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Details of materials to be used at 110 Kew Green

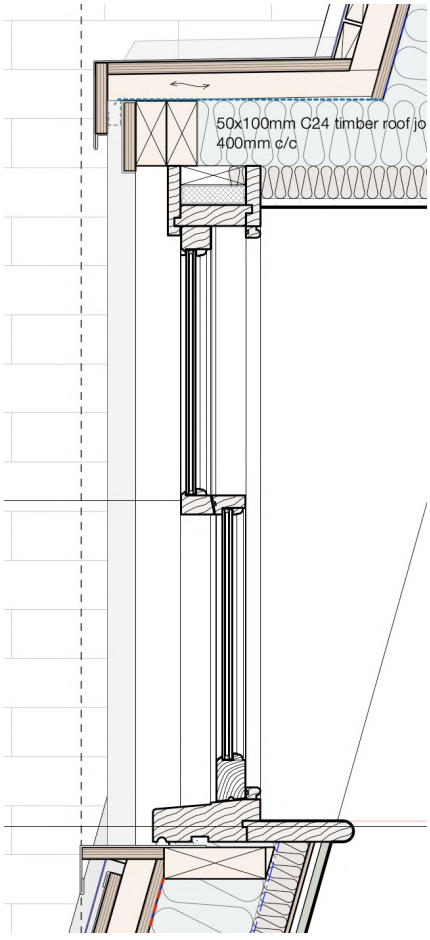
In relation to planning approval 21/2221/FUL

All to be read in conjunction with elevation drawings 542-053 and 542-054.

1. Windows

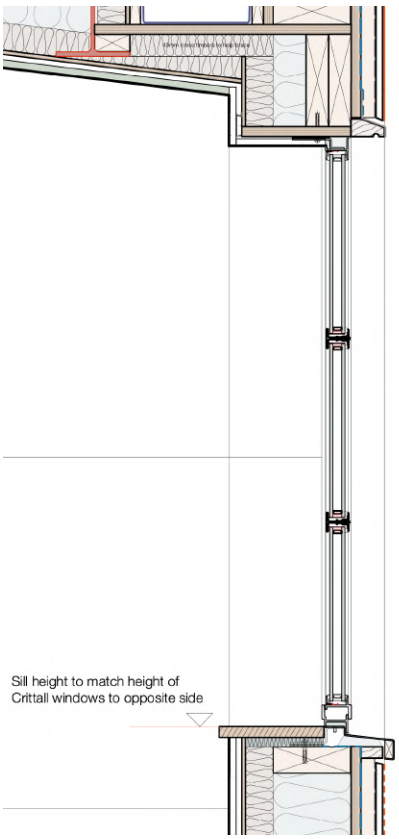
1.1 New windows to front (mid 19th Century) building side wall (4no), south elevation (2no.) and second floor rear east elevation (3no. within zinc roof extension)

These are to match the existing white painted timber sash window, like for like in materiality (but with different proportions and glazing bars as per drawings), and with slim-line double glazing to improve thermal performance.



1.2 New windows to rear (early 20th Century) building second floor extension

These are to match the existing steel casement windows, like for like in materiality (but with different proportions), and with double glazing to improve thermal performance. The system will be Crittall Corporate W20 windows (Galvanised Steel Finish)



2. Brickwork

New brickwork (where we are extending up) is to match the existing London Stock brick, with lime mortar joints to seamlessly blend into the walls below. Reclaimed bricks will be sourced to suit – no product or supplier to give at this stage as their stocks / availability etc will vary between now and when we need the bricks, but they will be matched.

3. Paint colours (render / doors & metalwork)

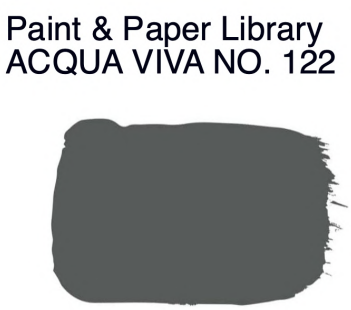
3.1 Side elevation render will be painted with Little Greene 'Mushroom' - a classic, gentle paint colour - neutral with a hint of red oxide for warmth, and developed in association with The National Trust.

This shade will be a little darker than the existing tone in order to reduce glare from the south facing building and update its general appearance.

The application suggested using a darker colour to the front (C19) building, but there is no natural point to separate the two shades due to the existing buttress, so we are proposing the same colour for the whole west façade as it is presently.

Below are photos of a sample patch in situ, the left image is to the rear (north) of the building, and the right towards the front (south). At the rear it is quite a close match to the existing, but as the paint has faded to the front (it appears) the contrast is more evident. These samples can be seen on site presently.

3.2 The front door set, window railings above, render to front elevation base, side door, and rear garage doors will all be painted with Paint & Paper Library's Acqua Viva No.122 (or similar colour matched), a deep, charcoal-blue colour.



