simpsonhaugh

Sparkle Street – Manchester

Post-Approval Discussion | 20 April 2026

10413-SHP-RP-PA05 | P04



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1.0 INTRODUCTION

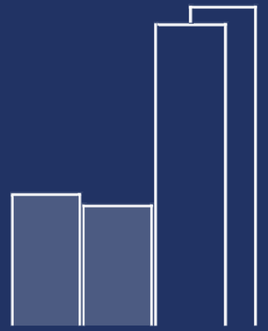
2.0 ADJUSTMENT TO FLOOR LEVELS

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6.0 APPENDIX B - WINDOW FRAME COMPARISON
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1.0 INTRODUCTION

1.1 THE PROJECT

- Application number: 139986/FO/2024
- Brownfield site on the corner of Sparkle Street and Store Street
- "Demolition of existing part vacant buildings and erection of a part 10 storey,part 27, part 28 storey residential development comprising 359 homes (Use Class C3) with supporting amenity spaces, and associated highways works, landscaping, plant areas, and other associated works."
- Facade takes influence from the historic building in the surrounding locale (Crusader Mill, Vulcan Mill, Sparkle Street Warehouse, Ducie Street Warehouse, Piccadilly Station).


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DESIGN & ACCESS STATEMENT

Below:Photographsofsurrounding buildings:CrusaderMill,VulcanMill, SparkleStreetWarehouse,DucieStreet Warehouse,Piccadilly Station

2.1 Physical Context

2.1.4 OVERALL MATERIALITY / COLOUR PALETTE

Within the immediate context of the site, brick and masonry are the dominant materials for most buildings. The colour of this is more of a mixed palette, ranging from sandstone/buff to red to dark brown as can be seen in the diagram on the opposite page.

Historic warehouse/mill buildings in the area have primarily influenced this choice of material and colour, with many of the newer developments (eg. Piccadilly Village) emulating their facade treatment. Form and detailing for the local vernacular is also often heavily influenced by the likes of Ducie Street Warehouse and Crusader Mill.

Smaller blocks appear to celebrate the individual nature of the brick, whereas larger buildings have used it as a from-making tool. Stone or masonry lintels above dark windows is also common. This is discussed further in the Design Evolution Section of this document.

Even some more contemporary non-residential buildings have looked to reference the local colour palette, for example the use of corten on the Boad Street Car Park.

Oxygen's use of brick and concrete is in-keeping, though the colour palette of grey/ dark blue is in contrast to much of the street.

The use of yellow/grey sheet metal on the existing building on the site is not in keeping with the wider area.

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Right: Photographs of surrounding buildings: Crusader Mill,Vulcan Mill,Sparkle Street Warehouse, Ducie Street Warehouse,Piccadilly Station

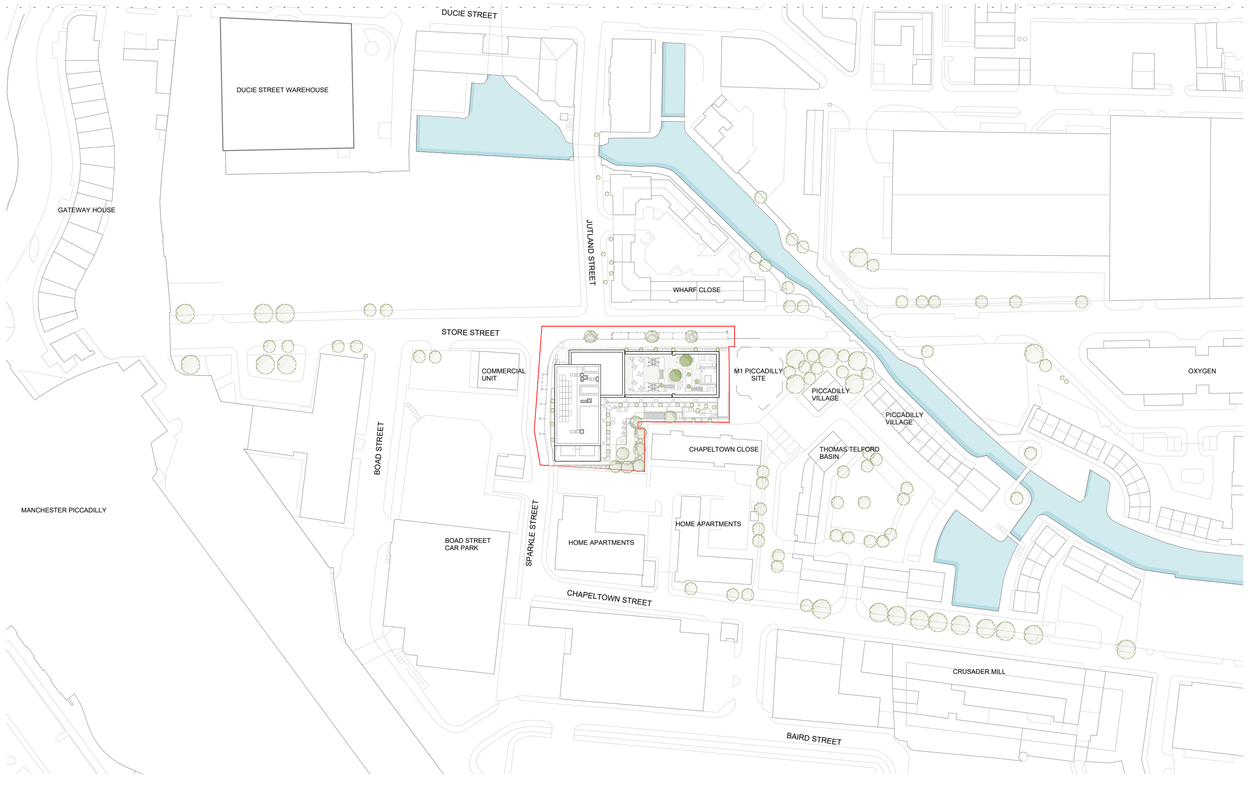
Far Right: Site photographs take by SimpsonHaugh (2022).

Opposite page: Proposed site plan (from planning drawings)



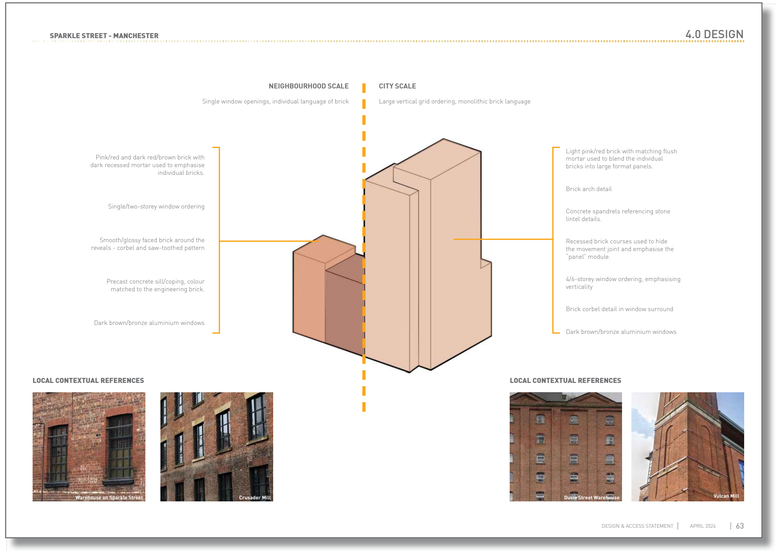






Below: Proposed visual from Jutland Street: (Virtual Planet,2023)

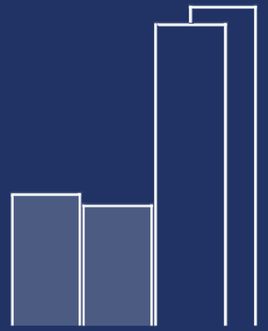
Opposite page: Proposed visual of Level 26 Amenity: (Virtual Planet,2023)







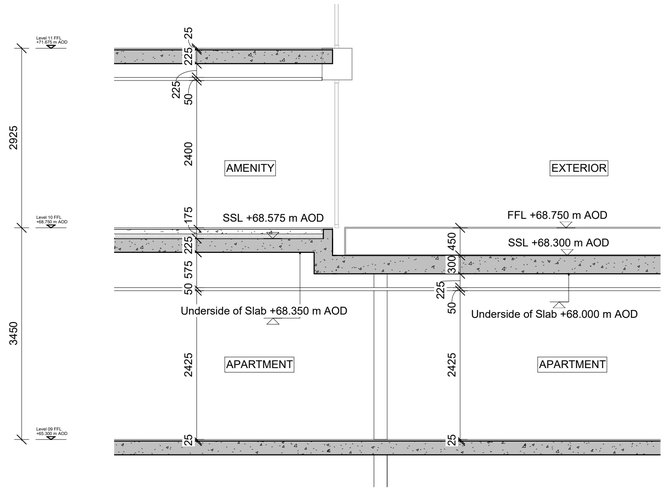
Below: Proposed visual of the Level 26 amenity space: (Virtual Planet, 2023)



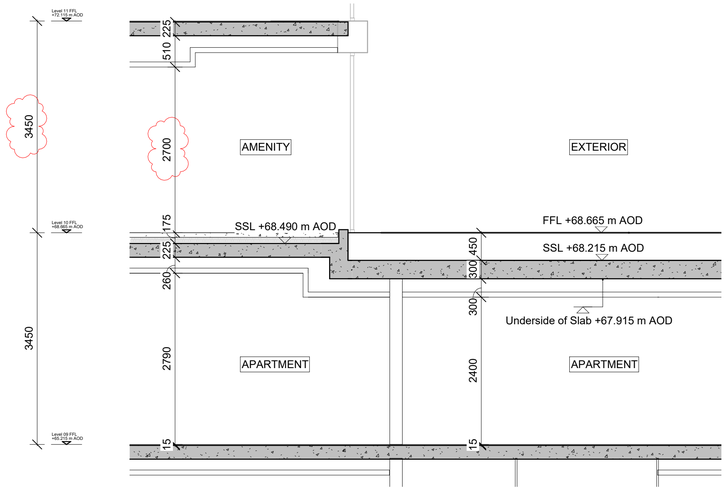
2.0

ADJUSTMENTS TO FLOOR LEVELS

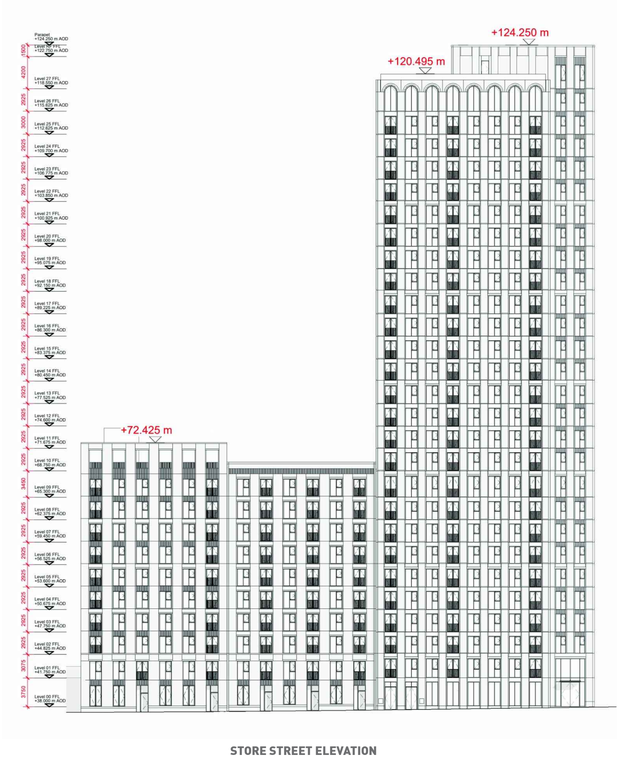
CONSENTED LEVEL 10 AMENITY FLOOR-TO-FLOOR HEIGHT



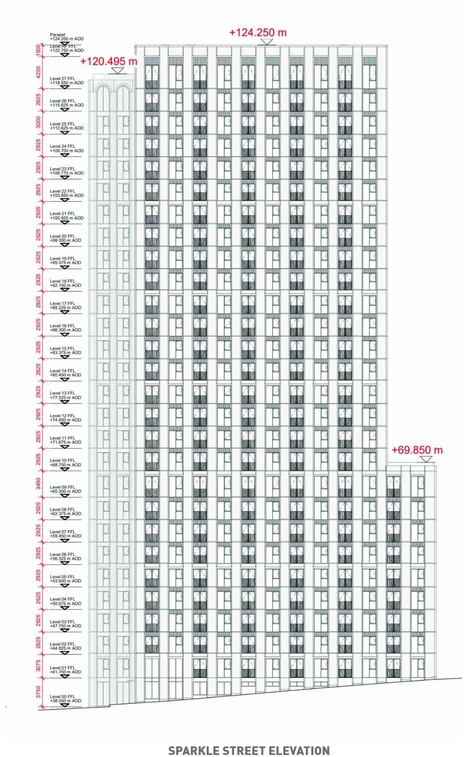
UPDATED LEVEL 10 AMENITY FLOOR-TO-FLOOR HEIGHT



CONSENTED OVERALL ELEVATIONS

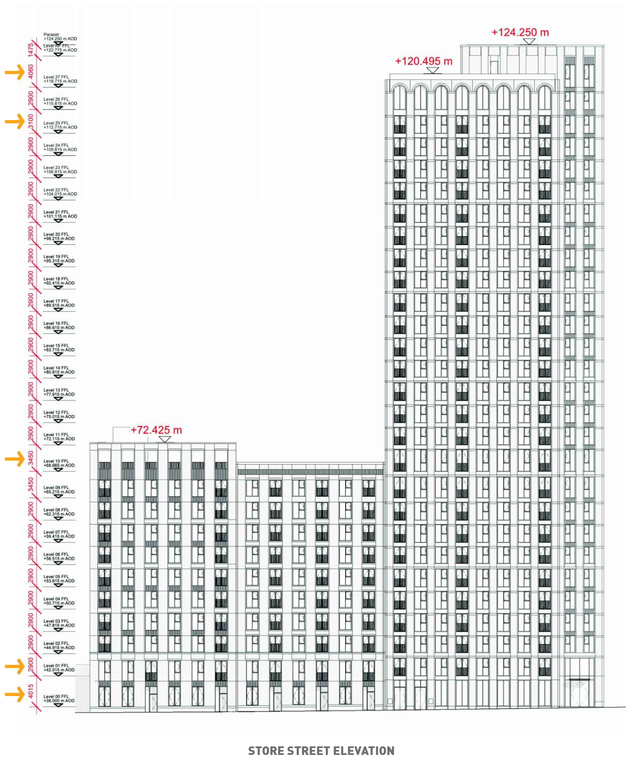


STORE STREET ELEVATION

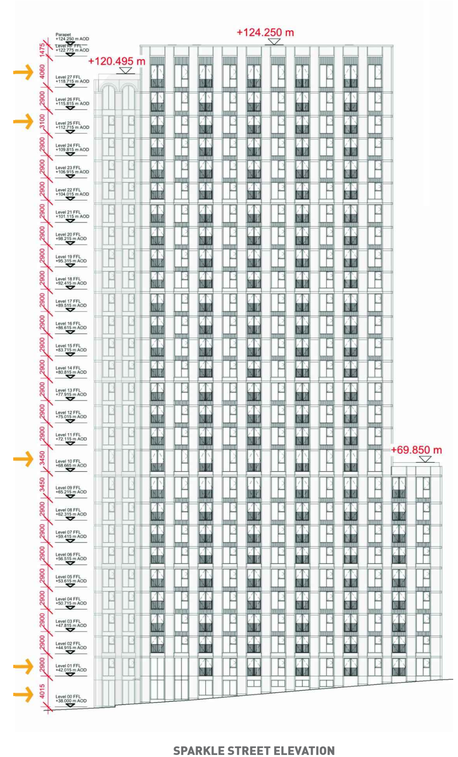


SPARKLE STREET ELEVATION

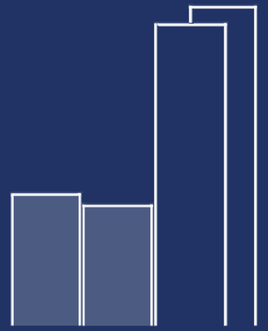
UPDATED OVERALL ELEVATIONS



STORE STREET ELEVATION



SPARKLE STREET ELEVATION



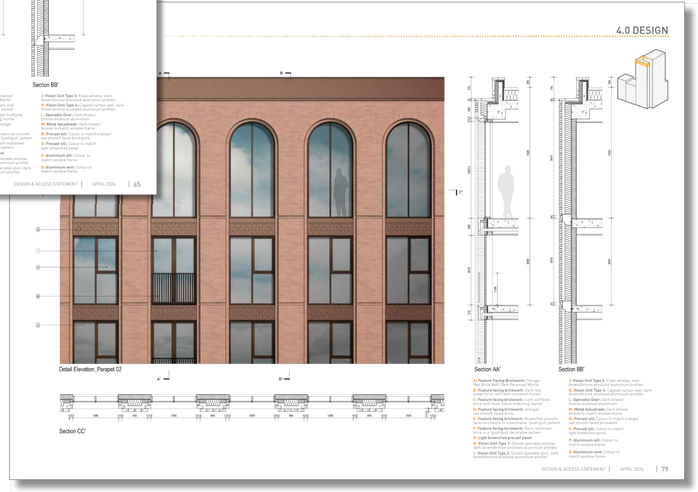
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UPDATED FACADE CONSTRUCTION


