

ACCORDIA

A Design Guide



Accordia Community and Residents Association



March 2020

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Version History

Version	Date Issued	Comments
1	16 March 2020	Initial Release

Foreword

Councillor Katie Thornburrow, Executive Councillor for Planning Policy and Open Spaces, Cambridge City council

Cambridge City Council's planning team took the first steps towards the creation of the Accordia development over twenty years ago. They wanted to see twenty-first century housing for families on a brownfield site, and their vision has been translated into an award-winning reality that provides an important model for what sensitive and human-centred design can offer.

All buildings age, and the needs of families change, so Accordia, like any other development, is constantly in a state of flux as homes are refurbished and repairs and improvements are made. However care is needed to maintain the exemplary design standards that contribute to Accordia's unique status and make it a desirable place to live.

This guide therefore aims to do two things: to describe how planning rules apply to proposed changes to the appearance of the homes in Accordia; and to offer advice on materials that could be used to make like for like changes.

I am very pleased that the impetus to create the guide came from past and present residents, working in partnership with City Council officers, who were able in particular to clarify the planning arrangements and develop the "Article 4 Direction" explained in the guide. Collaborations of this type are incredibly valuable.

This guide will be valuable to anyone who is considering altering their home in Accordia, particularly changes that will affect the external appearance of the building. I hope it will also be of interest to those who want to understand more about what makes Accordia special. I congratulate all those who worked so hard to produce it

"The special features of Accordia, including its overall design, the landscaping, and the qualities of the individual homes, come together to create a harmonious whole that benefits all residents and visitors. We have a shared interest in preserving them."

Introduction

Accordia is more than just a collection of homes; its unique character depends on its cohesive architectural uniformity, including the building materials that are used, and how the buildings relate each other and to the landscape around them. Maintaining the character of Accordia is inevitably a shared responsibility. Homes are at a very high density, which means that many of them overlook or are overlooked by others, so that the uniform building style is a key element of residents' enjoyment of their homes. The quality of Accordia is internationally recognised and its design has been influential in Cambridge and beyond; this is reflected in the award of the RIBA Stirling Prize in 2008, and for example recognition by the 20th Century Society, (<https://c20society.org.uk/100-buildings/2008-accordia-housing-cambridge/>) and by the frequent visits of architects' groups from the UK and overseas.

The estate is protected by particular planning arrangements, described below.

Nevertheless, people's needs, and external factors – notably climate change - can change over time, and they may think about altering their homes. And as the Accordia homes mature, it may be necessary to look for replacement materials that will fit best. This guide aims both to

- offer advice on the planning framework that applies to alterations, and
- provide information about the kind of materials that comply with original patterns

Circumstances can change and this is intended as a living document. Comments would be welcome, and should be emailed to acrasecretary@gmail.com

Planning requirements

We have consulted the planning authority, Cambridge City Council, on what follows. But the rules can be complicated; so before any substantial changes are contemplated it's always a good idea to seek advice from the Council; see <https://www.cambridge.gov.uk/check-if-you-need-planning-permission>

The planning system controls “development” and in principle, any development which affects the outside of a home requires planning permission. But normally for houses (not for flats), **Permitted Development Rights** (PDRs) remove the requirement for planning permission for some types of development (such as extensions which increase the volume of the building by only a limited percentage).

However, a planning authority can take away PDRs, for example to protect important characteristics in a sensitive area. They do this either by imposing **planning conditions** or by a so-called **Article 4 Direction** which defines the PDRs that are removed. **Both of these apply on Accordia**. The removal of PDRs doesn't mean that development can't take place; but it can't be undertaken without planning permission. Furthermore, it can sometimes be difficult to establish what constitutes “Development”. Whilst it is defined by law it can often require a degree of judgement such as considering when an operation materially affects the external

appearance of a building and some small operations such as minor maintenance works are excluded from the definition – which is one reason why Council advice should be sought before making any change.

As far as **Accordia** is concerned,

- For flats, any development affecting the exterior is likely to require planning permission, because PDRs can only apply to houses.
- There is a specific planning condition that means that planning permission is required for any changes to a car port or garage which have the effect of preventing its use for keeping a vehicle.
- An Article 4 Direction was implemented in 2015 after consultation of residents. This means that planning permission is required for changes to houses which involve
 - enclosing or filling in open terraces or recessed porches
 - inserting a new window opening
 - removing any projecting part of a house
 - recladding in a material of a different type or appearance from the original
 - installing a hard surface within the boundary of a plot
 - altering or removing a chimney
 - erecting a gate, wall or enclosure. (An effect of this is that permission would be required for removal or replacement of railings)
 - exterior painting (including of window frames) where this would involve a material change in appearance. (And any replacement windows would in any case need to be of a material with the same appearance as the original).

