

389 Gosbrook Road (Application No: 210279)

Planning Condition 3 – External Materials



Artistic representations of design details



South facing terrace to apartment 04 with arched lintel details and dormers

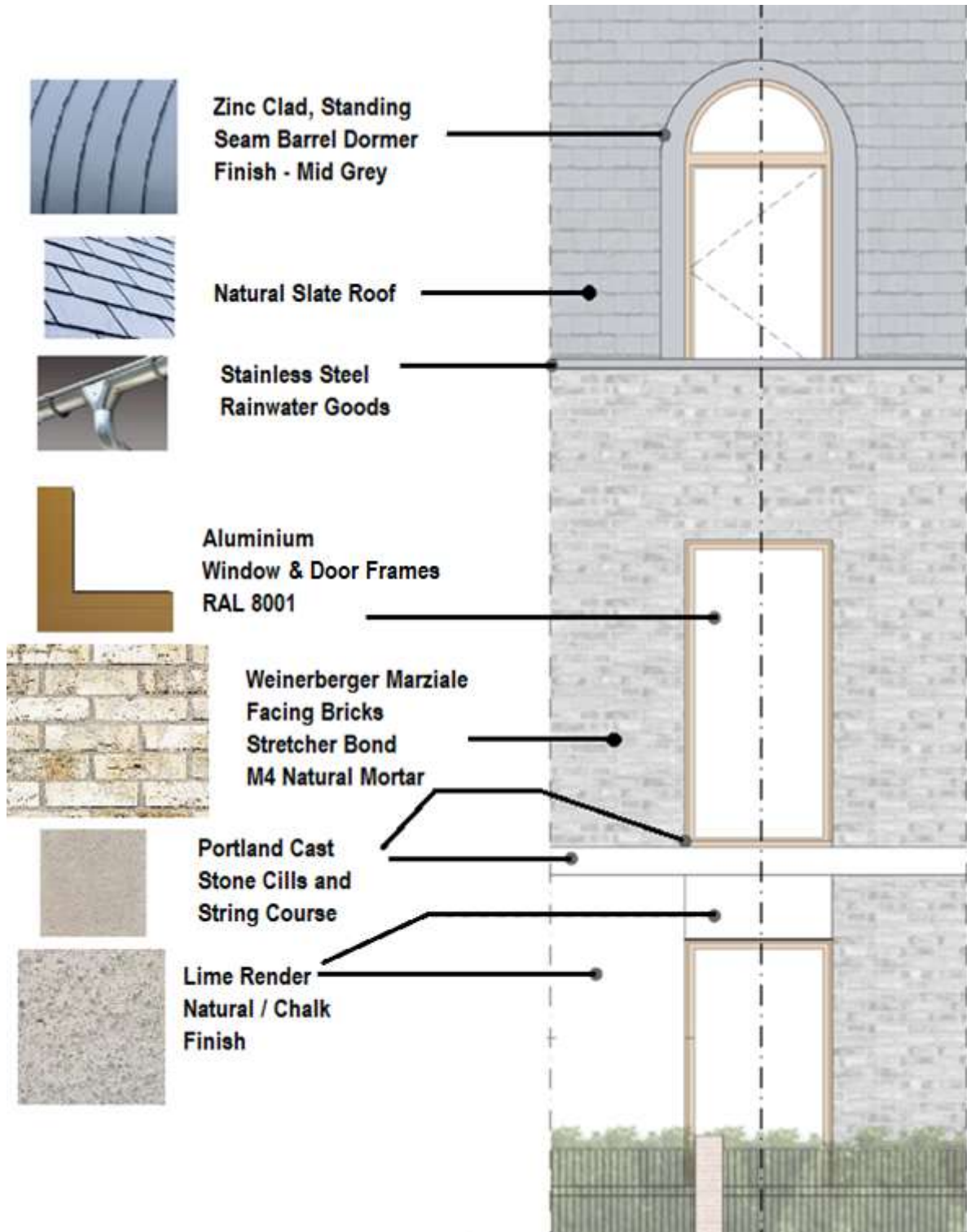


Curved dormer windows on the north, east and south elevations reference local door lintels



Flint paneling references the use of flint on the neighbouring Ivy Farmhouse. A cast stone stringer course separate the flint from the brick creating a crisp junction.