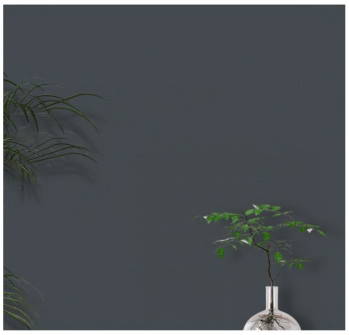
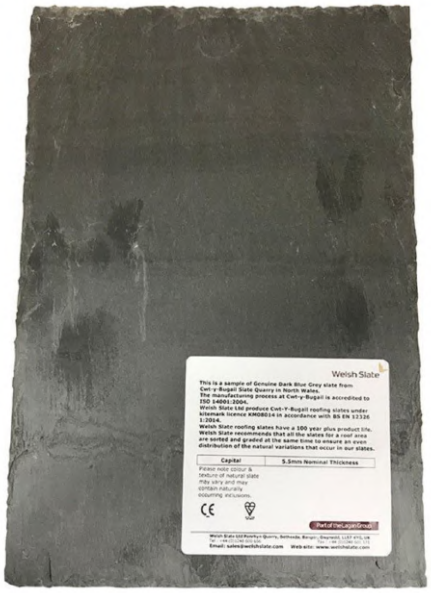


Photo below of sample swatch next to existing render

4. Roofing (slate, zinc)

4.1 The C19 front building roofing slate will be Cwt Y Bugail Capital Grade Welsh Slate Roof Tile in Blue/Grey

Images below, physical sample can be sent across if needed
https://www.roofingsuperstore.co.uk/product/cwt-y-bugail-capital-grade-welsh-slate-in-blue-grey.html



Featuring several incredibly practical characteristics which make it an exceptional roofing tile, this Cwt-y-Bugail Welsh Slate is highly resistant to alkalis, acids and other chemicals, as well as extremely durable and unaffected by typical extremes of temperature. Impermeable to water, it can maintain its natural colour, even in UV light.

Cwt-y-Bugail, Ffestiniog and Penrhyn quarries have produced Welsh roofing slates to the finest standards in the world. They are typically removed from roofs after 100 years after the timbers have failed and can then be re-used. For example, Penrhyn slate was removed from St Asaph Cathedral after 400 years of use and reused. Their undisputed durability and quality ensure they are a highly desirable product for prestigious and heritage projects.

4.2 The zinc roof to the early C20 extension to the rear will be finished with VMZINC Quartz-Zinc

Images below, physical sample can be sent across if needed
https://www.vmzinc.com/en-gb/surface-finishes/quartz-zinc

The zincwork will be taken down to form a box gutter in front of the raised parapet wall below, and the coping also covered in zinc to ensure a continuous watertight layer and simplify the appearance.

4.3 The flat roof to the ground floor side extension will be grey GRP to match the tone of the zinc above, with lead flashings and a lead coping. The side of the side extension wall (circa 170mm higher than No.108's eaves) will be lined with lead down into a shared box gutter to resolve the connection to the existing extension next door.

5. Upper floor copings (stone and leadwork)

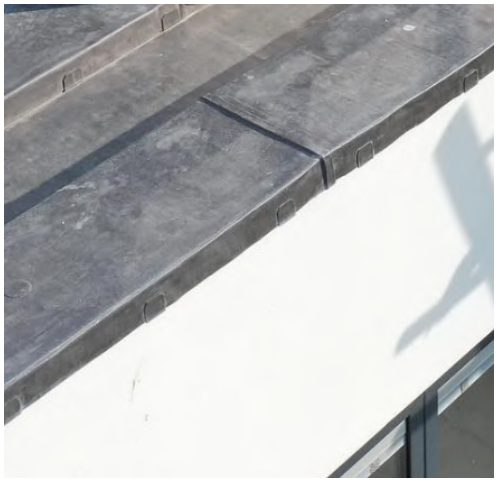
5.1 To the front part of the building, our notes state 'new stone cooping' but we will reuse the existing if possible and match to it. We need to closely inspect for defects and cracks and thoroughly clean up. We may also need to match this stone to the slopes beside the chimney as these are presently brick.

The product we will use if we cannot re-use the existing will be:
https://www.acanthuscaststone.co.uk/product/cs19-plain-once-weathered-coping-stone/

Acanthus cast stone products can supply a same-sized coping in Ivory or Yorkstone, which we will select for the closest match once the existing stone is cleaned up. The ivory would match the stone used on Kew Bridge, but Yorkstone is a good match for a lot of the existing stone used along the terrace.

5.2 To the rear part of the building (early 20th Century) the existing copings appear to be painted stone or concrete with a render band below (possibly made up of projecting brick, covered up with render). It is currently in poor condition and does not appear to be a robust detail we can easily repair. There are leadwork copings and flashings to parts of the front building presently (and on top of the side buttresses), so rather than impose another material on the building we are proposing to cover the existing and new copings with high quality leadwork dressed down over the whole projecting element. Lead is a more appropriate and tactile material for the age of this part of the building than say zinc, or aluminium, and will match tonally with the galvanised window below.


Existing coping


Example of leadwork coping over render

6. Rainwater goods

Elevation drawings 542-053 and 542-054 show finalized downpipe and hopper positions now that the drainage design has been worked through with the approved top floor properly. We are adding an additional downpipe to the west elevation, symmetrically about the centre of the C19th portion of the building.

We are also adding one to the north west corner of the top floor. These pipes along with the other shown to the side will be cast iron effect aluminum and if possible coloured to match the render so they will disappear as much as possible.

The downpipes to the east side / rear courtyard will match the existing black rainwater goods.

Left:
Alumasc Heritage Round Circular Cast Aluminium Socketed Downpipe, can be finished to any BS/RAL colour.

If we cannot get a good colour match to the render we will use black.

We hope that we have provided all that you require but should you have any questions or require clarification on any matter please do not hesitate to contact us, preferably by email (ed@atelierwest.co.uk).