The impact of these restrictions is that there is very little scope to make any alteration which might change the external appearance of the Accordia homes without seeking planning permission.

Furthermore, Accordia is within a **Conservation Area**. This means that when the Council considers a planning application, it has to take account of the need to preserve or enhance the characteristics of the area. Even if any harm caused by development is “less than substantial,” there needs to be a public benefit that outweighs it.

All Council decisions on planning applications are guided by the policies set out in the **Local Plan**. Policy 58 is particularly focused on alterations, and includes requirements that they;

- a. do not adversely impact on the setting, character or appearance of listed buildings or the appearance of conservation areas, local heritage assets, open spaces, trees or important wildlife features;
- b. reflect, or successfully contrast with, the existing building form, use of materials and architectural detailing while ensuring that proposals are sympathetic to the existing building and surrounding area;

- c. ensure that proposals for doors and windows, including dormer windows, are of a size and design that respects the character and proportions of the original building and surrounding context;
- d. create altered or new roof profiles that are sympathetic to the existing building and surrounding area and are in keeping with the requirements of a specific design guide;
- e. do not unacceptably overlook, overshadow or visually dominate neighbouring properties;
- f. respect the space between buildings where this contributes to the character of an area; and
- g. retain sufficient amenity space, bin storage, vehicle access and cycle and car parking.

Other policies may also be relevant to alterations, including Policy 55, which requires that they respond positively to their context and draw inspiration from the key characteristics of the surroundings; and Policy 61, under which developments should preserve or enhance the significant heritage assets of the city.....including views into, within and out of conservation areas.

These arrangements add up to a complex framework which needs to be carefully understood by anyone thinking about altering their home, and by their professional advisors.

None of the small number of planning applications for alterations to Accordia homes has so far succeeded. The most recent application was dismissed at appeal in December 2019. But it is important to remember that most of the planning rules apply to matters affecting external appearance. Internal changes are different; it might be easier to meet the changing needs of a family, for example, by changing the configuration of the spaces inside their home.

Useful Links

Brooklands Conservation Area appraisal	https://www.cambridge.gov.uk/media/5402/brooklands-avenue-conservation-area_lw_050214.pdf
Article 4 Direction	https://www.cambridge.gov.uk/media/2799/article-4-direction.pdf
Local Plan	https://www.cambridge.gov.uk/local-plan-2018
Check if you need planning permission	https://www.cambridge.gov.uk/check-if-you-need-planning-permission

Materials and methods

Like for like changes don't require planning permission, and the use of like for like materials maintains the harmonious appearance of the estate.

[Appendix 1](#) describes the types of materials used across Accordia, and [Appendix 2](#) describes each type of home on the estate, the materials used in construction that affect their external appearance, with information about specifications and suppliers.

Appendix 1: Materials used across the Accordia estate

Type and Supply		
Brick	Leopold Engels Mystique DIKFORMAAT Facing (EH 921). Standard RMC Mortar	
Copper trim, flashing & overflow.	CopperGutter	
Windows	Ideal Combi Futura	
Windows	Ideal Combi Contura	
Windows	Reynaers Ltd: TS57 windows	

Windows	TP 110 sliding doors equivalent Schuco system	
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Building element	Type and supply	
Cladding	Cedar	
Cladding	Aluminium- 05/05/04 Colour: RAL 7021 "Black Grey" inc some gable cladding @ high level.	
Cladding	Stainless Steel polished.	
Cladding	Red Lauro ?	

Cladding	Natural finish copper with 80mm diameter.Finish/ Colour: TECU®-Patina	
Cladding	Natural copper	

Building element	Type and supply	
Doors	Velfac 642 inward opening facade door 2400	
Doors	Outer face untreated HW	
Garage doors	Rundum Meir original Standard – Louvered, Red Lauro	

Garage doors	Up and over garage door	
Balustrade	Mild Steel RAL 7021	
Balustrade	Rectangular section mild steel, galvanised and powder coated RAL 7021	

Landscape element	Type and supply	
Blockwork	Marshalls Tegula setts 120X120X80 regularised widths: Colour: Traditional	
Planting bed	Galvanised steel unequal angle section 200x100x10 framing the planting bed	

