION

High quality monocouche render, such as the Vimark 05/Lecce from the MINERAL.colors range, is being proposed to the plinth.

The ‘Lecce’ finish matches the Portland stone used and contrasts the tone of brickwork throughout.

Monocouche render is being proposed as it will allow for a seamless and harmonious light aesthetic with crisp edges. The render also offers durability, ensuring that the facade is easily maintained and guaranteeing a high-quality product throughout the buildings life-span.

VIMARK - Monocouche Renders MINERAL COLOURS RANGE



- 1 Maccreeanor Lavington's South Gardens Housing monolithic ground floor aesthetic
- 2 Maccreeanor Lavington's South Gardens Housing monolithic ground floor aesthetic
- 3 Physical Sample

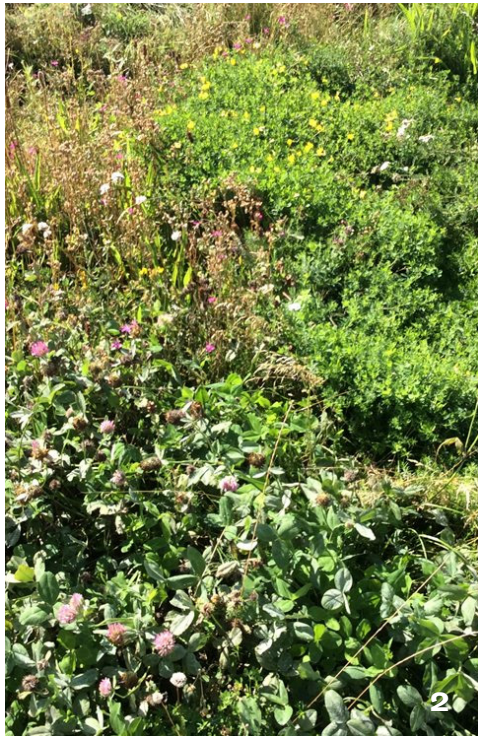
2.0

ROOF SYSTEMS

1.0 GREEN ROOF 01



DOWEN FARMER ARCHITECTS



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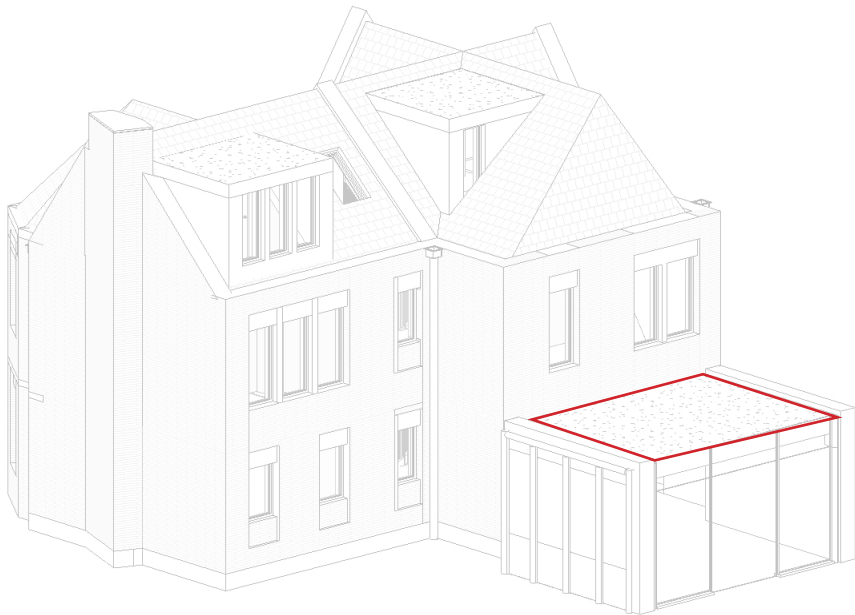


SPECIFICATION

Bauder SB sedum blanket with 100mm Substrate is used on the largest area of green roof to the house on the roof of the single storey extension. The sedum species in the blanket are selected to thrive in the demanding environments. The mix gives a range of both sun loving and shade tolerant species. Typically this mix includes 10-14 sedum species with some Saxifraga for early spring flowering to support pollinators.

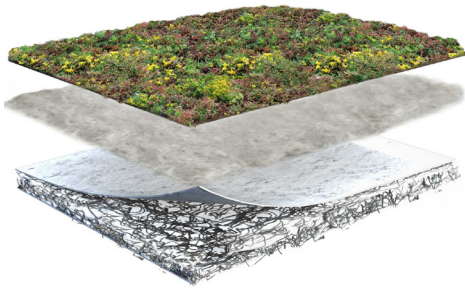
With a thicker substrate layer, more allowance for planting is given to the larger areas of the roof platforms, further increasing the diverse level of planting and increasing biodiversity.