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DESIGN & ACCESS STATEMENT
4.4 Appearance and Materials
4.4.1 MATERIALITY STRATEGY
The materiality and detailing of the proposal is centred on the aspiration to root the building within its existing local context. This involved analysis of the current vernacular as detailed in Chapter 3, as well as research into the historic urban grain/aesthetic as described in Chapter 2.
The proposals use of traditional brick reflects the dominant material of historic buildings in the area, in particular the goods warehouses constructed in the 1800s and which continue to influence the area's vernacular today.
The colour tone of the brick varies between each block, helping to further articulate the massing. The colours chosen reflect the range of brick colour existing in the area, within a palette of reds, oranges, browns and buff/light pinks.
The use of precast concrete and brick above window opening replicates the stone/brick lintels of the historic context and provides a visual robustness/solidity to the scheme.
The use of single, double and multi-level vertical ordering provides hierarchy and individualism to each block, as well as creating elegantly proportioned openings seen in many historic buildings in the area and city-wide.
The intent for part of the scheme to respond at a "Neighbourhood Scale" whilst another part to reflect a "City Scale" is seen through the detailing of the facade. Whilst both are predominantly brickwork, the way that the material is used changes, as discussed in detail in this chapter.
Above: Proposed material/palette collage
Opposite page: Proposed elevational treatment concept/diagram
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DESIGN & ACCESS STATEMENT
4.4 Appearance and Materials
4.4.2 TOWNHOUSE BLOCK 01
As one of the two blocks intended to present a "neighbourhood scale", the emphasis is on expressing the granular and reading each individual brick in the facade. This is achieved through:
1. The the choice of brick, which is intended to have a level of variation in its colour from one brick to the next (within the range of red/orange), giving each brick individuality.
2. The use of recessed mortar of a contrasting colour to the brick itself, accentuating the edges of the brick through shadow.
To contrast the primary brick, the window surrounds will be picked out with a smooth-faced red brick corbel detail - replicating the detail seen on several warehouse buildings (example shown left). This brick is also used to create a decorative spandrel as part of the blocks 2-storey vertical ordering of window openings. This spandrel uses a "push-pull" soldier-course pattern that corresponds to the rhythm of the balustrading of the Juliet balconies.
The sills are proposed to be a precast concrete element, matching the colour of the smooth-faced red brick, completing the framing of the window.
The choice of dark brown/bronze anodising for the window frames is intended to recess the windows further, being subservient to the brick whilst being a complimenting colour that unites all windows and doors on the scheme.
Left (top) Simpsonhaughphotograph of Spark16StreetWarehouse, (middle) Arcoslo Canal Aspect.jpg, Stonebridge Wharf, Manchester, (bottom) Simpsonhaugh photographofCrusadoMill.
Right (top) Proposed material/palettecollage, (bottom) Proposed exemplarview of TownhouseBlock01, detail-elevations/planningapplicationdrawing.
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SPARKLE STREET - MANCHESTER
4.0 DESIGN
Detail Elevation, Type 01
Section AA'
Section BB'
Section CC'
A- Feature Facing Brickwork: Orange/ red smooth faced brickwork with dark mortar
B- Feature facing brickwork: Dark red/ brown brick with dark recessed mortar
C- Feature facing brickwork: Light buff/pink brick with dark recessed mortar
D- Feature facing brickwork: Orange/ red smooth faced brickwork
E- Feature facing brickwork: Brownish smooth faced brickwork in a 'decorative' push/pull pattern
F- Feature facing brickwork: Dark red/brown brick with dark recessed mortar
G- Light brown/red precast panel
H- Vision Unit Type 1: Glazed openable window, dark brown/bronze anodised aluminium profiles
I- Vision Unit Type 2: Glazed openable door, dark brown/bronze anodised aluminium profiles
J- Vision Unit Type 3: Fixed window, dark brown/bronze anodised aluminium profiles
K- Vision Unit Type 4: Glazed curtain wall, dark brown/bronze anodised aluminium profiles
L- Openable Door: Dark brown/ bronze anodised aluminium
M- Metal balustrade: Dark brown/ bronze anodised aluminium frame
N- Precast sill: Colour to match 'orange/ red' smooth faced brickwork
O- Precast sill: Colour to match light brown/red pigment
P- Aluminium sill: Colour to match window frame
R- Aluminium vent: Colour to match window frame
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4.0 DESIGN
Detail Elevation, Parapet 02
Section AA'
Section BB'
Section CC'
A- Feature Facing Brickwork: Orange/ red smooth faced brickwork with dark mortar
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3.1 SYSTEM UPDATE

JRL are proposing a prefabricated brick-faced concrete panel system in lieu of hand-laid brickwork as proposed in the planning application.

3.2 SYSTEM BENEFITS

Benefits of brick-clad concrete panel system compared to Hand-laid Brickwork:

Visual Quality:

- No difference in appearance from traditional methods as the panels are fabricated with traditional clay facing bricks
- Panels are fabricated in factory conditions giving improved and consistent quality control

Environmental Impact / Material Usage:

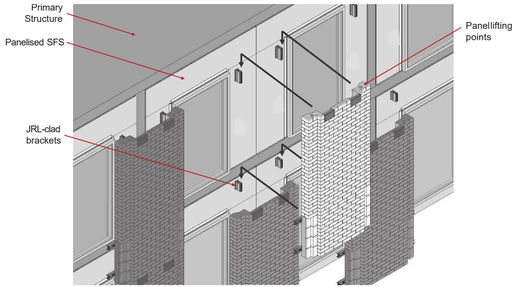
- Reduced on-site noise and dust pollution.
- Reduction in quantity of facing bricks (approx. 2 facings yielded per brick)
- Cantilevered masonry support systems not required
- Wall ties, cavity trays etc not required
- Lightweight construction means an efficient RC frame, reducing concrete and reinforcement quantities
- Lower carbon footprint and requires less energy to produce.

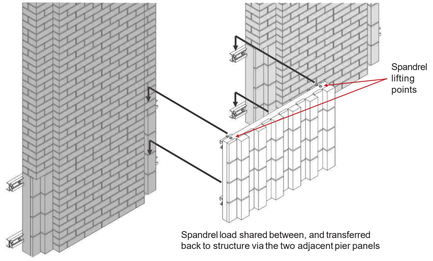
Safety Considerations

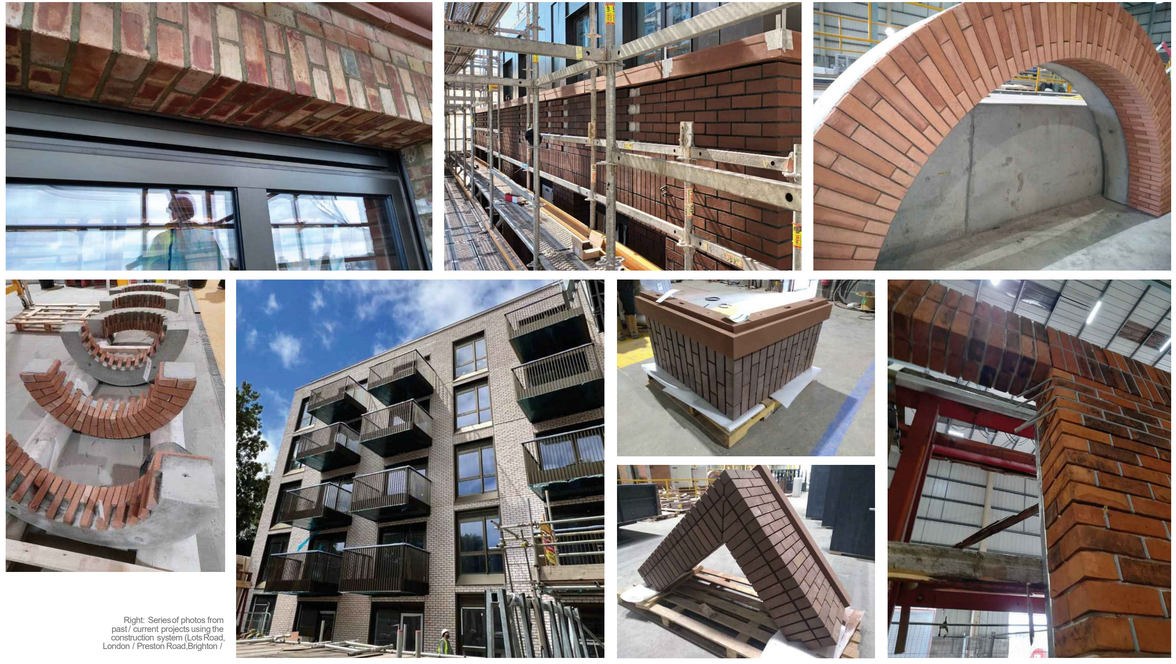
- Installation of panels provides early permanent edge protection safety benefits at each floor level
- Less labour intensive than traditional hand laid brickwork, which reduces operatives working at height for prolonged periods
- Fully tested and compliant system (eg. fire, weather, loading, acoustic testing)

Construction Logistics / Programme

- Reduction in material storage requirements which is beneficial for Sparkle Street as a City Centre site with limited access and storage.
- Panels can be installed in cold and wet weather conditions where traditional brick laying would not be practicable.
- Panels would be delivered on a "just in time" basis and lifted and fitted onto the building







Right: Series of photos from past/ current projects using the construction system (Lots Road, London / Preston Road,Brighton /

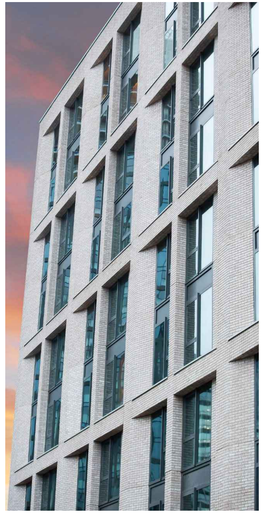


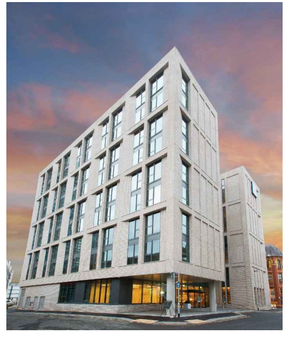


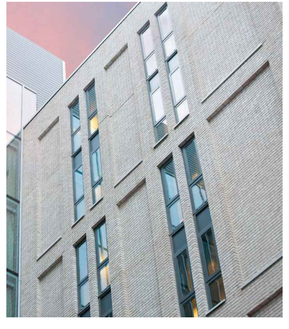


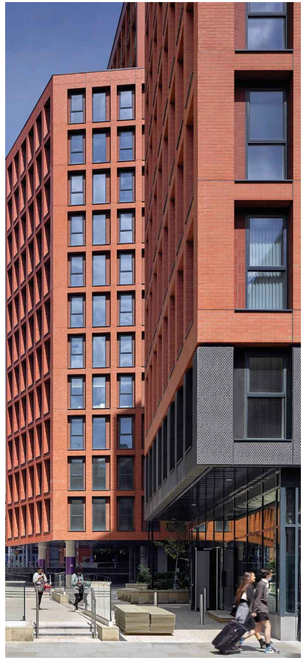


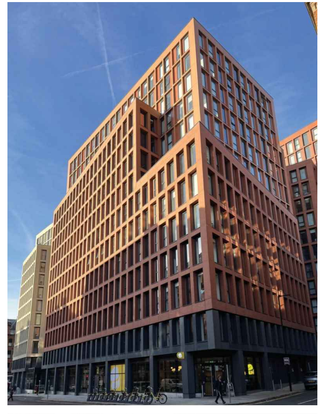
Right: Series of photos from past/ current projects using the construction system (Winstanley / Newcombe House)





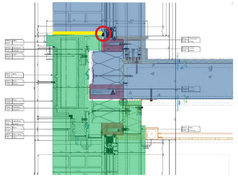






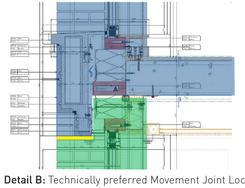


Above: AC Hotel,Cable Street,Manchester.
Right: Manchester New Square.



Detail A: Technically challenging Movement Joint Location

- Shear movement at the panel / cill / window connection creates risk of reduced durability of silicon seal, resultin in water penetration.
- Likely to increase the thickness of the base section of all window frames as well as adding additional drip detail
- Potential installation issues for horizontal cavity barrier
- Buildability challenges regarding bracket locations



Detail B: Technically preferred Movement Joint Location

- No relative moement at cill.
- No movement affecting the installation of cavity barrier
- Bracket locations more favourable for installation.

CONSENTED



Comments:

+ Well-defined grid, with horizontals expressed through recess shadow

- Location of movement joint technically challenging (Detail A)

OPTION 01



Comments:

- Horizontal expression fragmented and visually unclear

+ Location of movement joint technically preferred (Detail B)

OPTION 02



Comments:

+ Well-defined grid, with horizontals expressed through recess shadow

- Stepped movement joint technically challenging

OPTION 03



Comments:

- Horizontal expression fragmented. Significant change from original design intent.

- Stepped movement joint technically challenging

OPTION 04



Comments:

+ Horizontals at primary grid floors well defined.

