

Project: **19-049 - Abbey Area Phase 3**
Title: External Finishes Schedule - Block ABC
Drawing: ARP3-PTE-ZZ-ZZ-SH-A-05601
Status: S4- FOR STAGE AUTHORISATION
Revision: P3
Suitability: S4

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Thomas
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Revision	Date	Description
C1	21.07.2022	Issued for Stage 3B Tender
P1	21.09.2023	Issued for Stage 4
P2	26.09.2023	Issued for Planning Condition 3
P3	16.02.2024	Issued for Planning Condition 3 - window colour revised

All products to be installed according to manufacturers's recommendations



For details refer to Architects Drawings

To be read in conjunction with Employers Requirements and tender drawings - Contractor to raise any discrepancies for clarification

Any material within the external wall assembly and/or build-up, including specified attachments, i.e., balconies, will be required to achieve Class A2-s1, d0 or Class A1 fire resistance



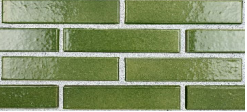

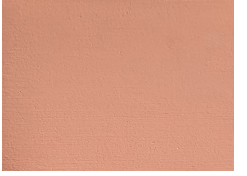
Material palette illustrated at end of schedule.

External Finishes Materials

Planning Key	Code	Material	Name/ Finish	Additional Information	Manufacturer	Swatch	Location
B1	B1	Facing brick	Pink tone brickwork with flush, colour matched light mortar with flush joints	Horizontal stretcher bond	Nelissen Rosado		Block A / B / C / D
B2	B2	Facing brick	Pink tone brickwork with flush, colour matched light mortar with flush joints	Vertical stretcher bond	Nelissen Rosado		Block A / B / C above and below windows/doors



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B3	B3	Facing brick	Pink tone brickwork with flush, colour matched light mortar with flush joints	Corduroy (15mm projection every other brick course with 15mm projecting base datum - see elevations for locations of base datum)	Nelissen Rosado		Block A / B / C ground floor
C2	C2	Facing brick	Pink tone brickwork with flush, colour matched light mortar with flush joints	Triple stretcher course detail with top course projecting 15mm and bottom course recessed 10mm.	Nelissen Rosado		Blocks A / B / C
Z1	Z1	Glazed brick	Celebratory entrance lined in green masonry to complement brickwork	Stretcher bond with dark mortar	EH Smith glazed brick - Eden Green		Block A / B / C ground floor front/rear entrances and portico
Z3	Z3	Concrete inset balcony	Pink colour concrete balcony deck. 50mm projection and ca. 327.5 mm horizontal extension.	Inset balconies shall be insitu visual concrete, thermally broken from the internal slab by proprietary cast in thermal breaks (unless specified otherwise).	To structural engineer specification. Approval required by client and architect. Painted finish Keim Soldalit 9186		Block A / B / C inset balconies
Z4	Z4	Pre-cast lintel	Pink colour precast banding with 50mm projection and ca. 327.5 mm horizontal extension into brickwork.	Precast feature banding, colour to match inset balcony slab (Keim Soldalit 9186)	To structural engineer specification. Approval required by client and architect. Painted finish Keim Soldalit 9186		Block A / B / C lintel to top floor inset balconies




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M4	M4	ASHP acoustic screen enclosure	Single skin brick wall, 3m high with steel cantilever columns to engineer's specification, stretcher bond brickwork,	Colour matched light mortar with flush joints. Bricks - Rosado by Nelissen Bricks. Brick banding as per elevations.	Nelissen Rosado		Block A roof
n/a	n/a	PPC Window sills	Cill in PPC pink metal oxide. (RAL 3012 Beige Red)	Window PPC flashing,(RAL 3012 Beige Red), polyester powder coated to classification A2-s1, d0. sill to have end caps, colour to match	Contractor to propose, approval required by client and architect		Blocks A / B / C
n/a	n/a	Movement joint	Polyethylene foam backing and sealant	Sealant to match face work - Arbosil 1090 (or similar) to match mortar colour.	Grace Construction products / Adshead Ratcliffe or equivalent and approved		Block A / B / C / D
n/a	n/a	Mortar joint	Flush, colour matched mortar to Nelissen Rosado	Flush. Colour varies where specified such as glazed green entrance bricks	Cemex ReadyMix mortar terracotta M for Nelissen Rosado brick		Block A / B / C / D
Z5	Z5	MVHR Air Vents	Steel Air Brick Vents - size as required by MEP	2 no. required per flat. Fire rated double airbrick to sit below projecting brick course in a colour to match brick.	Titon FireSafe or equivalent and approved		Block A,B,C

