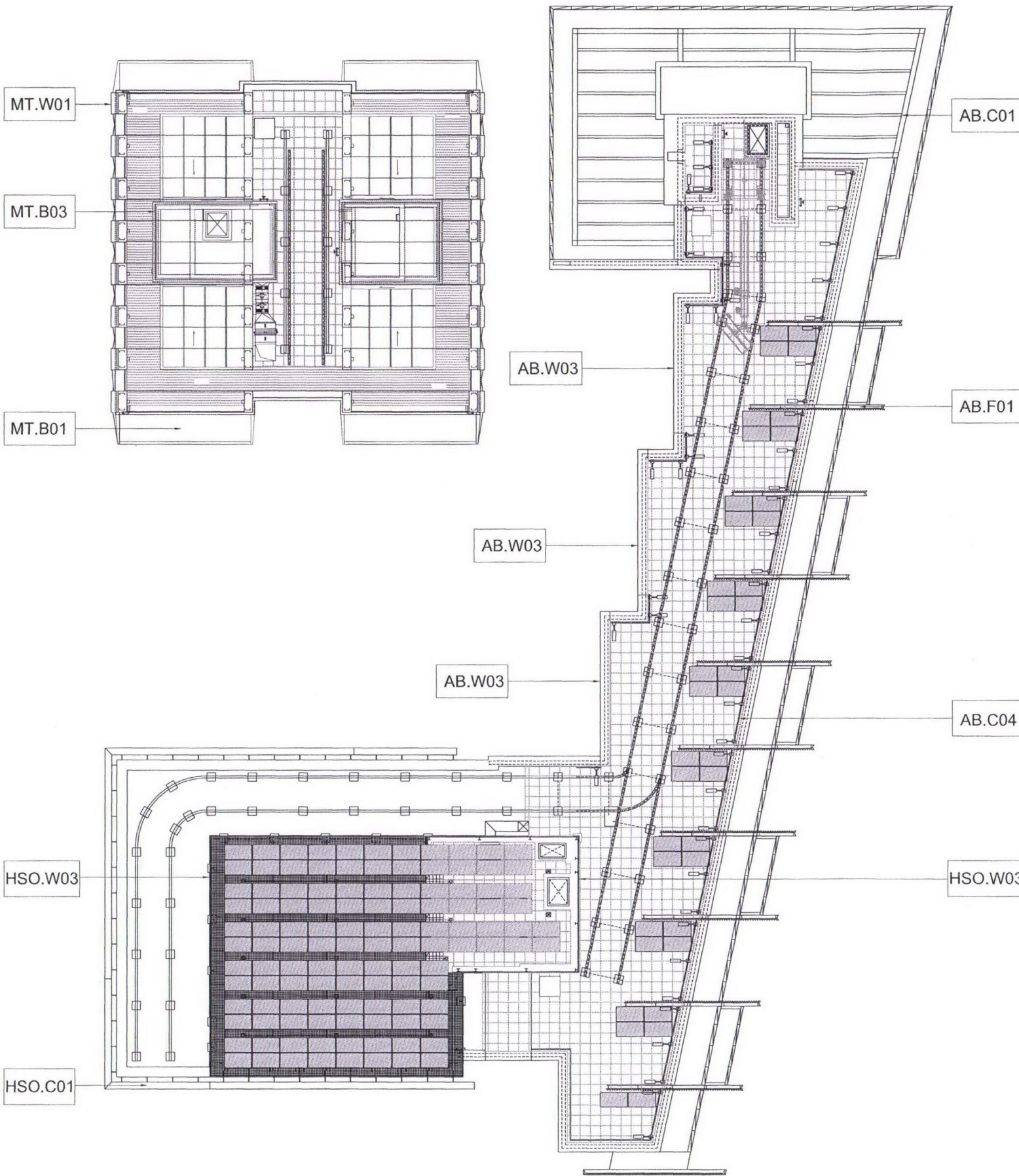


DO NOT SCALE THIS DRAWING

CONTRACTORS ARE TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT ON SITE AND NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES.
THIS IS A PRELIMINARY DESIGN. ANY CHANGES TO THE DRAWING, IT MAY NOT BE CORRECTED, ALTERED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN AUTHORITY.



AFFORDABLE FLATS - External Envelope

WALLS

AB.W01 - Double glazed splayed panel window with opaque glazing in aluminium framing. Toughened glass panels and internal plasterboard finish.
U-value 0.20W/m²K

AB.W02 - Panelized aluminium cladding. Aluminium rainscreen panel, insulated aluminium composite unit with rigid insulation. Internal plasterboard finish.
U-value 0.20W/m²K

AB.W03 - Terracotta rainscreen cladding - White Terracotta shingle tile rainscreen cladding supported by aluminium battens on aluminium helping hand brackets/rails. rainscreen cavity, rainscreen insulation and 150mm insulated structural framing system backing wall filled with mineral wool insulation.
U-value 0.20W/m²K

AB.W04 - PPC steel feature channel with rigid insulation backing.
U-value 0.20W/m²K