Coloured Tarmac	Aymac Asphalt Clearmac - hot applied: Coloured buff	
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Appendix 2: House Types and details



Building Type Information Sheet	
Address:	3-6 Morland Terrace
Approved Drawing:	2131 P 314B
Building Type:	ABA01



Original Building Fabric:	• Brickwork-Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows-Reynaers Ltd- Product reference: TS57 Windows/ TP 110 Sliding Doors or equivalent Schuco system.Polyester Powder coated, RAL 7021 “Black grey”. • Doors-Velfac 642 inward opening facade door 2400.Outer face untreated HW. • Garage Door Rundum Meir Original Standard • Cladding- Aluminium- 05/05/04 Colour: RAL 7021 “Black Grey” inc some gable cladding @ high level. Cladding- Stainless Steel polished. Cladding-Red Lauro ?, natural finish inc gates to front & rear. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Glass panels in powder coated RAL 7021 frame. • Roof & associated high level cladding inc chimneys plus Rainwater goods-Natural finish copper with 80mm diameter.Finish/ Colour: TECU®-Patina • Louvred side door to garage- Red Lauro. • Brushed Stainless Steel ironmongery. • External lighting- Freestyle Lighting F/566/2D28 - Black trim.
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Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac. • Side path – precast, exposed aggregate concrete paving. • Porch- dark ceramic tile
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Building Type Information Sheet	
Address:	Brass Building, 11-19 Aberdeen Sq.
Approved Drawing:	2131/P/312B
Building Type:	ABA02



Original Building Fabric:	• Windows-Reynaers Ltd- Product reference: TS57 Windows/ TP 110 Sliding Doors or equivalent Schuco system.Polyester Powder coated, RAL 7021 “Black grey”. • Cladding- Brass rainscreen-Face material: TECU®-Brass to DIN CuZn15, R-260 including soffits of projecting balconies, roof of projecting bays and rainwater spouts. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss with glass panels. • Mesh panels to ground floor garage – galvanised steel. • External lighting- Freestyle Lighting F/566/2D28 – stainless steel. • Pathway- Ayton Asphalte Clearmac.
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Building Type Information Sheet	
Address:	Steel Building, 1-28 Kingfisher Way
Approved Drawing:	2131 P/30
Building Type:	ABA03



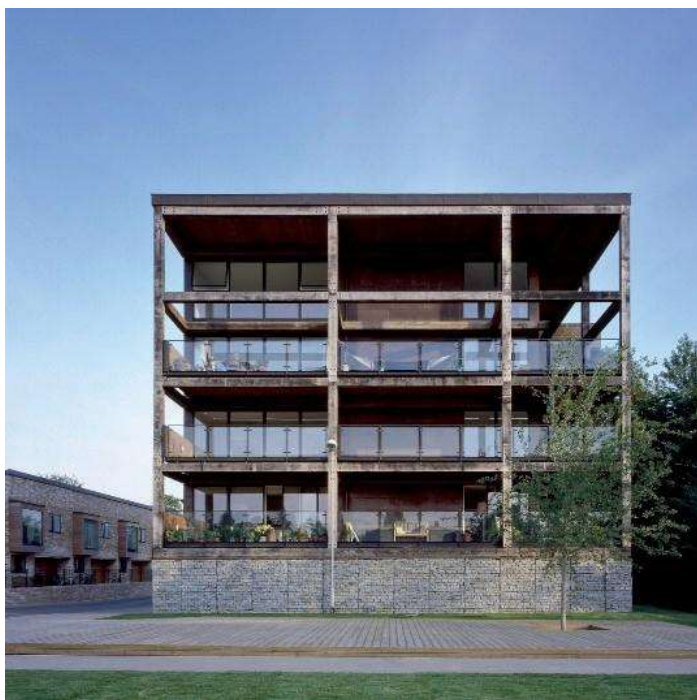
Original Building Fabric:	• Copper , Cedar class 1 & stainless steel cladding with oak frame and stainless steel fixings. • Ground level stone gabions – granite inside galvanised cages. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Frosted glass infill panels to balcony. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • External lighting- Freestyle Lighting F/566/2D28 – stainless steel. • Ironmongery- Brushed stainless steel.
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Building Type Information Sheet	
Address:	1-19 Light Building, Brooklands Av.
Approved Drawing:	1138 P/154B
Building Type:	FCB01



