

Milltown, Glossop

Proposed Materiality

Material Proposals Previously Submitted

Below is the selection of materials previously proposed in support of Condition 3, following feedback and further review with High Peak planning team on 13th June 2024, proposed amendments are detailed in this document to support the partial discharge of Condition 3 and 4 in relation to Planning Application Ref: HPK/2022/0317

Element	Product	Image
Main Facing Brick	Ibstock Forticrete Stone Anstone Buff with Split face Natural Mortar throughout	
Front Entrance Door (Houses)	Composite door in UPVC frame with SBD certification (similar to Distinction Doors Esteem with Kara Glass) Door to be "Slate Grey" in colour externally and white internally. Door frame to be "Slate Grey" in colour externally and white internally. Letterbox position on image indicative only.	Exterior Interior
Windows	UPVC double glazed window. Frames to be "Slate Grey" to outside and white to inside, with glazing bars as indicated in the photograph. Profile to be determined.	

Roof Tile (Houses)	Condron Concrete Slate Tile	
Roof Covering (Apartments)	Single Ply Membrane in Dark Grey with standing seam.	
Apartment Communal Entrance Door	Aluminium entrance door in "Slate Grey"	

Adjacent Scheme – Jubilee Close

Precedent materiality and colourway



Jubilee Close Study

Grey colour scheme with asymmetric 4/6no panel window arrangements of various sizes and proportions

Proposed Materiality - Walling



Apartment Blocks 1+2 and Terraces

Main walling – Ibstock Forticrete Stone, Anstone

Block lengths – 225, 300, 450mm laid randomly

Texture – Pitched

Colour – Buff

Mortar colour - Natural



Apartment Blocks 1+2 and Terraces

Recesses – Ibstock Forticrete Stone, Anstone

Block lengths – 225, 300, 450mm laid randomly

Texture – Split

Colour – Buff

Mortar colour - Natural



Apartment Blocks 1+2 and Terraces

Window/door heads and window cills – Abbey Artstone Smooth
(Colour Bath)

Apartment Block 2

Plinth and string courses– Abbey Artstone Smooth
(Colour – Bath)

Proposed Materiality - Roof



Apartment Blocks 1+2

Roof – Single Ply Membrane with decorative upstands

Product – Alumasc Alkorplan



Terraces

Roof – Concrete Roof Tile

Product - FP McCann Thin Flat Tile

Colour - Anthracite

Proposed Door Style Adjustment

Previously submitted

Front Entrance Door
(Houses)

Composite door in UPVC frame with SBD certification (similar to Distinction Doors Esteem with Kara Glass)

Door to be "Slate Grey" in colour externally and white internally.

Door frame to be "Slate Grey" in colour externally and white internally.

Letterbox position on image indicative only.

Exterior

Interior



Proposed Adjustment

As per the planning team request, the proposed door style adjusted to Distinction Doors Renown or similar in Chartwell Green, to complement the cottage nature of the terraces, and also to relate to the adjacent Jubilee Close development.



Typical Terrace

Fenestration pattern adjustments following technical design development



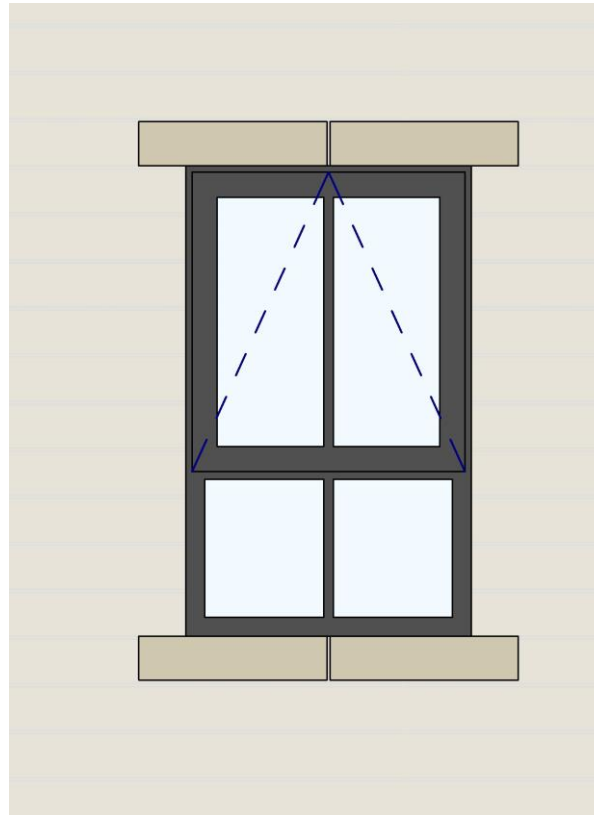
Elevation approved at Planning



Proposed Elevation

Typical Terrace

Fenestration pattern of windows influenced by contextual elements including the adjacent neighbouring housing styles. Front door style adjusted to cottage-style similar to adjacent development in Jubilee Close.