- Additional recess at cill creates unnecessary fragmenting of the vertical pier.

- Stepped movement joint technically challenging

OPTION 05



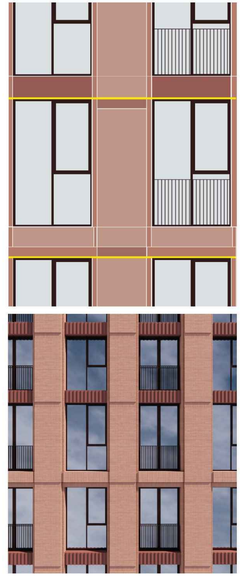
Comments:

+ Horizontals at primary grid floors well defined.

+ Location of movement joint technically preferred (Detail B)

- Varying height of recess creates visual imbalance.

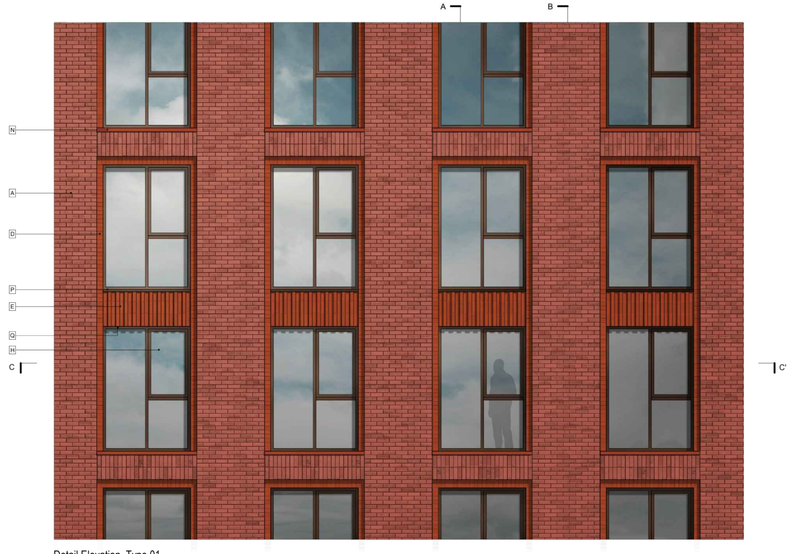
OPTION 06



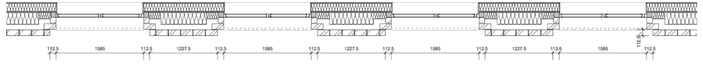
Comments:

+ Horizontals at primary grid floors well defined.

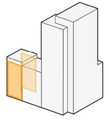
+ Location of movement joint technically preferred (Detail B)

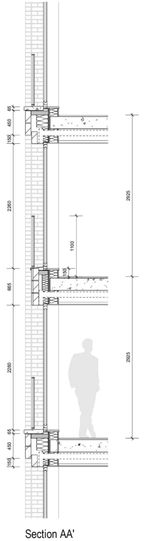


Detail Elevation_Type 01



Section CC'





Section AA'

A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar

D: **Feature facing brickwork:** Orange/ red smooth faced brick

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze anodised aluminium profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze anodised aluminium profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze anodised aluminium profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: **Openable Door:** Dark brown/ bronze anodised aluminium

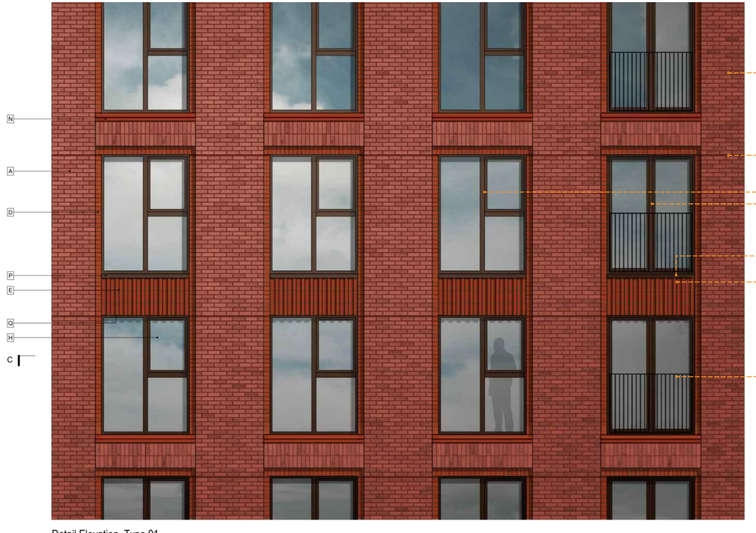
M: **Metal balustrade:** Dark brown/ bronze to match window frame

N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

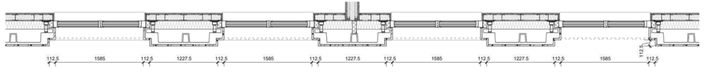
O: **Precast sill:** Colour to match light brown/red panel

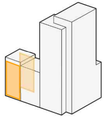
P: **Aluminium sill:** Colour to match window frame

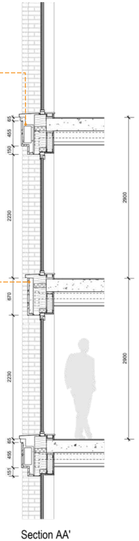
Q: **Aluminium vent:** Colour to match window frame



Detail Elevation_Type 01







Section AA'

A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar and raked mortar in the corbelled reveal

D: **Feature facing brickwork:** Orange/ red smooth faced brick

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze PPC metal profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze PPC metal profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze PPC metal profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze PPC metal profiles

L: **Openable Door:** Dark brown/ bronze PPC metal

M: **Metal balustrade:** Dark brown/ bronze to match window frame

N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

O: **Precast sill:** Colour to match light brown/red panel

P: **PPC metal sill:** Colour to match window frame

Q: **PPC metal vent:** Colour to match window frame

LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

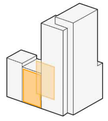
08: Recessed brick introduced to base of tower

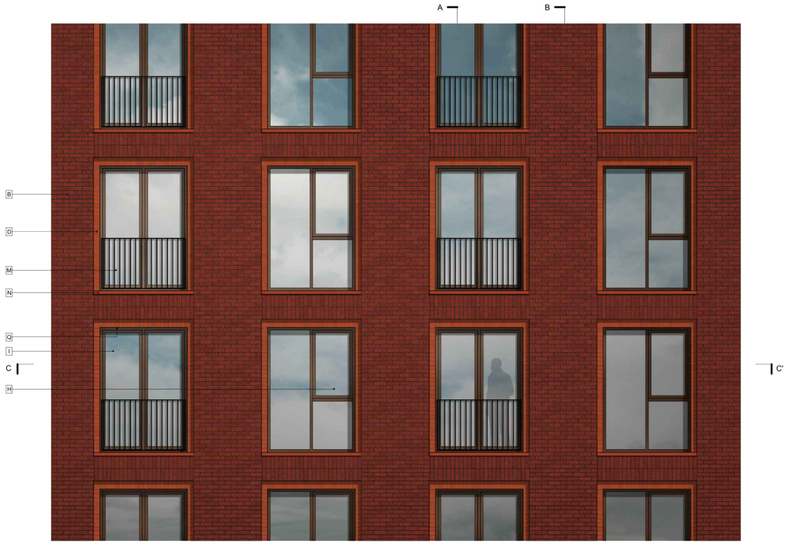
09: Height of engineering brick amended

10: Concrete panel replaced with PPC metal

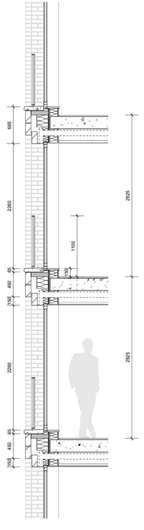
11: Raked mortar shown in corbelled reveal on tower

12: Anodised aluminium updated to PPC metal. (Refer to material keys)

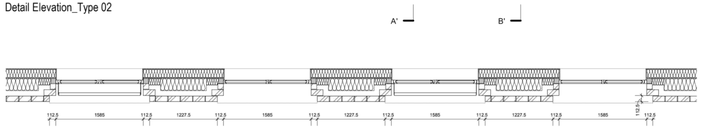




Detail Elevation_Type 02



Section AA'



Section CC'

A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar

D: **Feature facing brickwork:** Orange/ red smooth faced brick

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze anodised aluminium profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze anodised aluminium profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze anodised aluminium profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: **Openable Door:** Dark brown/ bronze anodised aluminium

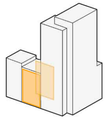
M: **Metal balustrade:** Dark brown/ bronze to match window frame

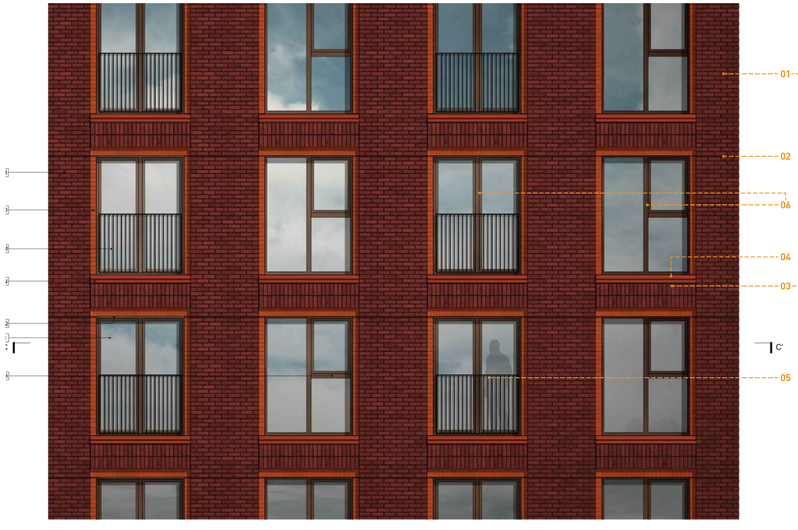
N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

O: **Precast sill:** Colour to match light brown/red panel

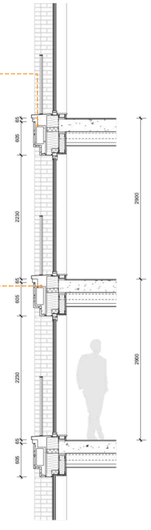
P: **Aluminium sill:** Colour to match window frame

Q: **Aluminium vent:** Colour to match window frame

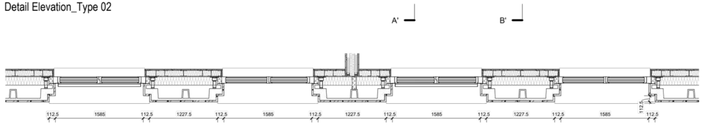




Detail Elevation_Type 02



Section AA'



A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar and raked mortar in the corbelled reveal

D: **Feature facing brickwork:** Orange/ red smooth faced brick

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze PPC metal profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze PPC metal profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze PPC metal profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze PPC metal profiles

L: **Openable Door:** Dark brown/ bronze PPC metal

M: **Metal balustrade:** Dark brown/ bronze to match window frame

N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

O: **Precast sill:** Colour to match light brown/red panel

P: **PPC metal sill:** Colour to match window frame

Q: **PPC metal vent:** Colour to match window frame

LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

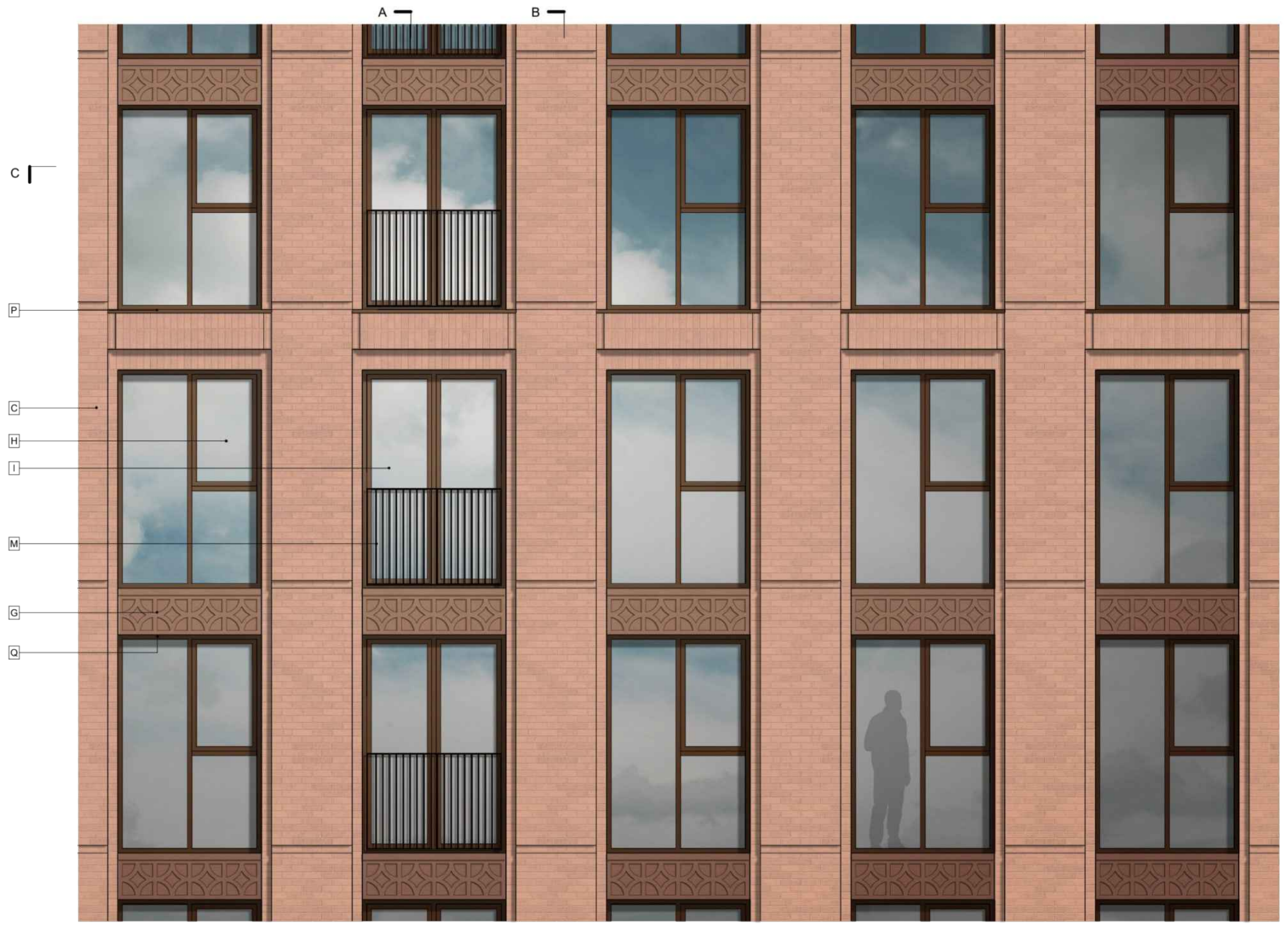
08: Recessed brick introduced to base of tower