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WINDOW/ DOORS/ LOUVRES

Planning Key	Code	Material	Name/ Finish	Additional Information	Manufacturer	Swatch	Location
W1/2	Refer to external window schedule and GAs	Timber composite / aluminium window frames	Timber composite / aluminium window with 190mm brick reveal. Window frame colour RAL 1019 Grey Beige. Cill in PPC metal oxide (RAL 3012 Beige Red)	Refer to PTE Window & External Door Schedule and External Door Types drawings. Steel support plate to window to SC design	Nordan window fixed to manufacturer's details		Blocks A / B / C
M8	EDT-03	Primary entrance door	Main entrance doors in RAL 6020 MATT to match main entrance green glazed bricks (Z1)	Multi-installation entrance door, fixed to manufacturer's details. Refer to PTE External Door Types drawings	Multi-installation		Blocks A / B / C Front entrance doors
M8	EDT-05	Secondary entrance door	Rear entrance doors in RAL 6020 MATT to match rear entrance green glazed bricks (Z1)	Multi-installation entrance door, fixed to manufacturer's details. Refer to PTE External Door Types drawings	Multi-installation		Blocks A / B / C rear entrance doors

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W1	Refer to external door schedule and GAs	Timber composite / aluminium doors	Timber composite / aluminium window with 190mm brick reveal. Frame colour RAL 1019 Grey Beige	Refer to PTE Window & External Door Schedule and External Door Types drawings. Steel support plate to window to SC design	Nordan window fixed to manufacturer's details
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RAL 1019
 Grey beige

Blocks A / B / C
 balconies

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M3	Refer to louvre schedule and GAs	Powder coated aluminium louvres	PPC aluminium, RAL 3012 Beige Red unless specified otherwise below (M10). External sealant to match metalwork. See Window & External Door Schedule and External Door Types drawings for additional comments.	Louvre to bin, bike and plant rooms External sealant to match frame colour	Multi-installation		Blocks A / B / C ancillary spaces
M9	Refer to louvre schedule and GAs	Steel door system.	PPC aluminium, RAL 3012 Beige Red unless specified otherwise below (M10). External sealant to match metalwork.	Metal louvred doors powder coated to classification A2-s1, d0. External sealant to match frame colour. Substation doors subject to PowerOn approval.	Multi-installation		Blocks A / B / C / D ancillary spaces
M9	Refer to louvre schedule and GAs	Steel door system.	PPC aluminium, RAL 7038 . External sealant to match metalwork.	Metal louvred doors powder coated to classification A2-s1, d0. External sealant to match frame colour. Substation doors subject to PowerOn approval.	Sunray Doors to substation.		Substation (Block D)
M10	Refer to external door schedule and GAs	Steel door system.	PPC metal louvred door system (RAL 6020)	Metal louvred doors powder coated to classification A2-s1, d0. External sealant to match frame colour.	Multi-installation		Blocks B / C refuse stores
M7	Refer to metalwork schedule and GAs	Metal openings to cycle stores	PPC frame to door leaf and opening, RAL 3012 Beige Red. 8x50mm (TBC) full height vertical metal flats twisted at staggering heights.	Variation of brick headers and louvres above doors - check GAs for locations.	Frixos. Approval required by client and architect		Blocks A / B / C cycle stores and external cycle store (Block D)

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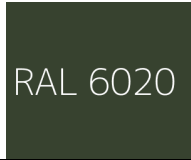

