

Appendix 9: Material Details

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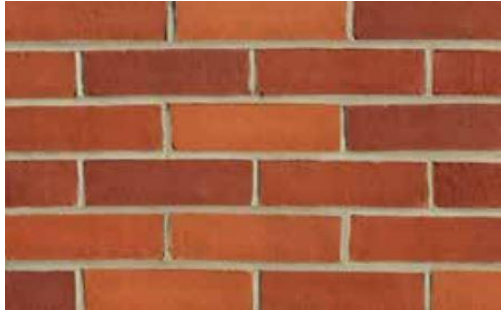
9.1 The final choice of external materials is customarily subject to a condition of approval, but it is helpful for external materials, details and finishes to be put forward at an early stage in order to assist the understanding of how the proposals are designed.

9.2 The range of proposed materials and details is relatively small and is a closed palette. This was lead by the discussions with and response from the Design Review Panel early in the development stage of the design.

9.3 Whilst it may not be appropriate to simply copy the features of the older buildings extant within the context, to a large extent they can lead and inform how the design is developed. The intention is not that a contemporary design and pattern of use should be indistinguishable from the older parts of the context, but that the relationship between should be comfortable and filled with positive energy.

9.4 In the matrix below some images are used to illustrate the materials and details which are proposed. Some of these are drawn from our own portfolio, some from proprietary materials and some from open source. They are generally illustrative of the design intent, but as above, are necessarily subject to a condition of planning approval,

9.1 External walls

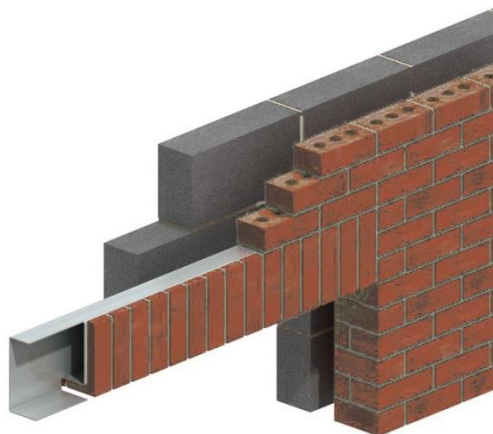


Facing brickwork:

The principal material of the vertical envelope is facing brickwork. The choice of brickwork should be comfortable with the red brick which predominates in the context.

An example might be Ibstock Swanage Red Blend D, which was approved for the application to extend the adjacent retailing use.

9.2 Opening heads



Proprietary lintels, such as the Ancon Nexus, landmark the head of the opening with a soldier course and set the glazing deep in to the reveal, with a brickwork soffit over.

9.3 Opening jambs

Proprietary lintels, such as those shown above, set the glazing frame deep within the opening. A brickwork soffit and full depth jamb casts a deep shadow line, which helps to define the opening visually.

9.4 Pitched roof



The colours and textures of natural heather blue slate roof covering will resonate visually with the roofs of the existing and surrounding buildings, at high level in the eye line.

Care is required to match the slate length and coursing.

9.5 Roof Hip



In slate roof coverings, mitred hips require a higher skill level than ridge tiles, but are a visually much more crisp detail.

9.6 Roof Valley



Since there is a relatively steep pitch, the volume of rain water run off in the valleys will be proportionally smaller. The girth of the valley can be reduced accordingly to provide a crisp looking detail at the junction of pitched roof planes.

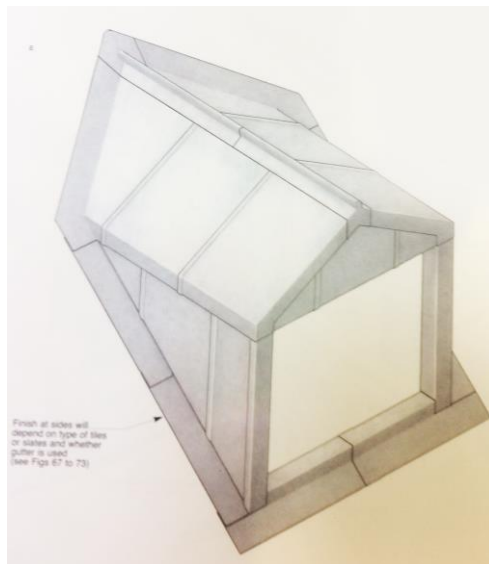
9.7 Mono pitch ridge



At the head of each pitched roof elevation the junction to the low pitch roof beyond can be formed using blue terracotta monopitch ridge tiles.

These will be on a horizontal line at high level, and will present a crisp line which landmarks the head of each pitched roof elevation

9.8 Dormer cheek and roof



Dormer cheeks and roof coverings will be leadwork formed using traditional trade skills, with an interlayer of building paper or geotextile, over a WBP background, on an insulated timber framework.

The leadwork will be treated with a smear coat of patination oil after installation to protect it from corrosion in the urban atmosphere and help the weathering process.

(However, the pitched roof shown in this image is of course not representative of these proposals)

9.9 Low pitch roofs



Low pitch roofs behind the monopitch ridges will be formed as warm roofs, with a proprietary continuous polyester membrane such as Polyroof Protec.

The robustness of the membrane and it's ready ability to adapt to any detail mean it can be relied upon to perform well for any years with minimum maintenance.

9.10 Roof windows



Low profile roof windows – such as the Velux product shown here - have a minimum upstand above the line of the low pitch roof.

As they enjoy a very large sky angle, especially at high level, roof windows always provide a large amount of daylighting, even on overcast days.

Maintenance access onto low pitch roofs will be via operable roof windows in key locations. Smoke ventilation over the staircase will be provided by automatically opening roof lights interfaced with the fire alarm.

9.11 Windows



RAL 7012
Basalt Grey

Colour coated metal frames are set deep in the reveal and will continue to enjoy a crisp visual appearance with little maintenance for many years

Cool grey colours, such as RAL 7012 (Basalt Grey) complement the brickwork surround, emphasise the shadow of the reveal and will show little grime arising from the roadside location. (However, the subdivisions shown in this image are of course not representative of these proposals).

On the basis of the air quality, residential glazing is generally non-operable. Up to 3 storeys of glazing can easily be cleaned from ground level using pole mounted brushes. Above that, although technically within reach, openable sashes will be incorporated for cleaning.

9.12 Shopfront + doors



Colour coated metal frames are set deep in the reveal and reflect the residential windows at upper levels.

Cool grey colours, such as RAL 7012 (Basalt Grey) complement the brickwork surround, emphasise the shadow of the reveal and will show little grime arising from the roadside location.

Glazing and doors will be land marked with manifestation at multiple levels, as a recognition aid.

9.13 Hard landscape – background paving



The background paving to the open forecourt is a good quality textured concrete pavior such as Marshall Saxon Buff.

The 600 x 600 module is large enough to easily provide a flat and even surface, but visually small enough to highlight the difference to the public realm beyond.

9.14 Hard landscape – feature paving



Contrasting margins are used to sub-divide the forecourt space, providing texture and differentiation which emphasises the difference to the public realm.

The red multi pavior is laid in a narrow margin and is Marshall Tegular or similar.

9.15 Cycle stands



“Sheffield” type stands are physically robust in an urban environment and offer a number of choices for the security of cycles fixed to them.

Satin stainless steel finish will continue to look visually appealing with a minimum of maintenance required.