09: Height of engineering brick amended

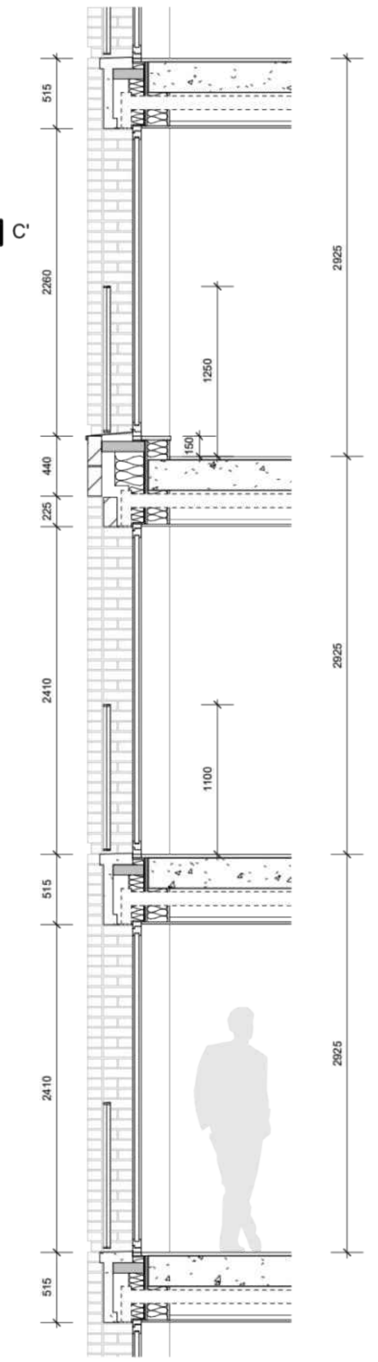
10: Concrete panel replaced with PPC metal

11: Raked mortar shown in corbelled reveal on tower

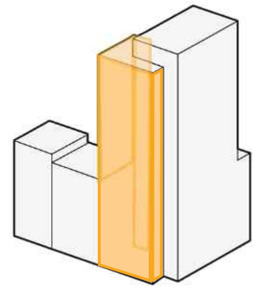
12: Anodised aluminium updated to PPC metal. (Refer to material keys)

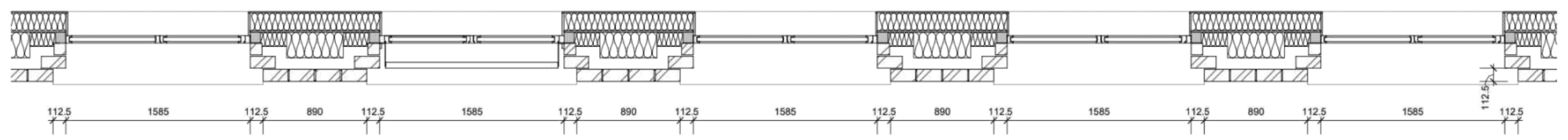


Detail Elevation_Type 03



Section AA'





Section CC'

A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

B: Feature facing brickwork: Dark red/ brown brick with dark recessed mortar

C: Feature facing brickwork: Light buff/pink brick with flush colour matching mortar

D: Feature facing brickwork: Orange/ red smooth faced brick.

E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze anodised aluminium profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze anodised aluminium profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze anodised aluminium profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: Openable Door: Dark brown/ bronze anodised aluminium

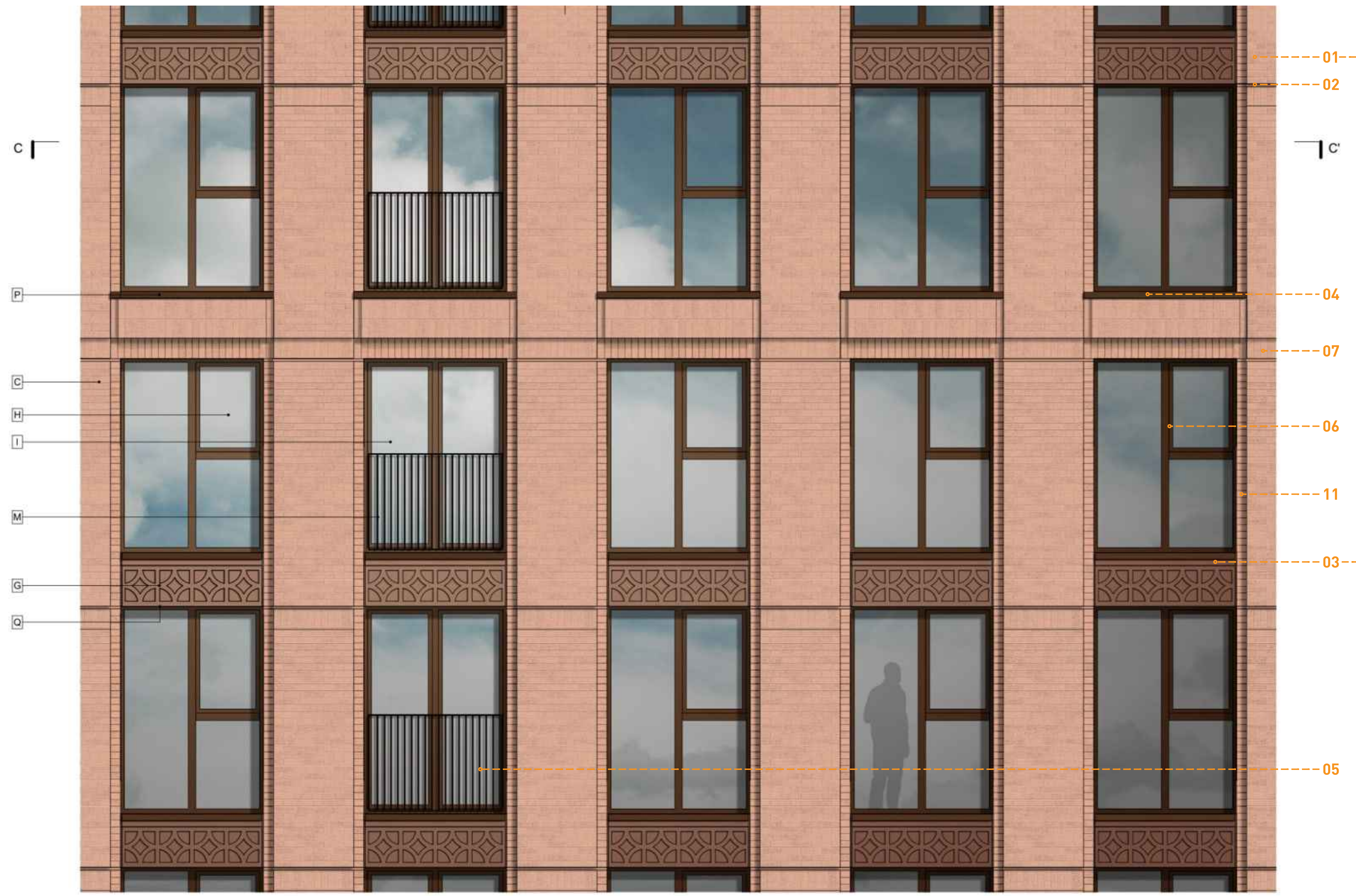
M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

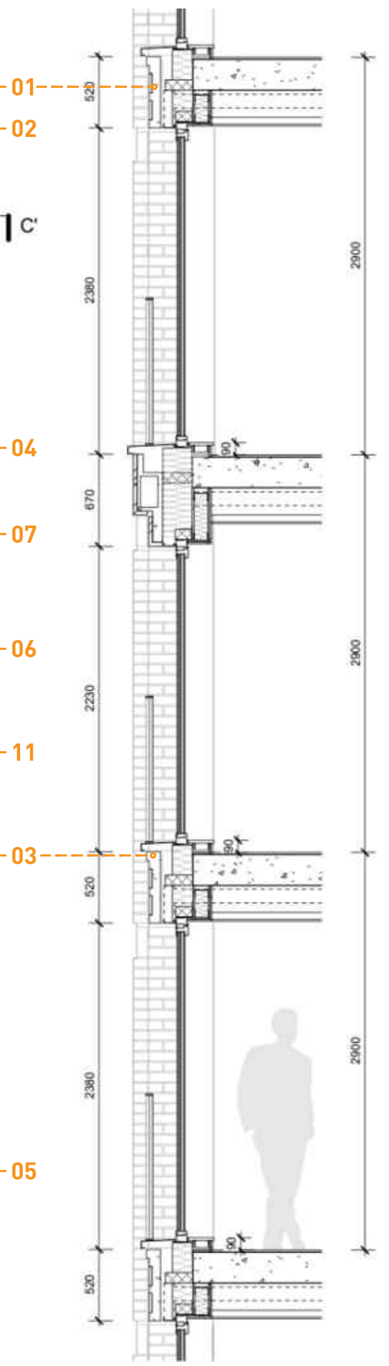
O: Precast sill: Colour to match light brown/red panel

P: Aluminium sill: Colour to match window frame

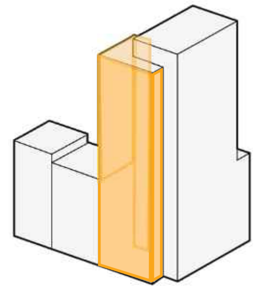
Q: Aluminium vent: Colour to match window frame

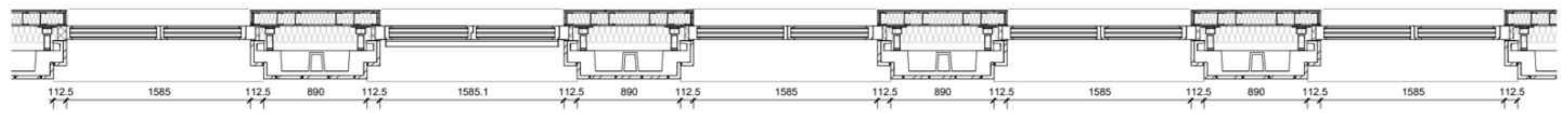


Detail Elevation_Type 03



Section AA'





LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

08: Recessed brick introduced to base of tower

09: Height of engineering brick amended

10: Concrete panel replaced with PPC metal

11: Raked mortar shown in corbelled reveal on tower

12: Anodised aluminium updated to PPC metal. (Refer to material keys)

A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

B: Feature facing brickwork: Dark red/ brown brick with dark recessed mortar

C: Feature facing brickwork: Light buff/pink brick with flush colour matching mortar and raked mortar in the corbelled reveal

D: Feature facing brickwork: Orange/ red smooth faced brick.

E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze PPC metal profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze PPC metal profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze PPC metal profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze PPC metal profiles

L: Openable Door: Dark brown/ bronze PPC metal

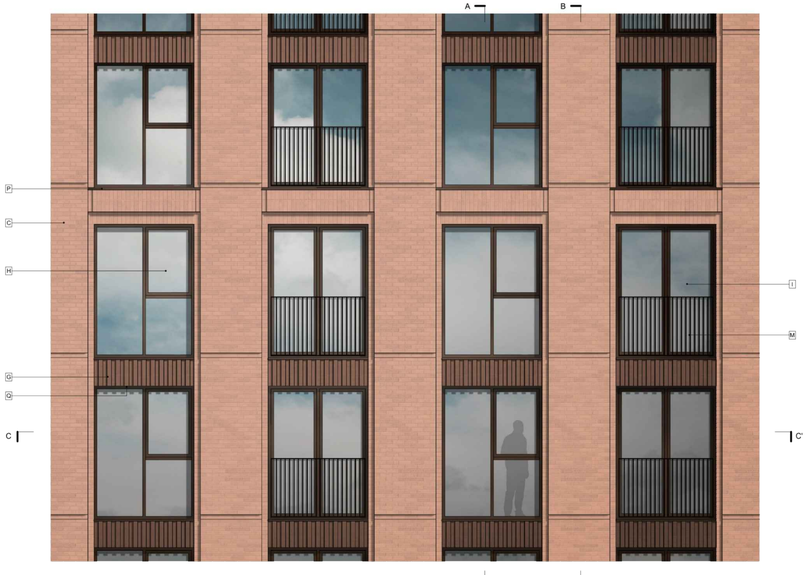
M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

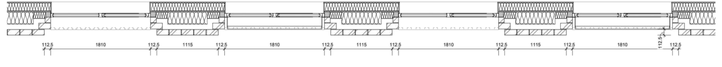
O: Precast sill: Colour to match light brown/red panel

P: PPC metal sill: Colour to match window frame

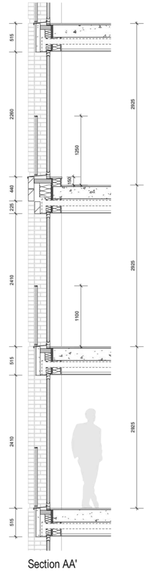
Q: PPC metal vent: Colour to match window frame



Detail Elevation_Type 04



Section CC'



Section AA'



A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

B: Feature facing brickwork: Dark red/ brown brick with dark recessed mortar

C: Feature facing brickwork: Light buff/pink brick with flush colour matching mortar

D: Feature facing brickwork: Orange/ red smooth faced brick

E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze anodised aluminium profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze anodised aluminium profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze anodised aluminium profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: Openable Door: Dark brown/ bronze anodised aluminium

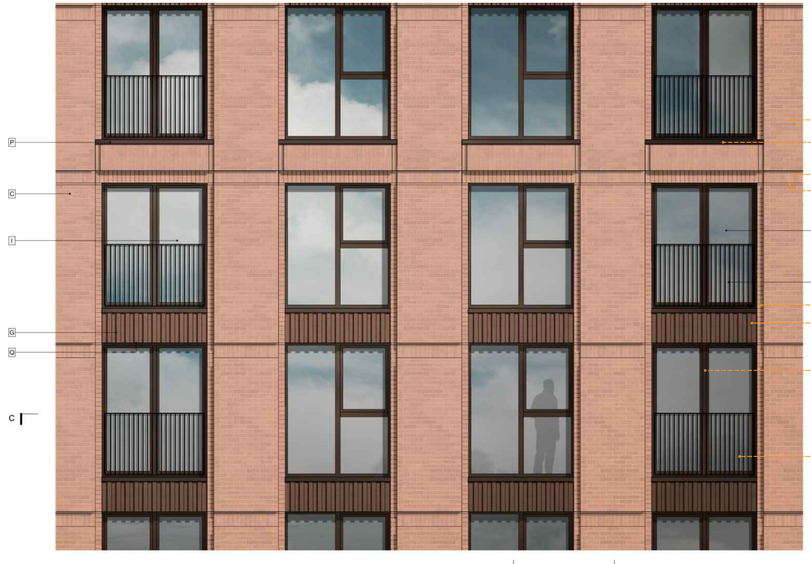
M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

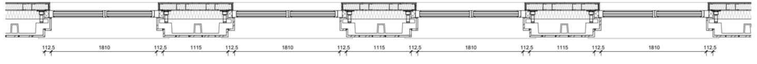
O: Precast sill: Colour to match light brown/red panel

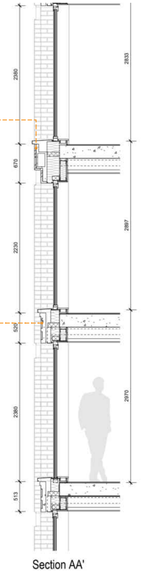
P: Aluminium sill: Colour to match window frame

Q: Aluminium vent: Colour to match window frame

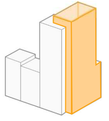


Detail Elevation_Type 04





Section AA'