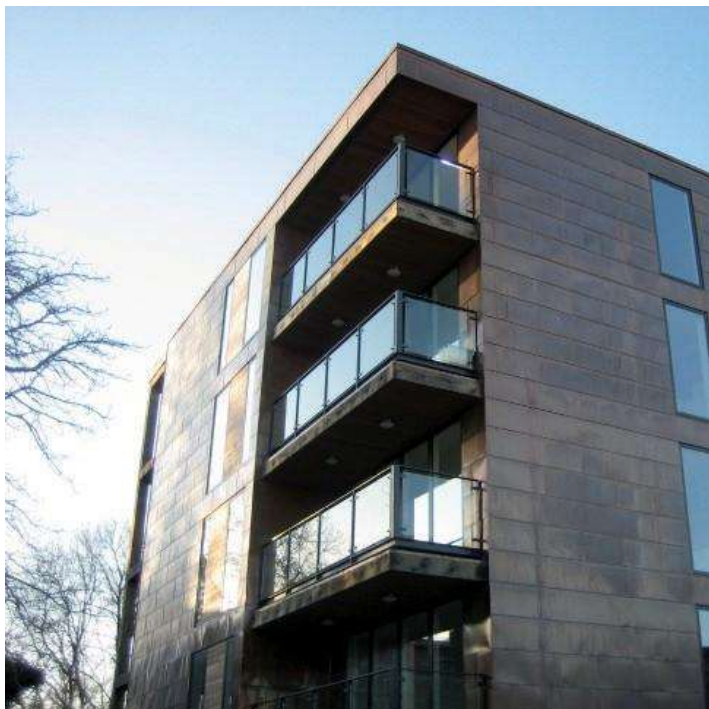
Original Building Fabric:	• Copper cladding with oak frame and stainless steel fixings. • Steel frame to balconies- powder coated, colour RAL 7021, 30% gloss. • Ground level stone gabions – granite inside galvanised cages. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Cladding- Red Lauro? including soffit of balcony & balcony sides. • Cladding – Copper- Natural finish to projecting balconies & lower level areas. • Glass infill panels to balcony. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • External lighting- Freestyle Lighting F/566/2D28 – black trim. • Ironmongery- Brushed stainless steel. • Oak frame & glazed roof with Red Lauro? cladding to bicycle store.
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Building Type Information Sheet	
Address:	1-9 Glass Building, Kingfisher Way
Approved Drawing:	1138/P/115C
Building Type:	FCB02



Original Building Fabric:	• Oak frame and stainless steel fixings. • Steel frame to balconies- powder coated, colour RAL 7021, 30% gloss. • Ground level stone gabions – granite inside galvanised cages. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Cladding- Cedar Class 1 including soffit of balcony & balcony sides. • Glass infill panels to balcony. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • External lighting- Freestyle Lighting F/566/2D28 – stainless steel. • Ironmongery- Brushed stainless steel. • Cladding- Copper, natural finish inc trims & flashings & projecting surround to main entrance.
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Building Type Information Sheet	
Address:	11-27 Copper Building, Kingfisher Way
Approved Drawing:	1138/P/123A
Building Type:	FCB03



Original Building Fabric:	• Oak frame and stainless steel fixings. • Steel frame to balconies- powder coated, colour RAL 7021, 30% gloss. • Ground level stone gabions – granite inside galvanised cages. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Cladding- Cedar Class 1 including soffit of balcony & balcony sides. • Glass infill panels to balcony. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • External lighting- Freestyle Lighting F/566/2D28 – stainless steel. • Ironmongery- Brushed stainless steel. • Cladding- Copper, natural finish inc trims & flashings.
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Building Type Information Sheet	
Address:	1-24 Oak Building, Kingfisher Way
Approved Drawing:	1138 P 140D
Building Type:	FCB04



Original Building Fabric:	• Copper cladding with oak frame and stainless steel fixings. • Steel frame to balconies- powder coated, colour RAL 7021, 30% gloss. • Ground level stone gabions – granite inside galvanised cages. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Cladding- Cedar Class 1 including soffit of balcony & balcony sides. • Glass infill panels to balcony. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • External lighting- Freestyle Lighting F/566/2D28 – stainless steel. • Ironmongery- Brushed stainless steel.
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Building Type Information Sheet	
Address:	Lauro Building, 67-87 (Odd) Aberdeen Av.
Approved Drawing:	1138 P 160D
Building Type:	FCB05



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Cladding- Cedar Class 1 • Balustrades - Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Glass infill panels to balcony. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
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Building Type Information Sheet	
Address:	1/2 & 7/8 Morland Terrace
Approved Drawing:	1138 P/100B
Building Type:	FCB06



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. Garage Door Rundum Meir Original Standard. Louvred side door to garage – Red Lauro? • Cladding- Cedar Class 1 ? • Cladding to top floor & studio- Copper natural finish. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • Copper trim, flashing & overflow. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac.