Main External Materials





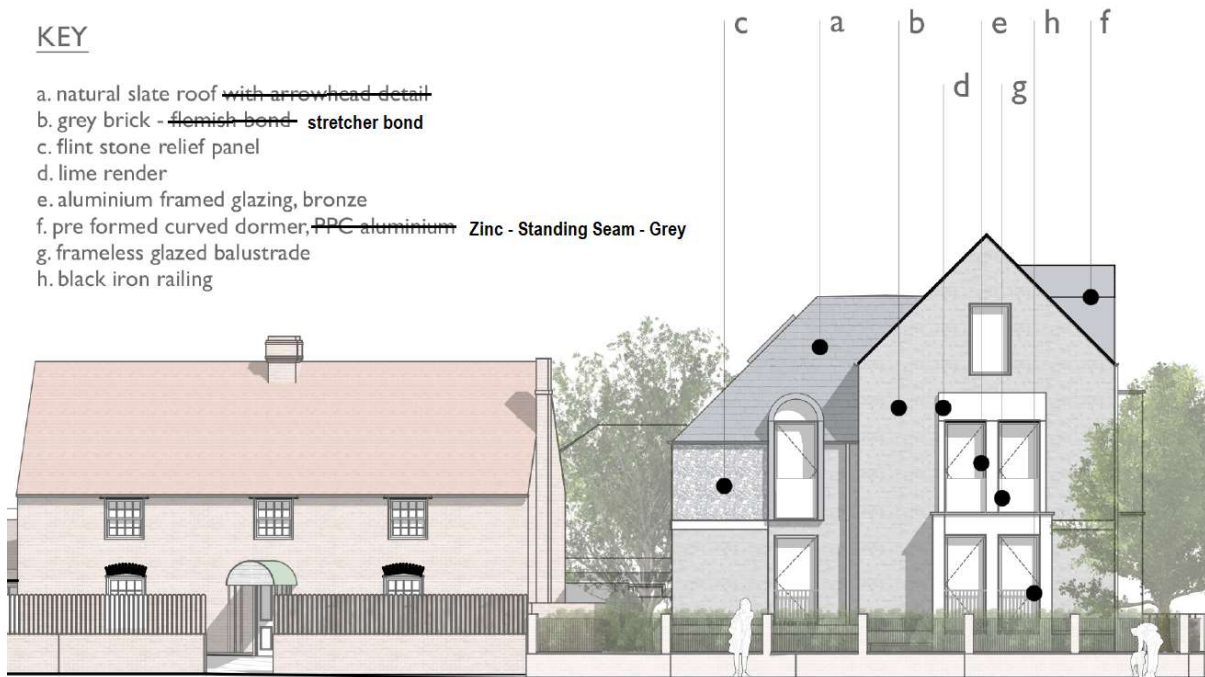
DARCLIFFE HOMES

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Specific Elevations

KEY

- a. natural slate roof ~~with arrowhead detail~~
- b. grey brick - ~~flemish bond~~ - ~~stretcher bond~~
- c. flint stone relief panel
- d. lime render
- e. aluminium framed glazing, bronze
- f. pre formed curved dormer, ~~PPC aluminium~~ - Zinc - Standing Seam - Grey
- g. frameless glazed balustrade
- h. black iron railing



Gosbrook Road Elevation

KEY

- a. natural slate roof ~~with arrowhead detail~~
- b. grey brick - ~~flemish bond~~ - ~~stretcher bond~~
- c. flint stone relief panel
- d. lime render
- e. aluminium framed glazing, bronze
- f. pre formed curved dormer, ~~PPC aluminium~~ - Zinc, grey
- g. frameless glazed balustrade
- h. black iron railing



Send Road Elevation



DARCLIFFE HOMES

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KEY

- a. natural slate roof ~~with arrowhead detail~~
- b. grey brick ~~flemish bond~~ **stretcher bond**
- c. flint stone relief panel
- d. lime render
- e. aluminium framed glazing, bronze
- f. pre formed curved dormer, ~~PPC aluminium~~ **Zinc, grey**
- g. frameless glazed balustrade
- h. black iron railing



Car Park Elevation

KEY

- a. natural slate roof ~~with arrowhead detail~~
- b. grey brick ~~flemish bond~~ **stretcher bond**
- c. flint stone relief panel
- d. lime render
- e. aluminium framed glazing, bronze
- f. pre formed curved dormer, ~~PPC aluminium~~ **Zinc, grey**
- g. frameless glazed balustrade
- h. black iron railing
- i. schwegler swift bricks x2
- j. white painted railing to close off opening for flood water
- k. illustrative photovoltaic array **to be confirmed if required**



Ivy House Elevation

Justification for changes to materials and detailing specifications

1. Barrel Dormers – Aluminium to Zinc

- Zinc is a more suitable material for a roof dormer with curves and more readily available from suppliers.
- Standing seam detail is possible with Zinc, reflecting the architect's original intent.



2. Removal of arrowhead roofing slate detail and Flemish bond brickwork

- Flemish bond brickwork and arrowhead slates were both noted within the “Key” on the approved planning application drawings, however the location and extent of these details was not shown on the approved elevation drawings.
- The materiality and detailing of the proposal has been carefully considered to reference the local character of the immediate area. In keeping with the original design it is proposed to use the grey/buff brick shown on the planning materials design intent and a natural slate roof tile.
- Whilst Flemish bond brickwork is a feature of Victorian properties with the locality, it is not used within more recent contemporary developments. We consider that stretcher course brickwork detailing to be fitting for this development.
- Arrowhead slates are not prominent in the locality. We do not consider these feature details necessary for the scheme.

In summary, this proposed materials specification will include all the key materials and details such as silver/grey brickwork, natural slate roof tiles, flint relief panels, lime render panels, arched doorways, barrel dormers, aluminium windows and stainless-steel rainwater goods. This will provide a high quality contemporary new development with the materials and detailing reflective of key historical references in line with the original design intent.



Note: The materials specification outlined in this document are sympathetic with the materials proposed for the adjacent new development at 2-4 Send Road (Planning Permission 211739).