A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

B: Feature facing brickwork: Dark red/ brown brick with dark recessed mortar

C: Feature facing brickwork: Light buff/pink brick with flush colour matching mortar and raked mortar in the corbelled reveal

D: Feature facing brickwork: Orange/ red smooth faced brick

E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze PPC metal profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze PPC metal profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze PPC metal profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze PPC metal profiles

L: Openable Door: Dark brown/ bronze PPC metal

M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

O: Precast sill: Colour to match light brown/red panel

P: PPC metal sill: Colour to match window frame

Q: PPC metal vent: Colour to match window frame

LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

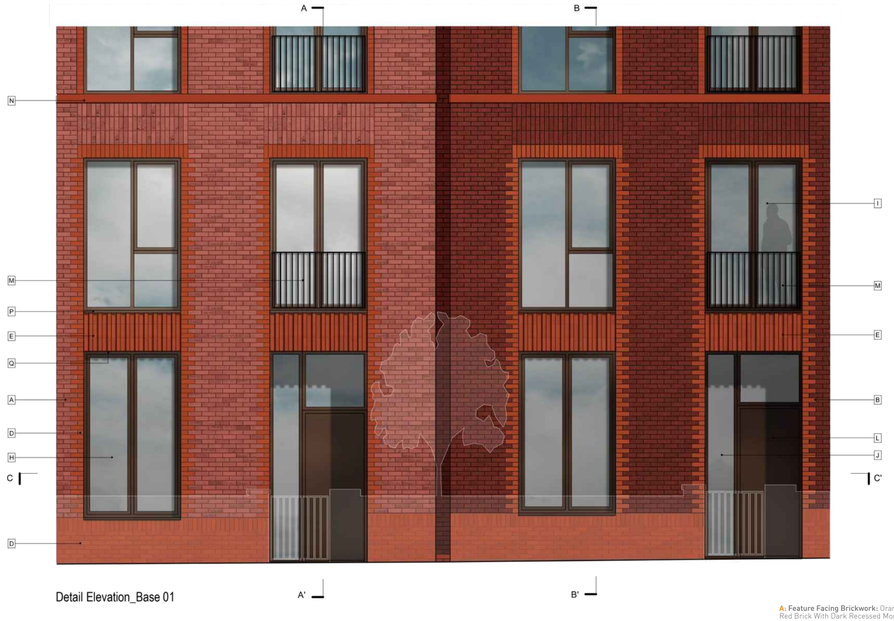
08: Recessed brick introduced to base of tower

09: Height of engineering brick amended

10: Concrete panel replaced with PPC metal

11: Raked mortar shown in corbelled reveal on tower

12: Anodised aluminium updated to PPC metal. (Refer to material keys)



Detail Elevation_Base 01



A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar

D: **Feature facing brickwork:** Orange/ red smooth faced brick.

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze anodised aluminium profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze anodised aluminium profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze anodised aluminium profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: **Openable Door:** Dark brown/ bronze anodised aluminium

M: **Metal balustrade:** Dark brown/ bronze to match window frame

N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

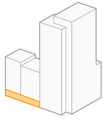
O: **Precast sill:** Colour to match light brown/red panel

P: **Aluminium sill:** Colour to match window frame

Q: **Aluminium vent:** Colour to match window frame



Detail Elevation_Base 01



LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

08: Recessed brick introduced to base of tower

09: Height of engineering brick amended

10: Concrete panel replaced with PPC metal

11: Raked mortar shown in corbelled reveal on tower

12: Anodised aluminium updated to PPC metal. (Refer to material keys)

A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar and raked mortar in the corbelled reveal

D: **Feature facing brickwork:** Orange/ red smooth faced brick

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze PPC metal profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze PPC metal profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze PPC metal profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze PPC metal profiles

L: **Openable Door:** Dark brown/ bronze PPC metal

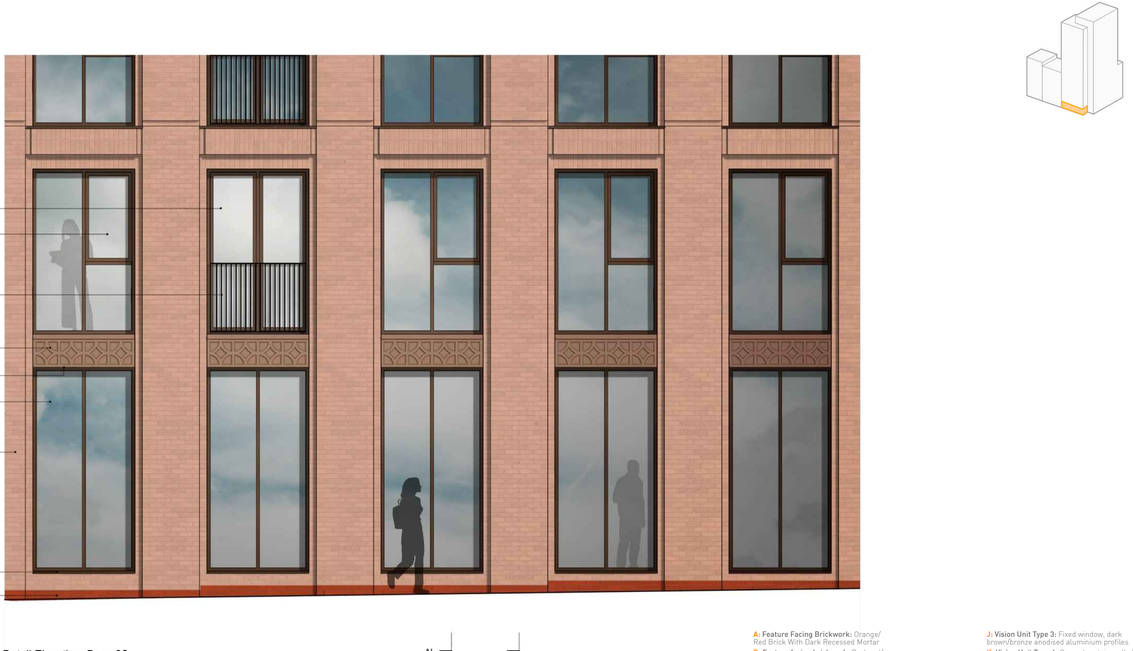
M: **Metal balustrade:** Dark brown/ bronze to match window frame

N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

O: **Precast sill:** Colour to match light brown/red panel

P: **PPC metal sill:** Colour to match window frame

Q: **PPC metal vent:** Colour to match window frame



Detail Elevation_Base 02

A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar

D: **Feature facing brickwork:** Orange/ red smooth faced brick.

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze anodised aluminium profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze anodised aluminium profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze anodised aluminium profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: **Openable Door:** Dark brown/ bronze anodised aluminium

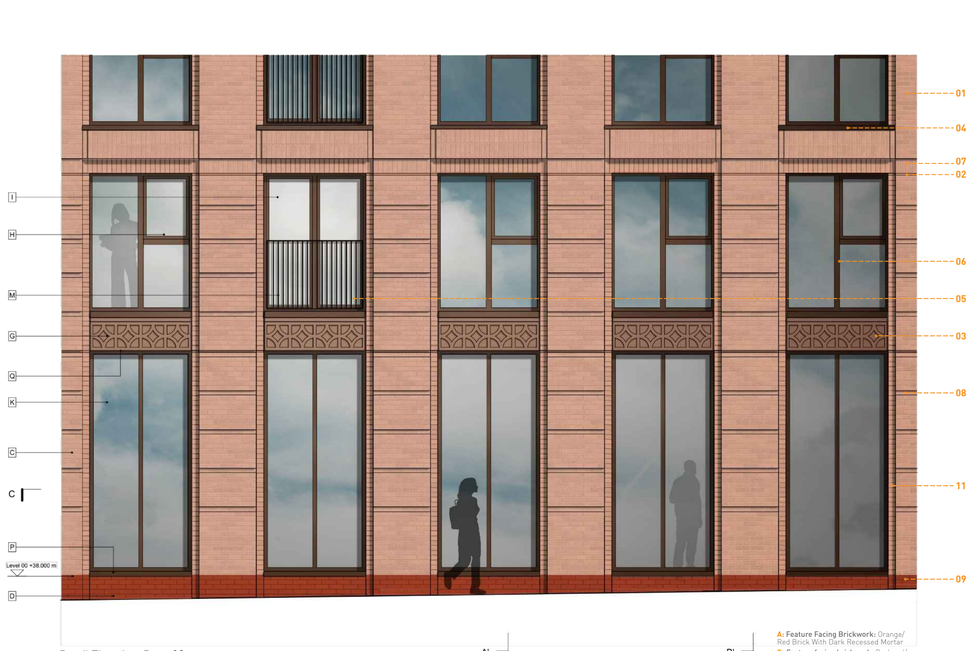
M: **Metal balustrade:** Dark brown/ bronze to match window frame

N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

O: **Precast sill:** Colour to match light brown/red panel

P: **Aluminium sill:** Colour to match window frame

Q: **Aluminium vent:** Colour to match window frame



Detail Elevation_Base 02

LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

08: Recessed brick introduced to base of tower

09: Height of engineering brick amended

10: Concrete panel replaced with PPC metal

11: Raked mortar shown in corbelled reveal on tower

12: Anodised aluminium updated to PPC metal. (Refer to material keys)

A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar and raked mortar in the corbelled reveal

D: **Feature facing brickwork:** Orange/ red smooth faced brick

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze PPC metal profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze PPC metal profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze PPC metal profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze PPC metal profiles

L: **Openable Door:** Dark brown/ bronze PPC metal

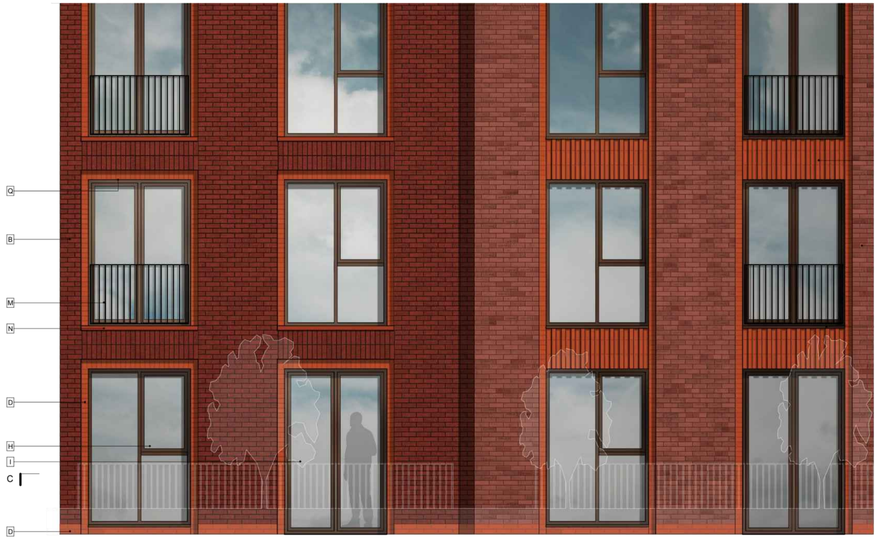
M: **Metal balustrade:** Dark brown/ bronze to match window frame

N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

O: **Precast sill:** Colour to match light brown/red panel

P: **PPC metal sill:** Colour to match window frame

Q: **PPC metal vent:** Colour to match window frame





A'

B'

Detail Elevation_Base 03

A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar

D: **Feature facing brickwork:** Orange/ red smooth faced brick.

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze anodised aluminium profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze anodised aluminium profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze anodised aluminium profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: **Openable Door:** Dark brown/ bronze anodised aluminium

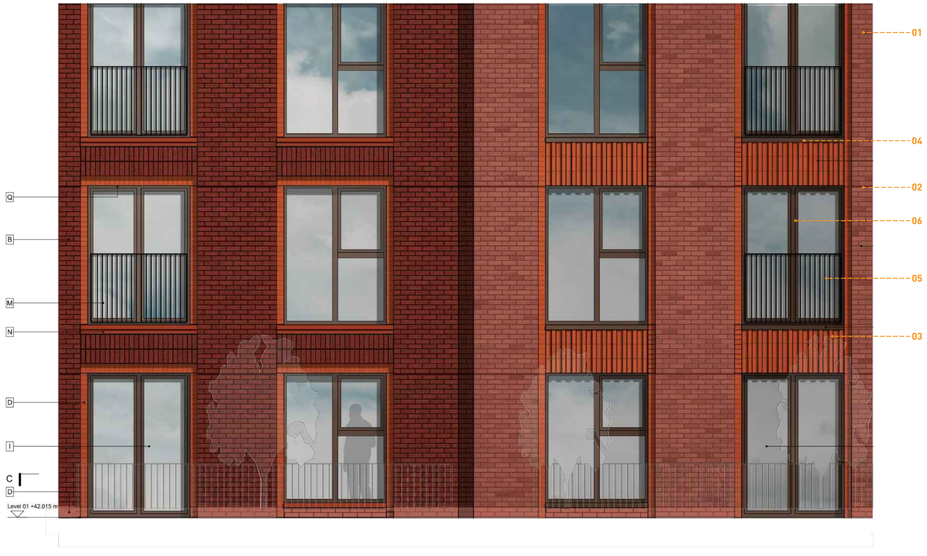
M: **Metal balustrade:** Dark brown/ bronze to match window frame

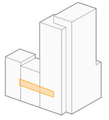
N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

O: **Precast sill:** Colour to match light brown/red panel

P: **Aluminium sill:** Colour to match window frame

Q: **Aluminium vent:** Colour to match window frame





A'

B'

Detail Elevation_Base 03

A: **Feature Facing Brickwork:** Orange/ Red Brick With Dark Recessed Mortar

B: **Feature facing brickwork:** Dark red/ brown brick with dark recessed mortar

C: **Feature facing brickwork:** Light buff/pink brick with flush colour matching mortar and raked mortar in the corbelled reveal

D: **Feature facing brickwork:** Orange/ red smooth faced brick

E: **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: **Feature facing brickwork:** Dark red/brown brick in a 'push/pull' decorative pattern

G: **Light brown/red precast panel**

H: **Vision Unit Type 1:** Glazed openable window, dark brown/bronze PPC metal profiles

I: **Vision Unit Type 2:** Glazed openable door, dark brown/bronze PPC metal profiles

J: **Vision Unit Type 3:** Fixed window, dark brown/bronze PPC metal profiles

K: **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze PPC metal profiles

L: **Openable Door:** Dark brown/ bronze PPC metal

M: **Metal balustrade:** Dark brown/ bronze to match window frame

N: **Precast sill:** Colour to match orange/ red smooth faced brickwork

O: **Precast sill:** Colour to match light brown/red panel

P: **PPC metal sill:** Colour to match window frame

Q: **PPC metal vent:** Colour to match window frame

LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

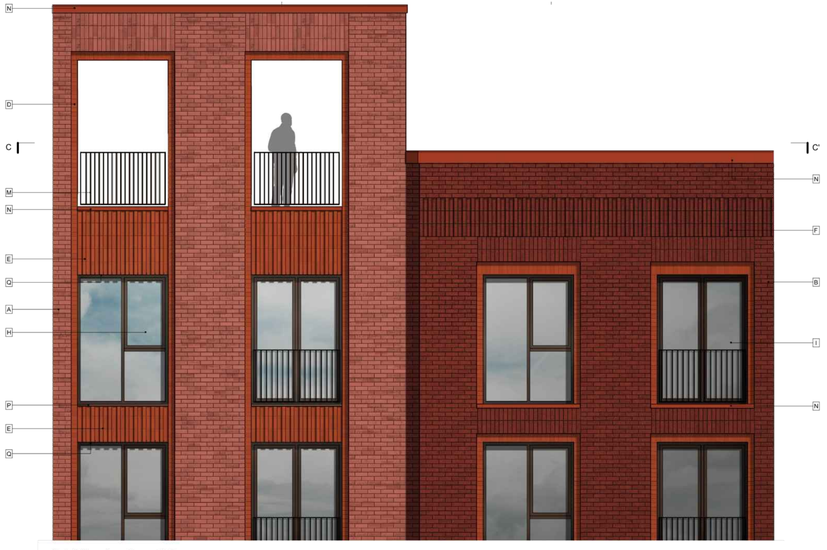
08: Recessed brick introduced to base of tower

09: Height of engineering brick amended

10: Concrete panel replaced with PPC metal

11: Raked mortar shown in corbelled reveal on tower

12: Anodised aluminium updated to PPC metal. (Refer to material keys)



Detail Elevation_Parapet 01



A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

B: Feature facing brickwork: Dark red/ brown brick with dark recessed mortar

C: Feature facing brickwork: Light buff/pink brick with flush colour matching mortar

D: Feature facing brickwork: Orange/ red smooth faced brick.