Building Type Information Sheet	
Address:	16,18 Gilmour Rd., 15,17 Copse Way, 8-19 Henslow Mews
Approved Drawing:	1138/P/103D
Building Type:	FCB07



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Cladding- Cedar Class 1 • Copper cladding & roof to projecting bays & top level living space. • Copper soffits to projecting bays. • Copper trim, flashing & overflow. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac.

Building Type Information Sheet	
Address:	5-11 (Odd) Aberdeen Av, 45-51 (Odd) Aberdeen Av, 57-63 (Odd) Aberdeen Av.
Approved Drawing:	1138 P 102C
Building Type:	FCB08



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Cladding- Cedar Class 1 • Copper cladding & roof to projecting bays. • Copper trim, flashing & overflow. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
Original Outdoor Space:	• Pathway- Ayton Asphalte Clearmac. • Block paving to communal covered parking area.

Building Type Information Sheet	
Address:	13-27 (Odd) Aberdeen Av., 29-43 (Odd) Aberdeen Av
Approved Drawing:	1138 P 104E
Building Type:	FCB09



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Garage Door Rundum Meir Original Standard • Cladding- Cedar Class 1 • Copper roof and cladding to front projecting bays. • Copper roof to upper level roof. • Copper trim, flashing & overflow. • Balustrades - Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac & concrete paving slabs.

Building Type Information Sheet	
Address:	2-14 (Even) Gilmour Rd. 1-7 (Odd) Henslow Mews. 20-26 Henslow Mews. 1-13 (Odd) Copse Way.
Approved Drawing:	1138 L 300
Building Type:	FCB10



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Cladding- Cedar Class 1 • Copper cladding & roof to side projecting bays. • Balustrades, Railings & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • Copper trim, flashing & overflow. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac. • Oak street furniture.

Building Type Information Sheet	
Address:	1 & 3 Aberdeen Av., 53 & 55 Aberdeen Av
Approved Drawing:	1138 P/106E
Building Type:	FCB11



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Garage Door Rundum Meir Original Standard • Cladding- Cedar Class 1 • Copper cladding & roof to side projecting bays. • Balustrades, Railings & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • Copper trim, flashing & overflow. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac. • Oak street furniture.

Building Type Information Sheet	
Address:	2-10 Richard Foster Road
Approved Drawing:	1138/P/107C
Building Type:	FCB12



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Cladding- Cedar Class 1 • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • Copper trim, flashing & overflow & cladding to projecting bay window. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel. • Concrete slab capping to chimney. Stainless steel flue cap within.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac.

Building Type Information Sheet	
Address:	5-10 Aberdeen Square
Approved Drawing:	1138/P/104E
Building Type:	FCB13



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Garage Door Rundum Meir Original Standard • Cladding- Cedar Class 1 • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • Copper trim, flashing & overflow. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac. • Timber decking to ground floor deck

Building Type Information Sheet	
Address:	3-9 (Odd) Kingfisher Way., 34-37 Gilpin Rd, 1-11 (Odd) Gilpin Pl., 2-14 (Even) Wilkinson Pl, 2-14 (Even) Copse Way.
Approved Drawing:	1138/P/110C
Building Type:	FCB14



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021? • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021?. • Garage Door Rundum Meir Original Standard (Up & over opening). • Natural copper finish to roof trims, flashing & overflows with copper roof. • Cladding- Cedar Class 1 • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel. • Vertical softwood timber boarded gates.
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Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac.
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Building Type Information Sheet	
Address:	11-25 (Odd) Kingfisher Way., 27-37 (Odd) Kingfisher Way., 1-6 Lennox Walk., 16 Wilkinson Pl.
Approved Drawing:	1138/P/109D
Building Type:	FCB15



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021? • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021?. • Cladding- Cedar Class 1 • Natural copper finish to roof trims, flashing & overflows with copper roof • Rainwater goods- Natural finish copper with 80mm diameter. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- exposed aggregate concrete.