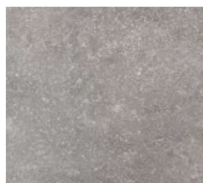
M7	Refer to metalwork schedule and GAS	Metal openings to cycle stores	PPC frame to door leaf and opening (size tbc), RAL 3012 Beige Red. 8x50mm (TBC) full height vertical metal flats twisted at staggering heights. Solid backing panel to be included on openings facing the street, RAL 3012 Beige Red.	Variation of brick headers and louvres above doors - check GAS for locations.	Frixos. Approval required by client and architect		External cycle store door onto Belsize Road (Block D)
W2	CWT-01 Refer to curtain walling schedule and GAS	Commercial entrance door	Double glazing single door with protective glass screen to Commercial Units , fixed to manufacturer's details	RAL 1019 Grey Beige to match curtain walling.	Multi-installation		Blocks A commercial store door
M11	EDT-04A Refer to external door schedule and GAS	Steel door system.	PPC metal louvred door system (RAL 3012)	Colour and sealent to match brickwork	Multi-installation		Blocks A commercial cycle store
W2	CWT-02 Refer to curtain walling schedule and GAS	Commercial entrance door	Sliding/swing door - Double glazing doors with protective glass screen to commercial units , fixed to manufacturer's details	RAL 1019 Grey Beige to match curtain walling.	Multi-installation		Blocks A / B commercial store doors
W2	CWT-03/04	Commercial windows	Shop frontage curtain wall with 190mm brick reveal.	RAL 1019 Grey Beige to match commercial doors.	Multi-installation		Blocks A / B commercial store windows
n/a	n/a	PPC aluminium window sills	Sill in PPC RAL 3012 Beige Red)	Window PPC flashing,(RAL 3012 Beige Red), polyester powder coated to classification A2-s1, d0. sill to have end caps, colour to match	Contractor to propose, approval required by client and architect		Blocks A / B / C

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TERRACE/ BALCONY/ GALLERY/ BALUSTRADING/ COPING/ SOFFITS/ RWP


Planning Key	Code	Material	Name/ Finish	Additional Information	Manufacturer	Swatch	Location
Z2	Z2	Steel or aluminium projecting balcony	PPC pink metal bolt-on balconies (RAL 3012 Beige Red)	or aluminium proprietary units, fabricated off site including lightweight finishes and balustrading. Cantilever balconies will also be supported from the main structural slabs via cast in thermal breaks. Projecting balconies are controlled	Sapphire		Block A / B / C projecting balconies
M1	M1	Metal balustrades	PPC pink metal balustrade to inset / projecting balconies, made up of vertical metal flats (RAL 3012 Beige Red)	Finish to specialist subcontractor design, polyester powder coated to classification A2-s1, d0 and colour to match balcony soffit and fascia. (RAL 3012 Beige Red)	Sapphire for projecting balconies, Frixos for inset balconies. Metalwork to match.		Block A / B / C inset and projecting balconies
M2	M2	Metal balustrades	300mm high PPC pink metal balustrade on recessed 800mm brick plinth (applicable to inset balconies at ground level) (RAL 3012 Beige Red)	Finish to specialist subcontractor design, polyester powder coated to classification A2-s1, d0 and colour to match balcony soffit. (RAL 3012 Beige Red)	Frixos		Block A / B / C ground floor inset balconies
M5	M5	Aluminium rain water pipes	Circular profile aluminium RWPs with PPC finish to tie in with brickwork	RAL 3012 Beige Red	Marley Alutec or equivalent and approved		Block A / B / C / D