E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze anodised aluminium profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze anodised aluminium profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze anodised aluminium profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: Openable Door: Dark brown/ bronze anodised aluminium

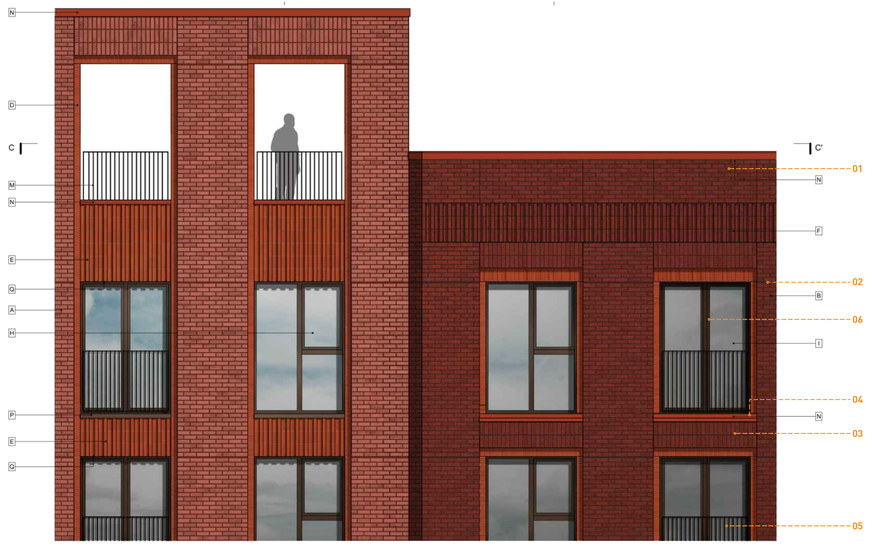
M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

O: Precast sill: Colour to match light brown/red panel

P: Aluminium sill: Colour to match window frame

Q: Aluminium vent: Colour to match window frame



Detail Elevation_Parapet 01



LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

08: Recessed brick introduced to base of tower

09: Height of engineering brick amended

10: Concrete panel replaced with PPC metal

11: Raked mortar shown in corbelled reveal on tower

12: Anodised aluminium updated to PPC metal. (Refer to material keys)

A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

B: Feature facing brickwork: Dark red/ brown brick with dark recessed mortar

C: Feature facing brickwork: Light buff/pink brick with flush colour matching mortar and raked mortar in the corbelled reveal

D: Feature facing brickwork: Orange/ red smooth faced brick

E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze PPC metal profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze PPC metal profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze PPC metal profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze PPC metal profiles

L: Openable Door: Dark brown/ bronze PPC metal

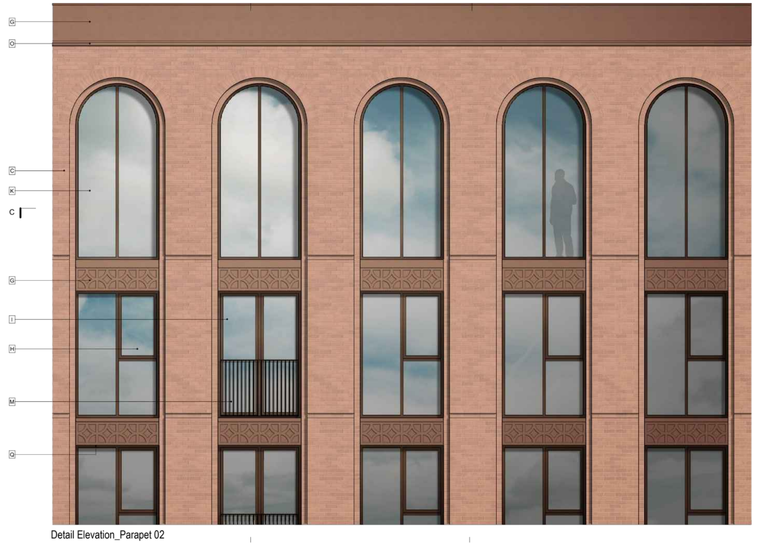
M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

O: Precast sill: Colour to match light brown/red panel

P: PPC metal sill: Colour to match window frame

Q: PPC metal vent: Colour to match window frame



Detail Elevation_Parapet 02



A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

B: Feature facing brickwork: Dark red/ brown brick with dark recessed mortar

C: Feature facing brickwork: Light buff/pink brick with flush colour matching mortar

D: Feature facing brickwork: Orange/ red smooth faced brick.

E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze anodised aluminium profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze anodised aluminium profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze anodised aluminium profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: Openable Door: Dark brown/ bronze anodised aluminium

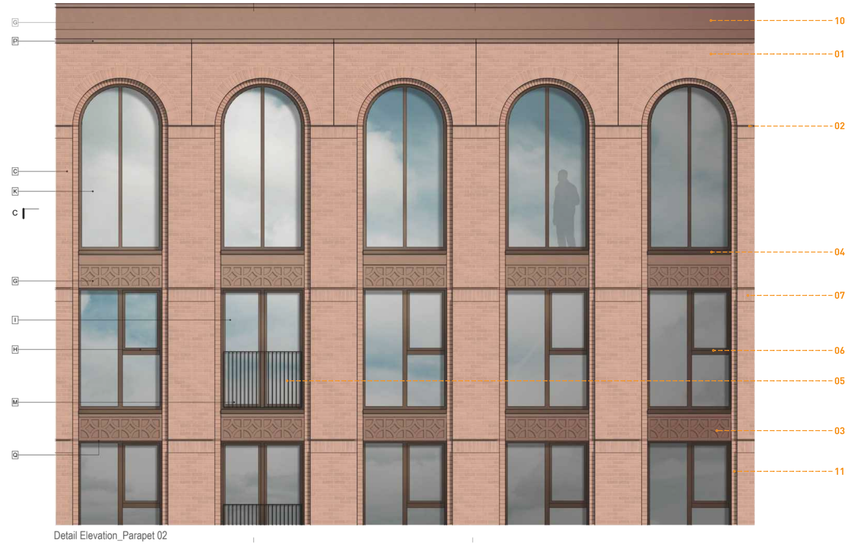
M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

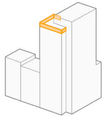
O: Precast sill: Colour to match light brown/red panel

P: Aluminium sill: Colour to match window frame

Q: Aluminium vent: Colour to match window frame



Detail Elevation_Parapet 02



LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

08: Recessed brick introduced to base of tower

09: Height of engineering brick amended

10: Concrete panel replaced with PPC metal

11: Raked mortar shown in corbelled reveal on tower

12: Anodised aluminium updated to PPC metal. (Refer to material keys)

A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

B: Feature facing brickwork: Dark red/ brown brick with dark recessed mortar

C: Feature facing brickwork: Light buff/pink brick with flush colour matching mortar and raked mortar in the corbelled reveal

D: Feature facing brickwork: Orange/ red smooth faced brick

E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze PPC metal profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze PPC metal profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze PPC metal profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze PPC metal profiles

L: Openable Door: Dark brown/ bronze PPC metal

M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

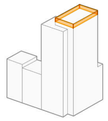
O: Precast sill: Colour to match light brown/red panel

P: PPC metal sill: Colour to match window frame

Q: PPC metal vent: Colour to match window frame



Detail Elevation_Parapet 03



A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

B: Feature facing brickwork: Dark red/ brown brick with dark recessed mortar

C: Feature facing brickwork: Light buff/pink brick with flush colour matching mortar

D: Feature facing brickwork: Orange/ red smooth faced brick.

E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze anodised aluminium profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze anodised aluminium profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze anodised aluminium profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze anodised aluminium profiles

L: Openable Door: Dark brown/ bronze anodised aluminium

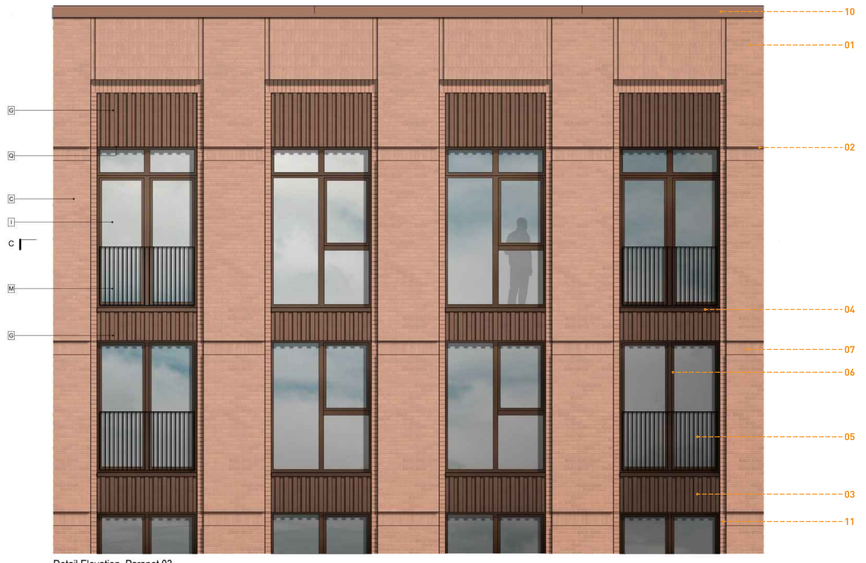
M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

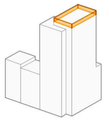
O: Precast sill: Colour to match light brown/red panel

P: Aluminium sill: Colour to match window frame

Q: Aluminium vent: Colour to match window frame



Detail Elevation_Parapet 03



LIST OF CHANGES

01: Traditional brickwork detail replaced with brick-faced panel system

02: Movement joints between panels shown

03: Spandrel position in relation to floor level adjusted

04: Vertical plane of metal sill adjusted to correspond to brick setting out and minimise cut bricks.

05: Balustrade and mullion height raised

06: Window frame thicknesses updated

07: Location of recessed brick amended to align with panel joint. Single course substituted for soldier course brick.

08: Recessed brick introduced to base of tower

09: Height of engineering brick amended

10: Concrete panel replaced with PPC metal

11: Raked mortar shown in corbelled reveal on tower

12: Anodised aluminium updated to PPC metal. (Refer to material keys)

A: Feature Facing Brickwork: Orange/ Red Brick With Dark Recessed Mortar

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E: Feature facing brickwork: Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern

F: Feature facing brickwork: Dark red/brown brick in a 'push/pull' decorative pattern

G: Light brown/red precast panel

H: Vision Unit Type 1: Glazed openable window, dark brown/bronze PPC metal profiles

I: Vision Unit Type 2: Glazed openable door, dark brown/bronze PPC metal profiles

J: Vision Unit Type 3: Fixed window, dark brown/bronze PPC metal profiles

K: Vision Unit Type 4: Capped curtain wall, dark brown/bronze PPC metal profiles

L: Openable Door: Dark brown/ bronze PPC metal

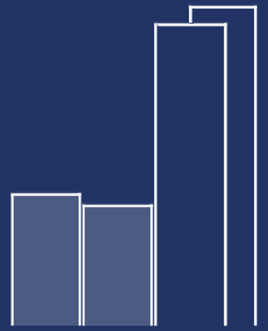
M: Metal balustrade: Dark brown/ bronze to match window frame

N: Precast sill: Colour to match orange/ red smooth faced brickwork

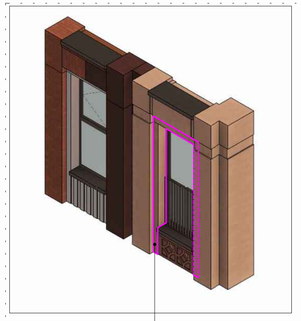
O: Precast sill: Colour to match light brown/red panel

P: PPC metal sill: Colour to match window frame

Q: PPC metal vent: Colour to match window frame



4.0 VISUAL MOCK-UP



NOTE: Recessed brick where indicated in Magenta to have raked out joints. Mortar colour on whole Tower element to be the same colour.



Location	Brick	Mortar	Joint Profile
Townhouse 01	Victory Red Multi	Tudor Brown Dark Mortar	Raked Joint
Townhouse 02	Orion Orange	Tudor Brown Dark Mortar	Raked Joint
Townhouses - Window Surround/ Engineering Brick	Midland Red	Tudor Brown Dark Mortar	Raked Joint
Tower - Window recess	Oatmeal Blend	Colour matched to brick	Raked Joint
Tower	Oatmeal Blend	Colour matched to brick	Flush Joint

Refer to drawing for locations

DO NOT SCALE OFF DRAWING. REFER TO INDICATED DIMENSIONS ONLY.

DRAWING TO BE READ IN CONJUNCTION WITH NBS SPECIFICATION.

INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONFIRM WITH CONTRACTOR.

ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SEE ARCHITECT DETAILS.

THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

A **Feature facing brickwork** Orangered brick with recessed mortar joint
B **Feature facing brickwork** Dark red/brown brick with dark recessed mortar
C **Feature facing brickwork** Light buff/pink brick with recessed mortar joint
D **Feature facing brickwork** Orangered smooth face brick
E **Feature facing brickwork** Brownred smooth face brickwork in a decorative 'push/pull' pattern
F **Feature facing brickwork** Dark red/brown smooth face brickwork in a decorative 'push/pull' pattern
G **Precast Frame** Light brown/beige
H **Vision Unit Type 1** Fixed aperture window, dark brown/bronze anodised aluminium profiles
I **Vision Unit Type 2** Glazed openable door, dark brown/bronze anodised aluminium profiles
J **Vision Unit Type 3** Fixed window, dark brown/bronze anodised aluminium profiles
K **Vision Unit Type 4** Capped curtain wall, dark brown/bronze anodised aluminium profiles
L **Openable Door** Dark brown/bronze anodised aluminium
M **Metal balustrade** Dark brown/bronze to match window frame
N **Precast sill / coping** Colour to match orangered smooth faced brickwork
O **Precast sill / coping** colour to match light brown red panel
P **Aluminium sill** Colour to match window frame
Q **Aluminium vent** Colour to match soffit brick/precast
R **Aluminium panel** Dark brown/bronze anodised panel
S **Aluminium louvre system** Dark brown/bronze anodised aluminium
T **Perforated aluminium panel with louvre system behind** Dark brown/bronze anodised aluminium

Sparkle Street	10413-SHP-Z1-A-B5D8-G251-SK-XX-901	
PLANNING ISSUE	March 2026	P05
Building Facade - Proposed Visual Mock-Up Sketch	10413	1 : 25 @A3

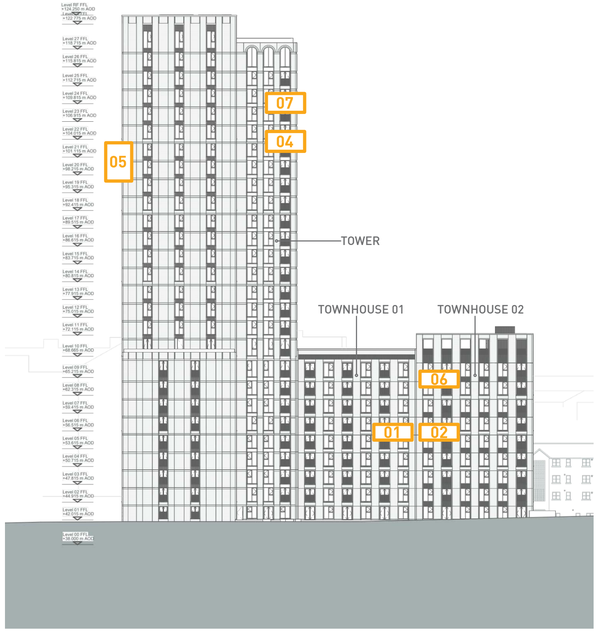
simpsonhaugh
Manchester +44 (0)161 830 2345 | London +44 (0)20 7549 4900

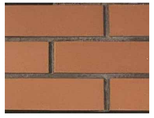
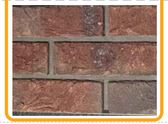
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Key Elevation - NW



Key Elevation - SE



MORTAR SAMPLES	BLACK DARK MORTAR	TUDOR BROWN DARK MORTAR	DARK BROWN DARK MORTAR	PURPLE DARK MORTAR
BRICK SAMPLES				
TOWNHOUSE 01 — MIDLAND SMOOTH RED (WINDOW SURROUNDS)				
TOWNHOUSE 01 — VICTORY RED MULTI				
TOWNHOUSE 01 — MONARCH HANDMADE				
TOWNHOUSE 01 — BLENHEM RED MULTI				
TOWNHOUSE 02 — ORION ORANGE MULTI				
TOWNHOUSE 02 — ST LAWRENCE				

TOWNHOUSE 02 - ORION ORANGE

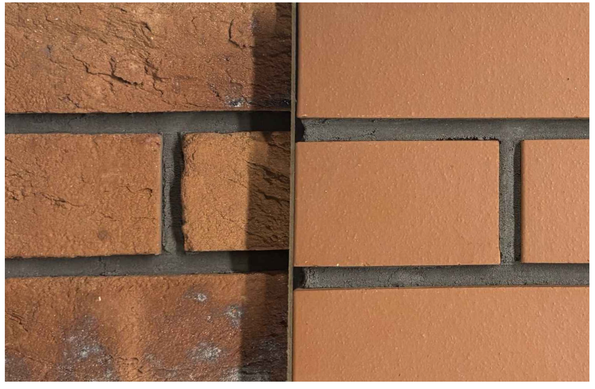


WINDOW SURROUNDS - MIDLAND RED
(PREFERRED BRICK - OR EQUIVALENT)

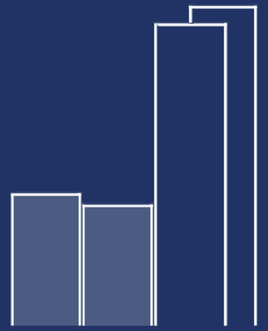


TOWNHOUSE 01 - VICTORY RED MULTI









5.0

APPENDIX A - PLANNING DRAWING LIST

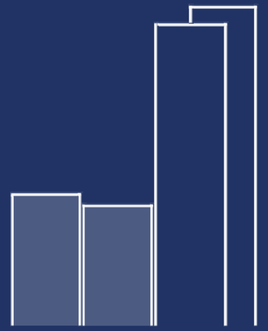
Planning Drawings List

10413-SHP-Z0-A-B5D8-Z330-SC-XX-001

SH PROJECT NUMBER: 10413
SH PROJECT NAME: Sparkle Street
PREPARED BY: SimpsonHaugh
Revision: P06
DATE: 20/04/2026

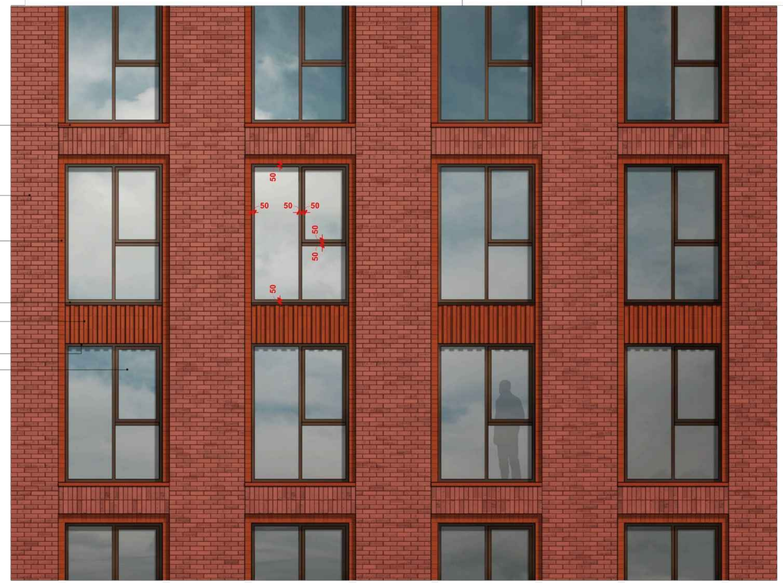
Drawing Number	Drawing Title	Revision	Last Issued
10413-SHP-Z0-A-B5D8-F900-SC-XX-001	Area / Apartment Mix Schedule	P01	August 2024
10413-SHP-Z0-A-B5D8-G100-XP-XX-001	Site Wide - Existing Site Plan	P02	April 2024
10413-SHP-Z0-A-B5D8-G100-XE-NW-001	Site Wide - Existing North West (Store Street) Elevation	P02	April 2024
10413-SHP-Z0-A-B5D8-G100-XE-SW-001	Site Wide - Existing South West (Sparkle Street) Elevation	P02	April 2024
10413-SHP-Z0-A-B5D8-G100-PL-XX-001	Site Wide - Proposed Site Plan	P04	April 2026
10413-SHP-Z0-A-B5D8-G100-EL-NW-001	Site Wide - Proposed North West (Store Street) Elevation	P03	March 2026
10413-SHP-Z0-A-B5D8-G100-EL-SW-001	Site Wide - Proposed South West (Sparkle Street) Elevation	P03	March 2026
10413-SHP-Z0-A-B5D8-JC20-XP-XX-001	Site Wide - Demolition Plan	P02	April 2024
10413-SHP-Z0-A-B5D8-G200-PL-00-001	Site Wide - Proposed General Arrangement Plan - Level 00	P05	March 2026
10413-SHP-Z0-A-B5D8-G200-PL-01-001	Site Wide - Proposed General Arrangement Plan - Level 01	P04	March 2026
10413-SHP-Z0-A-B5D8-G200-PL-02-001	Site Wide - Proposed General Arrangement Plan - Level 02	P03	March 2026
10413-SHP-Z0-A-B5D8-G200-PL-03-001	Site Wide - Proposed General Arrangement Plan - Levels 03-09	P03	March 2026
10413-SHP-Z0-A-B5D8-G200-PL-10-001	Site Wide - Proposed General Arrangement Plan - Level 10	P04	April 2026
10413-SHP-Z0-A-B5D8-G200-PL-11-001	Site Wide - Proposed General Arrangement Plan - Levels 11-25	P04	April 2026
10413-SHP-Z0-A-B5D8-G200-PL-26-001	Site Wide - Proposed General Arrangement Plan - Level 26	P04	April 2026
10413-SHP-Z0-A-B5D8-G200-PL-27-001	Site Wide - Proposed General Arrangement Plan - Level 27	P04	April 2026
10413-SHP-Z0-A-B5D8-G200-PL-RF-001	Site Wide - Proposed General Arrangement Plan - Roof Level	P04	April 2026
10413-SHP-Z0-A-B5D8-G200-EL-NE-001	Site Wide - Proposed General Arrangement Elevation - North East	P04	March 2026
10413-SHP-Z0-A-B5D8-G200-EL-NW-001	Site Wide - Proposed General Arrangement Elevation - North West (Store Street)	P03	March 2026
10413-SHP-Z0-A-B5D8-G200-EL-SE-001	Site Wide - Proposed General Arrangement Elevation - South East	P03	March 2026
10413-SHP-Z0-A-B5D8-G200-EL-SW-001	Site Wide - Proposed General Arrangement Elevation - South West (Sparkle Street)	P03	March 2026
10413-SHP-Z0-A-B5D8-G200-SE-AA-001	Site Wide - Proposed General Arrangement Section AA	P03	March 2026
10413-SHP-Z0-A-B5D8-G200-SE-BB-001	Site Wide - Proposed General Arrangement Section BB	P03	March 2026
10413-SHP-Z0-A-B5D8-G200-SE-CC-001	Site Wide - Proposed General Arrangement Section CC	P03	March 2026
10413-SHP-Z0-A-B5D8-G200-SE-DD-001	Site Wide - Proposed General Arrangement Section DD	P03	March 2026
10413-SHP-Z0-A-B5D8-G200-SE-EE-001	Site Wide - Proposed General Arrangement Section EE	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-101	Building Façade - Proposed Typical External Wall Detail - Typical Bay 01	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-102	Building Façade - Proposed Typical External Wall Detail - Typical Bay 02	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-103	Building Façade - Proposed Typical External Wall Detail - Typical Bay 03	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-104	Building Façade - Proposed Typical External Wall Detail - Typical Bay 04	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-201	Building Façade - Proposed Typical External Wall Detail - Base 01	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-202	Building Façade - Proposed Typical External Wall Detail - Base 02	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-203	Building Façade - Proposed Typical External Wall Detail - Base 03	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-301	Building Façade - Proposed Typical External Wall Detail - Parapet 01	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-302	Building Façade - Proposed Typical External Wall Detail - Parapet 02	P03	March 2026
10413-SHP-Z1-A-B5D8-G251-DE-TY-303	Building Façade - Proposed Typical External Wall Detail - Parapet 03	P03	March 2026
10413-SHP-B5D8-RP-DAS01	Design and Access Statement	P04	April 2024

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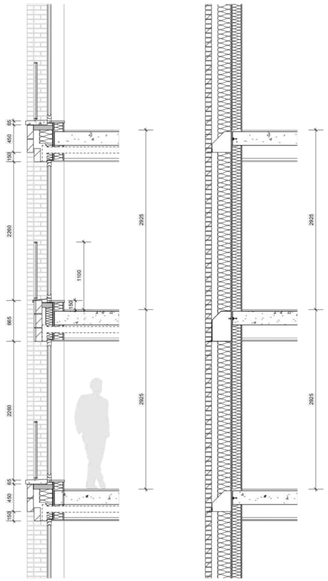


6.0

APPENDIX B - WINDOW FRAME COMPARISON SUPPLEMENTARY INFORMATION

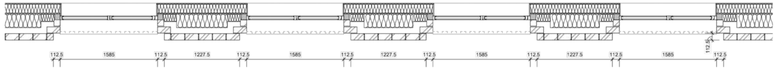


Detail Elevation_Type 01



Section AA'

Section BB'



Section CC'

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DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.

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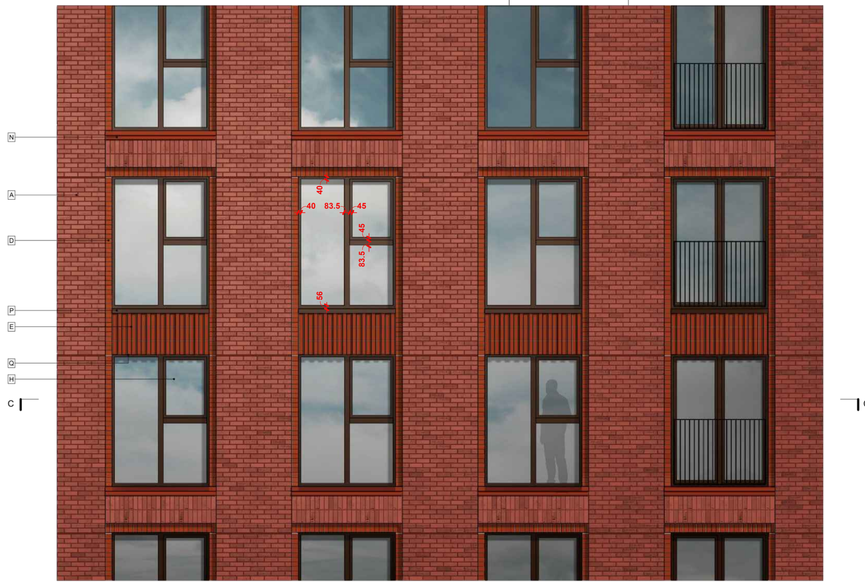
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

A **Feature facing brickwork:** Orangered brick with dark recessed mortar
B **Feature facing brickwork:** Dark redbrown brick with dark recessed mortar
C **Feature facing brickwork:** Light buffpink brick with dark colour matching mortar
D **Feature facing brickwork:** Orangered smooth faced brick
E **Feature facing brickwork:** Browntred smooth-faced brickwork in a decorative 'pumpoff' pattern
F **Feature facing brickwork:** Dark redbrown smooth-faced brickwork in a decorative 'pumpoff' pattern
G **Precast Panel:** Light browntred
H **Vision Unit Type 1:** Glazed openable window, dark brown/bronze anodised aluminium profiles
I **Vision Unit Type 2:** Glazed openable door, dark brown/bronze anodised aluminium profiles
J **Vision Unit Type 3:** Fixed window, dark brown/bronze anodised aluminium profiles
K **Vision Unit Type 4:** Capped curtain wall, dark brown/bronze anodised aluminium profiles
L **Openable Door:** Dark brown/bronze anodised aluminium
M **Metal louvretrans:** Dark brown/bronze to match window frame
N **Precast cill / capping:** Colour to match pregrained smooth faced brickwork.
O **Precast cill / capping:** colour to match light brown/ red panel
P **Aluminium sill:** Colour to match window frame
Q **Aluminium vent:** Colour to match soffit brick/precast
R **Aluminium panel:** Dark brown/bronze anodised panel with vertical decorative profile
S **Perforated aluminium system:** Dark brown/bronze anodised aluminium
T **Perforated aluminium panel with louvre system behind:** Dark brown/bronze anodised aluminium