- 1 **Vegetation** BauderGREEN SB - 30-40mm
- 2 **Substrate** BauderGREEN SUB-EM UK - 100mm
- 3 **Filtration** Layer BauderGREEN FV 125 100 - 1mm
- 4 **Drainage** Layer BauderGREEN DSE 20 - 20mm
- 5 **Protection** Layer BauderGREEN FSM 600 - 4mm
- 6 Bauder Waterproofing



- 1 An example of a vegetaion layer on a project located at the Fulham Jetty
- 2 An example of a mature sedum layer with 10-14 species

1.1 GREEN ROOF - 02

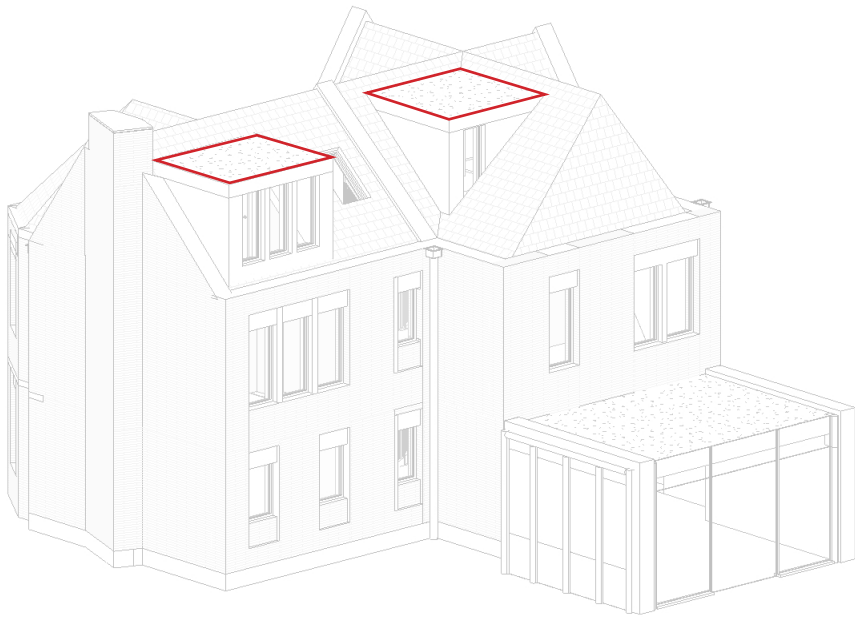


SPECIFICATION

For the areas of green roof above the dormer windows, the Sempergreen® super lightweight system is specified. This is more suitable than the SB sedum blanket in these locations, as the heights are much more constrained and the reduced load enables a more efficient structural design for such small areas.

Comprised of a sedum mix on 20mm of extensive substrate and incorporating a multifunctional water retention and filter layer. This will ensure plant diversity as well as creating green overlook for the occupants of the main Villa.

- 1 **Vegetation** Sempergreen sedum mix 30mm
- 2 **Substrate** 20-40mm
- 3 **Filtration, Drainage, Protection** Layer BauderGREEN SDF - 20mm
- 4 Bauder Waterproofing



- 1 An example of a flat roof incorporating the Sempergreen® super lightweight system
- 2 Sempergreen® Sedum Blanket

2.0 TILED ROOF

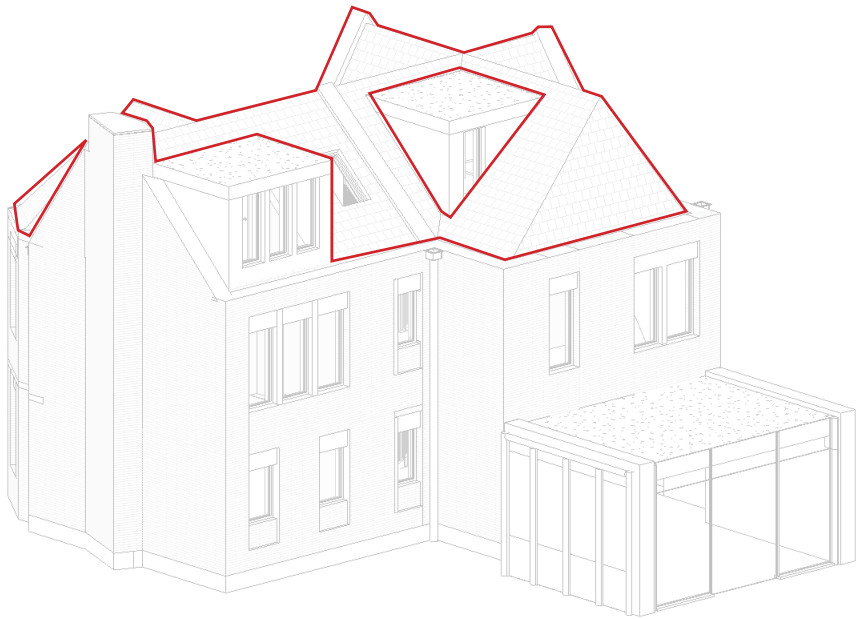


SPECIFICATION

The pitched roof will be clad with clay tiles - Wienerberger Cassius (Figure 1). Tiles are paired with matte grey aluminium profiles finished in RAL 8019 at seams and around apertures in order to achieve a high quality aesthetic (Figures 2 & 4).

The slate tiles echo the more traditional massing and detailing of the main Villa, whilst the house emodies contemporary design techniques.

WEINERBERGER CASSIUS ANTIQUE SLATE



- 1 An example of a potential ridge detail for the Cassius Slate tiles
- 2 Wienerberger Cassius Slate tile detail view on how the tiles lay together.
- 3 Physical Sample

DEFA

THANKS