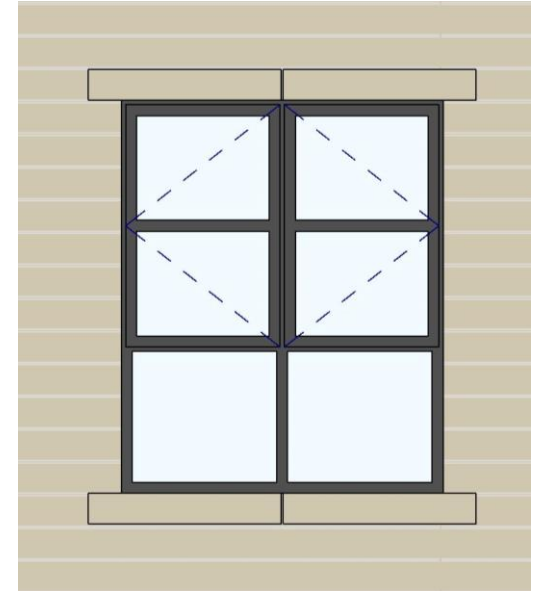
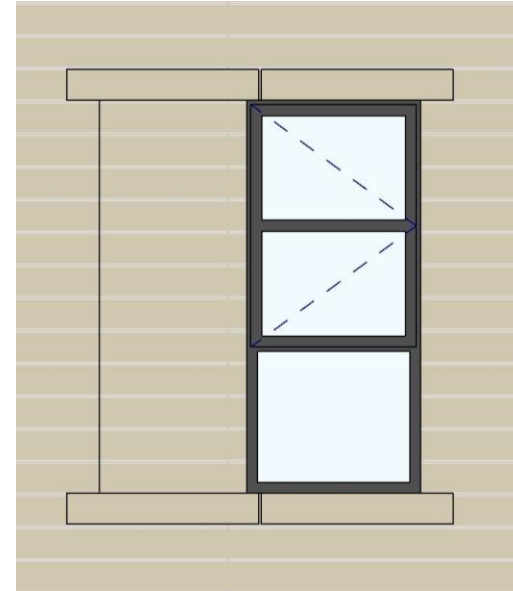


Window Pattern Review

In response to visual appearance comments from the planning team and the requirement for escape from first floor windows, the image (left) shows the proposed window fenestration pattern. This references the adjacent Jubilee Close development, using a 4no panel arrangement. The scale and proportion provides a distinctive visual style and uniqueness to the terraces within the development.

Apartment Block 1

Fenestration pattern of transoms/mullions used on the large apartment block picking up on the rhythm of the former Volcrepe Mill.



Apartment Block 1



North Elevation at Planning



Proposed Elevation following technical design development

Apartment Block 1



South Elevation at Planning



Proposed Elevation following technical design development

Apartment Block 1



East Elevation at Planning



Proposed Elevation following technical design development

Apartment Block 2



Fenestration pattern of transoms/mullions used on the small apartment block picking up on the rhythm of Easton House

Apartment Block 2



East Elevation at Planning



Proposed Elevation following technical design development



South Elevation at Planning



Proposed Elevation following technical design development

Apartment Block 2



North West Elevation at Planning



Proposed Elevation following technical design development



West Elevation at Planning



Proposed Elevation following technical design development

Proposed Materiality – Rainwater Goods

Apartment Block 1

Aluminium gutter and downpipe system (Black)

Gutter 125x100mm GX Pressed

Downpipe 100mm diameter

Apartment Block 2

Aluminium gutter and downpipe system (Black)

Gutter 112mm half-round

Downpipe 75mm diameter

Terraces

Polypipe uPVC (Black)

Gutter 112mm Half round

Downpipe 68mm diameter

Proposed Materiality – Street and Brook Lighting



Lamppost

Philips Luma Gen2 Micro



Bollard Lighting

Gemma Lighting
WBD10-AW-04GH-950 180°