AB.W05 - PPC aluminium feature channel with rigid insulation backing. Integral perforations to accommodate whole house ventilation extract/intake vents.
U-value 0.20W/m²K

AB.W06 - Panelized aluminium composite rainscreen cladding supported by aluminium battens on aluminium helping hand brackets/rails. rainscreen cavity, rainscreen insulation and concrete wall backing.
U-value 0.20W/m²K

AB.W07 - Rainscreen stone cladding. 20mm Basalt stone panels individually supported by aluminium battens on adjustable aluminium helping hand brackets/rails. rainscreen cavity, rainscreen insulation and 150mm insulated structural framing system backing wall filled with mineral wool insulation.
U-value 0.20W/m²K

WINDOWS/DOORS

AB.G01 Glazed windows - Double or Triple glazing low 'E' clear glass with argon filled cavity on aluminium window system. Top hung window top panel and fixed lower panel. Toughened glass panels.
U-value 1.70 W/m²K
G-value 0.33
Transmittance 0.5 (TBC)

AB.G02 Glazed sliding doors to balconies - Double or Triple glazing low 'E' clear glass with argon filled cavity on aluminium window system. Toughened glass panels. Level access to balcony. Lift and pull with level access to balcony.
U-value 1.70 W/m²K
G-value 0.33
Transmittance 0.5 (TBC)

AB.G03 Curtain wall in corridor area. Double or Triple glazing low 'E' clear glass with argon filled cavity on aluminium window system. Toughened glass panels. Integral opening windows and A.C.V fire vents.
U-value 1.70 W/m²K
G-value 0.33
Transmittance 0.5 (TBC)

AB.G04 Curtain wall to play area. Double or Triple glazing low 'E' clear glass with argon filled cavity on aluminium window system. Toughened glass panels.
U-value 1.70 W/m²K
G-value 0.33
Transmittance 0.5 (TBC)

BALCONIES/COLD BRIDGING

AB.B01 Continuous steel bolt on balconies with timber decking. PPC finish, neoprene thermal break pad. No drain.
U-value 2.40 W/m² L.b.c
Linear Transmission Coefficient 0.48 W/m L.b.c
Distance Continuous

AB.B02 Individual steel bolt on balconies with timber decking. PPC finish, neoprene thermal break pad. No drain. (Hampstead Road elevation level 4 - 7)
U-value 2.40 W/m² L.b.c
Linear Transmission Coefficient 0.48 W/m L.b.c
Distance Between fins

AB.B03 Handrails and Balustrade 1 - Staggered clear glazed hand rails on steel framing. Laminated safety glass.
U-value N/A

AB.B04 Handrails and Balustrade 2 - Staggered white fitted glazed hand rails on steel framing. Laminated safety glass. 23mm round fits in staggered pitch at 23mm h x 27mm v.
U-value N/A

AB.F01 Aluminium fins - PPC steel bolt on fins clad in PPC perforated and profiled aluminium panels. Steel connections to be thermally broken. 23mm round holes in staggered pitch at 23mm h x 27mm v.
U-value N/A

ROOFS AND SOFFITS

AB.R01 Roof Type 1 - Inverted roof on in situ concrete floor slab, rigid insulation, hot melt water proofing and finish with timber pebbles/concrete paving slabs.
U-value 0.20W/m²K

AB.R02 Roof Type 2 - Play area roof terrace - Inverted roof on in situ concrete floor slab, rigid insulation, hot melt water proofing and finish with timber pebbles/concrete paving slabs.
U-value 0.20W/m²K

AB.R03 - Photovoltaic Panels on freestanding legs
CANOPY/HANDRAILS

AB.C01 PPC Aluminium shading louvers to play area.
U-value N/A

AB.C02 Clamped glass balustrade to podium roof. Clear glass with steel clamp fixings. Laminated safety glass.
U-value N/A

AB.C03 Stainless steel mesh to terrace play area. Fixed to wind louvre support structure.

AB.C04 Handrails and Balustrade 1 - Free standing metal handrails and posts (Key clamped system)

MARKET TOWER - External Envelope

WALLS

MT.W01 - Aluminium rainscreen cladding - Folded aluminium composite rainscreen cladding supported by aluminium battens on aluminium helping hand brackets/rails. rainscreen insulation and concrete wall backing.
U-value 0.20W/m²K

MT.W02 - Glazed external solid wall - Double glazed aluminium curtain walling with low 'E' clear glass, argon filled cavity and toughened glass panels.
U-value 0.20W/m²K

MT.W03 - Glazed external solid wall - Double glazed aluminium splayed panel units with rigid insulation. Toughened glass panels and internal plasterboard finish.
U-value 0.20W/m²K

MT.W04 - PPC steel feature channel with rigid insulation backing.
U-value 0.20W/m²K

MT.W05 - PPC aluminium feature channel with rigid insulation backing. Perforation for vents.
U-value 0.20W/m²K