Building Type Information Sheet	
Address:	1 Richard Foster Road, 2-32 (Even) Aberdeen Av., 2 Kingfisher Way
Approved Drawing:	108 P 200B
Building Type:	MLA 01



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Garage Door Rundum Meir Original Standard & matching door to adjacent store. • Cladding- Red Lauro inc 1st floor rear projections. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • Copper trim, flashing & overflow. Copper cladding & roof to rear studio & 1st floor proj. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel. • Cladding- powder coated metal trim RAL 7021 to projecting bay & entrance porch.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac. • Timber decking to ground floor entrance. • Timber external steps & powder coated handrail to rear.

Building Type Information Sheet	
Address:	34-54 (Even) Aberdeen Av., 1 Kingfisher Way
Approved Drawing:	108 P 225B
Building Type:	MLA02



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Garage Door Rundum Meir Original Standard & matching door to adjacent store. • Cladding- Red Lauro incl to 1st floor rear projection & rear studio. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • Copper trim, flashing & overflow. Copper cladding & roof to rear studio & 1st floor proj. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel. • Cladding- powder coated metal trim RAL 7021 to projecting bay & entrance porch.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac. • Timber decking to ground floor entrance. • Timber external steps & powder coated handrail to rear.

Building Type Information Sheet	
Address:	1-4 Aberdeen Sq.
Approved Drawing:	108/P/230A
Building Type:	MLA03



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021 • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021. • Garage Door Rundum Meir Original Standard. • Powder coated steel frame (RAL 7021) to front porch. • Cladding- Cedar Class 1 inc soffits of front porch. • Copper roofing & cladding to rear 1st floor living area. • Copper trim, flashing & overflow. • Balustrades & Gates- Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac. • Timber decking to porch.

Building Type Information Sheet	
Address:	2-32 (even) Gilpin Pl, 56-80 (even) Aberdeen Av.
Approved Drawing:	108/P/261B
Building Type:	MLA04



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021? • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021?. • Cladding- Cedar Class 1, inc upper terrace areas. • Balustrades - Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021?, 30% gloss. • Copper roof. • Rainwater goods- Natural finish copper with 80mm diameter. • Natural copper finish to roof trims, flashing & overflows • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel. • Storage area & gates – treated softwood, vertical feather edged boarding. • Fencing – vertical softwood alternate board .
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac.

Building Type Information Sheet	
Address:	30-33 Gilpin Rd.
Approved Drawing:	
Building Type:	MLA05



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021? • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021?. • Garage Door Rundum Meir Original Standard (Up & over opening). • Cladding- Cedar Class 1 • Balustrades - Rectangular section mild steel, galvanised to BS EN ISO 1461 and powder coated. Colour RAL 7021?, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel. • Natural copper finish to roof trims, flashing & overflows with copper roof.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac.

Building Type Information Sheet	
Address:	16-28 Gilpin Rd
Approved Drawing:	108/P/282A
Building Type:	MLA 06



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Facing (EH 921). Standard RMC Mortar. • Windows- Ideal Combi Bespoke Composite Aluminium (External) with Timber (Internal) in a Basalt Grey finish (External) RAL 7021?. • Doors- Velfac 600 or Ideal Combi equivalent with Basalt Grey finish. RAL 7021?. • Cladding- Cedar Class 1, to front storage and porch area. • Natural copper roofing to front storage & main roof. • Natural copper finish to roof trims, flashing & overflows. • Rainwater goods- Natural finish copper with 80mm diameter. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel. • Rear fencing & gate – treated softwood vertical feather edged boarding.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac.

Building Type Information Sheet	
Address:	1-15 Gilpin Rd
Approved Drawing:	108/P/271B
Building Type:	MLA07



Original Building Fabric:	• Brickwork- Leopold Engels Mystique Fa • Windows- Ideal Combi Bespoke Compo • Basalt Grey finish (External) RAL 7021? • Doors- Velfac 600 or Ideal Combi equiv • Cladding- Cedar Class 1 • Balustrades - Rectangular section mild s • coated. Colour RAL 7021?, 30% gloss. • Rainwater goods- Natural finish copper with 80mm diameter. • Roof trim & flashing - Natural finish copper. • External lighting- Freestyle Lighting F/566/2D28 - Black trim. • Ironmongery- Brushed stainless steel. • Storage area, bicycle store & gates – treated softwood, vertical feather edge boarding.
Original Outdoor Space:	• Private garden area to be retained as 'soft' landscaping. • Pathway- Ayton Asphalte Clearmac.