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M6	M6	Aluminium soffit	Aluminium soffit with PPC pink metal finish (RAL 3012 Beige Red)	PPC Feature cladding soffit, fixed to subbrontractors details, polyester powder coated to classification A2-s1, RAL 3012 Beige Red. Any soffit louvres to match in colour	Frixos		Block A / B / C projecting balconies, ground and top floor inset balconies, commercial entrances and window heads.
M6	M6	Aluminium soffit	Aluminium soffit with green metal finish (RAL 6020)	PPC Feature cladding soffit, fixed to subbrontractors details, polyester powder coated to classification A2-s1, RAL 6020	Frixos		Block A / B / C front, rear and portico entrance soffits.
n/a	n/a	Balcony Decking	Envirobuild or MyDek aluminium Part B compliant decking. Heavy duty ribbed (HD) Colour (RAL 7040) Quartz grey TBC	Profile dimension of decking planks: 20mm x 144mm (150mm module) Groove/Ribbed or equal and approved	Envirobuild or MyDek or equivalent and approved		Block A / B / C projecting and inset balconies
n/a	n/a	Balcony Decking	Envirobuild Luna Flint Porcelain A-Class (A1) tiling. R11 Slip resistance. Colour LUNA FLINT	A-Class (A1) Paving tiles fuse the practicality of porcelain with authentic stone, and concrete finishes. Each tile is made with 40% recycled material.	Envirobuild Luna Flint / MyDek or equivalent and approved		Block A / B / C inset balconies at ground floor

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C1	C1	Aluminium coping	Aluminium coping – colour to match metalwork across façade (RAL 3012 Beige Red)	PCC Parapet coping , Metalwork to A1 classification, and polyester powder coated to classification A2-s1, d0 (RAL 3012 Beige Red)	Contractor to propose, approval required by client and architect	 RAL 3012	Block A / B / C / D
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Material Palette



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Comments from Design Officer	Response
<p>We agree white window frames might not be the most appropriate tone. What colours did you consider other than the more greyish one?</p>	<p>One of our key design objectives for Abbey Phase 3 was to look to the rich quality of buildings in the conservation areas to inspire the architectural language of the proposals. This included referencing the bays, horizontal banding, tones and window design. The tonal design of the scheme sat somewhere between the pastel/earthy/white tones of the conservation area and the darker reds/purples of the Phase 1 block along Belsize Road. We felt that lighter window frames not only referenced the local context but also provided a lighter relief to the pinky tones proposed for the brick, metalwork and concrete across the three blocks. At planning we proposed a pure white frame, but upon reviewing samples in white, a light grey (RAL 7047) and light beige/red (RAL 1019) , we felt the slightly darker tone of RAL 1019, provided more warmth whilst also maintaining the strong design principles at planning. We have attached a link below of the Cardinal Pole Catholic School by Jestico + Whiles which successfully uses a similar RAL colour alongside a similar red tone of brick.</p> <p>https://www.jesticowhiles.com/projects/cardinal-pole-catholic-school/</p>
<p>In regards to the bricks... are you able to point us at examples of built projects where the same type of brick (including the tone) has been used?</p>	<p>Some built examples using the Nelissen Rosado brick can be found on the manufacturer's website. Please click in the link below (click on 'images' to the bottom left of the brick stock photo if the projects do not show when opened)</p> <p>https://www.nelissen.be/en/products/facingbrick/bricks/rosado</p>
<p>Also, having reviewed the drawings and photos from our site visit, I noticed that in the sample panel drawing it says the mortar is flush, but in the built sample it looks like it is slightly set back (see image attached). We think that a setback works better rather than having it flush, as this could make the façade look too flat and the mortar appear too prominent, creating an imbalance between brick and mortar.</p>	<p>The mortar is to be colour matched and flush as per the built sample panel. Due to the nature of the brick, which has a rugged and irregular sandy surface, the flush mortar is intended to blend in with the brick and enhance the irregular rugged surface. A calm, sculptured approach to the main building with visual interest coming from the layering and hierarchy of materials and building elements, will ensure the building elevations do not feel flat. The elevations benefit from chamfered corners and stepped heights, projecting balconies on the garden elevations, chamfered inset balcony openings forming bay windows along the streets, coloured concrete balcony slabs that protrude from the brick face, deep window reveals of 190mm, and recessed/projecting brick banding to all floors.</p>

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