MT.W06 - Aluminium cladding to roof fins - Folded aluminium composite cladding supported by aluminium battens on aluminium helping hand brackets/rails fixed to galvanized steel support structure.
U-value 0.20W/m²K

CURTAIN WALLS/DOORS

MT.G01 - Punched glazed windows - Clear low 'E' Double or Triple glazing with argon filled cavity on aluminium window system. Top hung window. Toughened glass panels. Opaque windows to have inner pane fitted to black colour.
U-value 1.70 W/m²K
G-value TG 0.33 DG 0.38
Transmittance TG 0.5 (TBC) DG 0.65

MT.G02 - Glazed sliding doors to balconies - Clear low 'E' Double or Triple glazing with argon filled cavity on aluminium window system. Toughened glass panels. Lift and pull with level access to balcony.
U-value 1.70 W/m²K
G-value TG 0.33 DG 0.38
Transmittance TG 0.5 (TBC) DG 0.65

MT.G03 - Capless curtain walling system - Thermally broken structural glazing, outside dry glazed, multi-transom drained on stick support system. Clear low 'E' Double or Triple glazing with argon filled cavity and external UV resistant silicone pane edge joint, laminated glass. PPC aluminium framing. Integral framed access doors and vents as required.
U-value 1.70 W/m²K
G-value TG 0.33 DG 0.38
Transmittance TG 0.5 (TBC) DG 0.65

MT.G04 - Glazed Windows - Clear low 'E' Double or Triple glazing with argon filled cavity on aluminium window system. Top hung window top panel and fixed lower panel. Toughened glass panels.
U-value 1.70 W/m²K
G-value TG 0.33 DG 0.38
Transmittance TG 0.5 (TBC) DG 0.65

MT.B01 Concrete balconies with silver-grey timber plastic composite decking (Ecodek). Thermal break system. PPC aluminium soffit finish to underside of slab standard RAL. Drainage via floor gulley.

MT.B02 Handrails and Balustrade 1 - Clear glazed hand rails on steel framing. Laminated safety glass.

MT.B03 Handrails and Balustrade 2 - PPC metal handrails and posts

MT.B04 Handrails and Balustrade 3 - PPC metal handrails and posts

MT.B05 Handrails and Balustrade 4 - PPC metal handrails and posts

MT.B06 Handrails and Balustrade 5 - PPC metal handrails and posts

MT.B07 Handrails and Balustrade 6 - PPC metal handrails and posts

MT.B08 Handrails and Balustrade 7 - PPC metal handrails and posts

MT.B09 Handrails and Balustrade 8 - PPC metal handrails and posts

MT.B10 Handrails and Balustrade 9 - PPC metal handrails and posts

MT.B11 Handrails and Balustrade 10 - PPC metal handrails and posts

MT.B12 Handrails and Balustrade 11 - PPC metal handrails and posts

MT.B13 Handrails and Balustrade 12 - PPC metal handrails and posts

MT.B14 Handrails and Balustrade 13 - PPC metal handrails and posts

MT.B15 Handrails and Balustrade 14 - PPC metal handrails and posts

MT.B16 Handrails and Balustrade 15 - PPC metal handrails and posts

MT.B17 Handrails and Balustrade 16 - PPC metal handrails and posts

MT.B18 Handrails and Balustrade 17 - PPC metal handrails and posts

MT.B19 Handrails and Balustrade 18 - PPC metal handrails and posts

MT.B20 Handrails and Balustrade 19 - PPC metal handrails and posts

MT.B21 Handrails and Balustrade 20 - PPC metal handrails and posts

MT.B22 Handrails and Balustrade 21 - PPC metal handrails and posts

MT.B23 Handrails and Balustrade 22 - PPC metal handrails and posts

MT.B24 Handrails and Balustrade 23 - PPC metal handrails and posts

MT.B25 Handrails and Balustrade 24 - PPC metal handrails and posts

MT.B26 Handrails and Balustrade 25 - PPC metal handrails and posts

HENRY STREET OFFICE - External Envelope

WALLS

HSO.W01 - Panelized aluminium composite rainscreen cladding to lift cores, supported by aluminium battens on aluminium helping hand brackets/rails. rainscreen insulation and concrete wall backing.
U-value 0.20W/m²K

HSO.W02 - PPC aluminium screening louvers to plant room.
U-value N/A

HSO.W03 - PPC aluminium perforated screening panel to plant room.
U-value N/A

HSO.W04 - PPC aluminium screening panel to plant room.
U-value N/A

HSO.W05 - PPC aluminium screening panel to plant room.
U-value N/A

HSO.W06 - PPC aluminium screening panel to plant room.
U-value N/A

HSO.W07 - PPC aluminium screening panel to plant room.
U-value N/A

HSO.W08 - PPC aluminium screening panel to plant room.
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HSO.W09 - PPC aluminium screening panel to plant room.
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HSO.W10 - PPC aluminium screening panel to plant room.
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HSO.W11 - PPC aluminium screening panel to plant room.
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HSO.W12 - PPC aluminium screening panel to plant room.
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