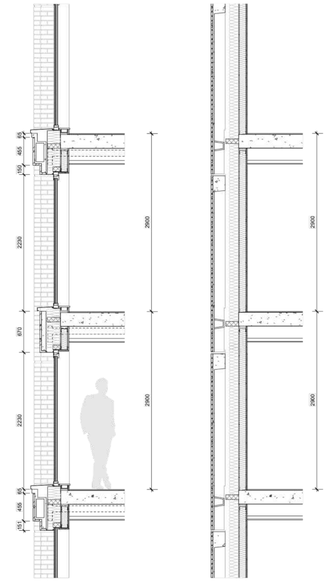
Sparkle Street		10413-SHP-Z1-A-B5D8-G251-DE-TY-101	
PLANNING ISSUE		April 2024	P02
Building Facade - Proposed Typical External Wall Detail Typical Bay 01		10413	1 : 50 @A3

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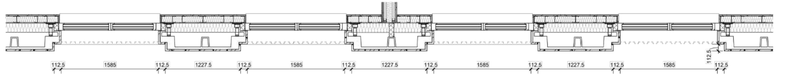


Detail Elevation_Type 01



Section AA'

Section BB'



Section CC'

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O **Precast cill / capping:** colour to match light brown/ red panel
P **PPC metal sill:** Colour to match window frame
Q **PPC metal vent:** Colour to match soffit brick/precast
R **PPC metal panel:** Dark brown/bronze PPC metal with vertical decorative profile
S **PPC metal panel louvre system:** Dark brown/bronze PPC metal
T **Perforated PPC metal panel with louvre system behind:** Dark brown/bronze PPC metal panel

Sparkle Street		10413-SHP-Z1-A-B5D8-G251-DE-TY-101	
PLANNING ISSUE		March 2026	P03 DRAFT
Building Facade - Proposed Typical External Wall Detail Typical Bay 01		10413	1 : 50 @A3

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- D **Feature facing brickwork:** Orange/red smooth faced brick
- E **Feature facing brickwork:** Brown/red smooth-faced brickwork in a decorative 'push/pull' pattern
- F **Feature facing brickwork:** Dark red/brown smooth-faced brickwork in a decorative 'push/pull' pattern
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- L **Openable Door:** Dark brown/bronze anodised aluminium
- M **Metal balustrade:** Dark brown/bronze to match window frame
- N **Precast sill / coping:** Colour to match orange/red smooth faced brickwork
- O **Precast sill / coping:** colour to match light brown/ red panel
- P **Aluminium sill:** Colour to match window frame
- Q **Aluminium vent:** Colour to match soffit brick/precast
- R **Aluminium panel:** Dark brown/bronze anodised panel with vertical decorative profile
- S **Aluminium louvre system:** Dark brown/bronze anodised aluminium
- T **Perforated aluminium panel with louvre system behind:** Dark brown/bronze anodised aluminium

Sparkle Street	10413-SHP-Z1-A-B5D8-G251-DE-TY-103	
PLANNING ISSUE	April 2024	P02
Building Facade - Proposed Typical External Wall Detail Typical Bay 03	10413	1 : 50 @A3

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THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

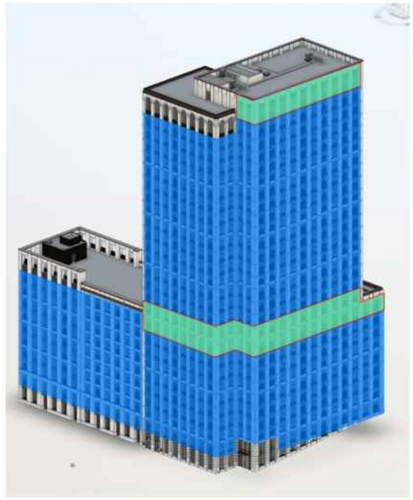
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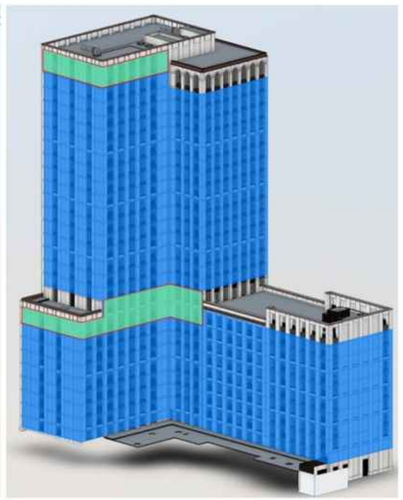
Sparkle Street	10413-SHP-Z1-A-B5D8-G251-DE-TY-103	
PLANNING ISSUE	March 2026	P03 DRAFT
Building Facade - Proposed Typical External Wall Detail Typical Bay 03	10413	1 : 50 @A3

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TRANSOM AND MULLION DEPTHS





The window system selected is a Slimline Aluproof Aluminium Window System, and has been designed to be compliant with project specific wind loading and suction characteristics, thermal requirements (Part L) and acoustic criteria. To achieve a compliant solution, the glazing system needed to be increased from double to triple glazing. To accommodate triple glazed units generally requires the systems to be bulkier and larger. This change is not only due to the increased size of glazing unit but also the weight of the glass itself. This has resulted in the face width of the transom and mullion of the windows needing to increase as follows;

- Low Rise Blocks - 83.5mm (33.5mm increase)
- High Rise Tower – 83.5mm (a 33.5mm increase) with the exception of taller windows on Levels 09, 10, and 27 where, due to increased structural requirements, the mullion and transom needs to increase to 105.5mm (a 55.5mm increase).

In the adjacent diagram, all mullion and transom face widths on the openable windows are 83.5mm where shown in blue, and 105.5mm where shown in green.

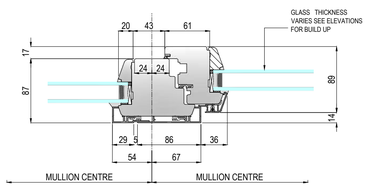
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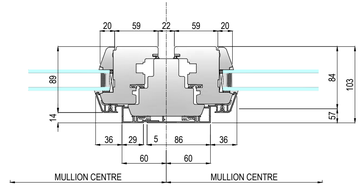




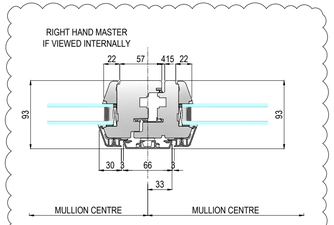




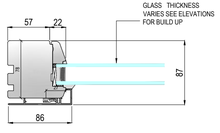
5 FIXED - VENT PROFILE
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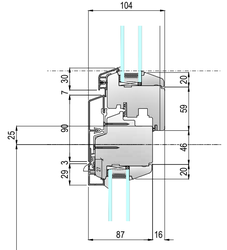
6 VENT - VENT PROFILE
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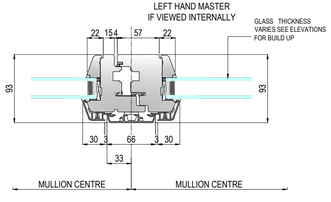
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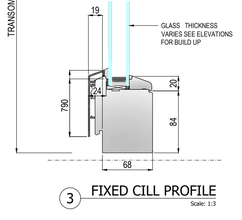
4 FIXED JAMB PROFILE
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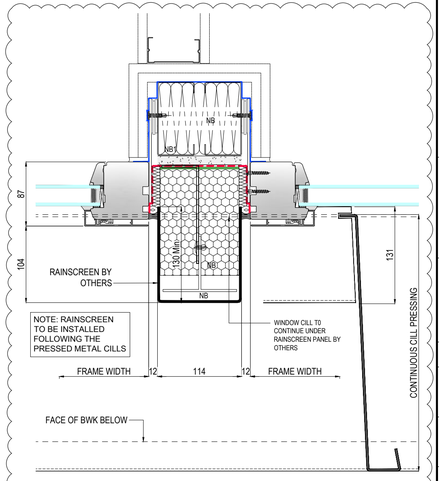
2 FIXED - VENT PROFILE
Scale: 1:3



1 VENT - VENT PROFILE
Scale: 1:3



3 FIXED CILL PROFILE
Scale: 1:3



8 DOUBLE JAMB DETAIL
Scale: 1:3

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Rev	Description	Date
C01	For Construction	30.05.22
P01	For Approval	24.03.22

Main Contractor
MIDGARD LTD

Project
THE CASTINGS

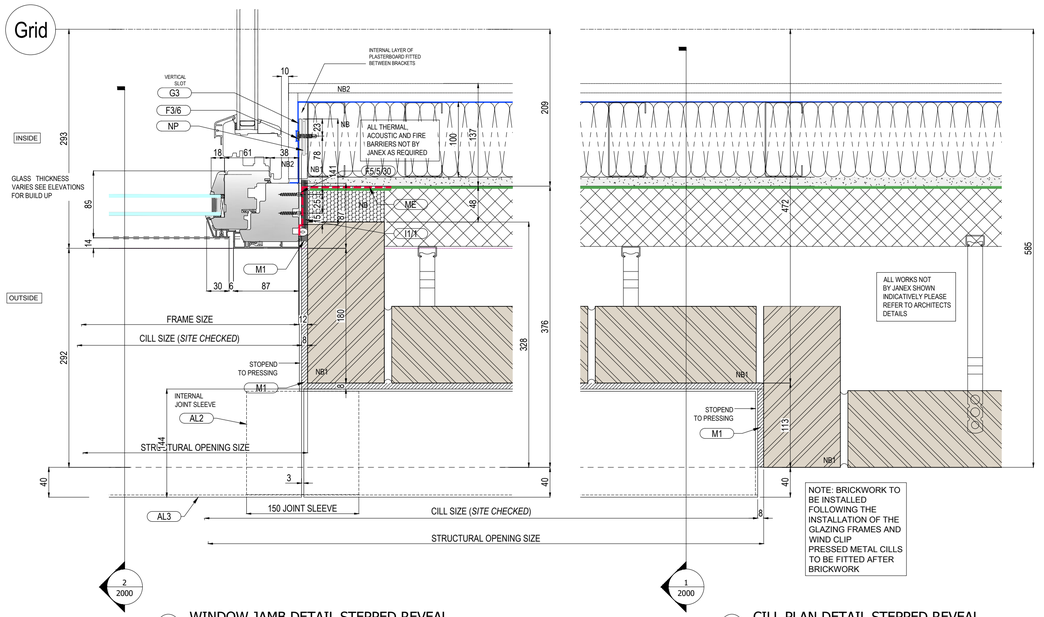
Drawing Title
TYPICAL WINDOW
PROFILE DETAILS

Drawn By/Date	Checked By/Date
XSL/21.03.22	

Scale
NTS

Dwg. No.	Rev.
CAS-JNX-ZZ-ZZ-DR-X-47-2100	C01

Issued for
ISSUED FOR CONSTRUCTION



1 WINDOW JAMB DETAIL STEPPED REVEAL
Scale: 1:3

2 CILL PLAN DETAIL STEPPED REVEAL
Scale: 1:3

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Rev.	Description	Date
C01	Issued for Construction	22.07.22
P02	Re-issued for Approval	30.05.22
P01	For Approval	21.03.22

Main Contractor: MIDGARD LTD

Project: THE CASTINGS

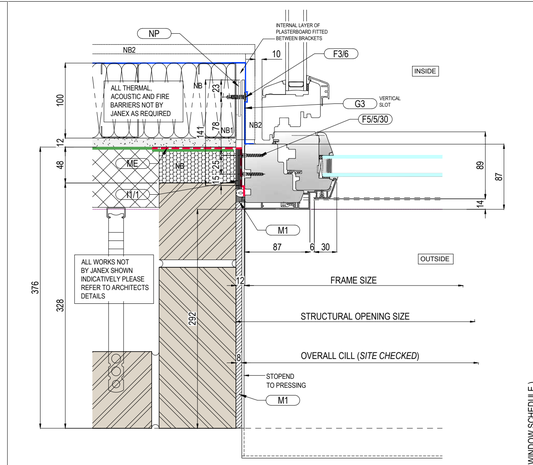
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Drawn By/Date	Checked By/Date
XSL/21.03.22	

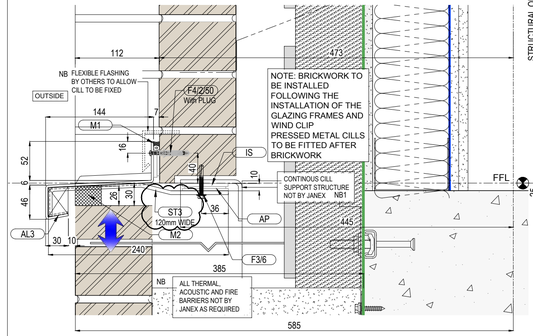
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Dwg. No.: CAS-JNX-ZZ-ZZ-DR-X-47-2001 Rev. C01

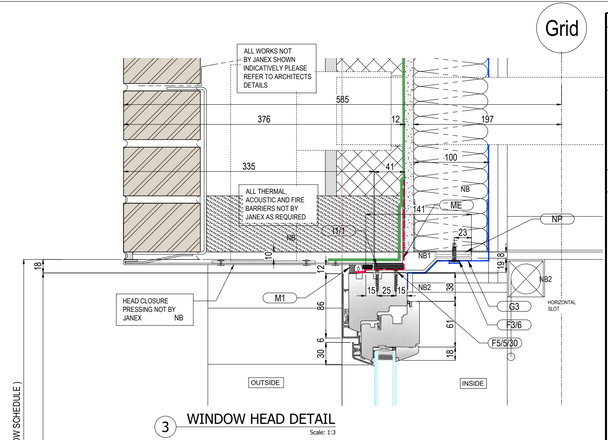
Issued for: FOR CONSTRUCTION



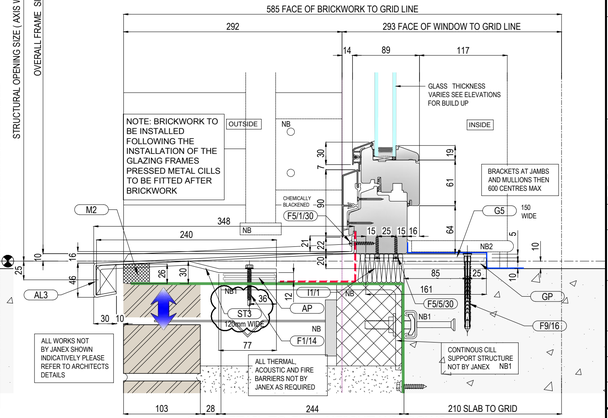
4 WINDOW JAMB DETAIL FULL REVEAL
Scale: 1:3



1 CILL DETAIL TO BRICKWORK REVEAL
Scale: 1:3



3 WINDOW HEAD DETAIL
Scale: 1:3



2 CILL DETAIL TO FULL HEIGHT WINDOWS
Scale: 1:3

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20MM MOVEMENT JOINT

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Rev.	Description	Date
C01	For Construction	22.07.22
P02	Re-Issued For Approval	30.05.22
P01	For Approval	21.03.22

Main Contractor: MIDGARD LTD

Project: THE CASTINGS

Drawing Title: TYPICAL WINDOW DETAILS

Drawn By/Date	Checked By/Date
XSL/21.03.22	

Scale: NTS

Dwg. No.: CAS-JNX-ZZ-ZZ-DR-X-47-2000 Rev. C01

Issued for: ISSUED FOR CONSTRUCTION