**DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT DRAWINGS.**

**DO NOT SCALE FROM THIS DRAWING.**

## MATERIAL SPECIFICATION:

WALL CONSTRUCTION.
1. Basement to be waterproofed to grade 3 using specialist waterproofing membrane with welded seams and all joints
2. 300mm raft foundation under basement
3. 300mm flat concrete slab with 150mm buildup
4. 250mm concrete retaining structure to basement perimeter. underpinning to listed wall according to engineer's method statement.
5. Cores loadbearing concrete walls 250mm
6. All steel columns under flat slab to be 225mm diameter fireprooted with intumescent paint
7. Wall + Roof Construction to incorporate continuous insulation in addition to insulation within the structure to achieve a u-value of 0.13 W/m2K

FLOOR CONSTRUCTION.
8. Floating floor on 18mm plywood deck, metal web floor system, WS300 Easijoist, at 400mm centres
9. Glazed floor sections:
structural laminated glass floor panels, anti-slip surface finish

CERAMIC CLADDING.
10. Glazed bespoke fluted ceramic cladding, 330mm x 500mm tiles, colour: Combination of white and cream, hung on aluminium sections. Vertical joints lapped, horizontal joints open maximum 9mm. To courtyards, undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer NBK ceramics

METAL CLADDING.
11A. Copper-alloy cladding comprising 1.0mm thick TECU® Brass Profiled Elements
Cladding system: Eurobia or similar secondary metal support grid
Cladding system: Wallex® Profilist TECU® Brass Cladding System
Cladding panel: Pre-fabricated burnished brass. manufacturer KME
Material: TECU® Brass. Cu0e 30. R-250. Thickness: 1.0mm
Finish: Manual pre-burnished finish on outer surfaces to architects approved sample
Contractor design to include adequate measures to prevent bi-metallic corrosion between copper alloy and other metals.
11B. Copper-alloy profiled cladding. TECU® Brass or similar approved
11C. Copper-alloy cladding. TECU® Brass or similar approved

GLAZING.
12. Ground + lower ground floor facade: glazing to incorporate sliders and openings. aluminium frame. polyester powder coated to match cladding.
Manufacturer Carolfix or similar
13. Upper Ground floor louvre position to be mechanically adjustable for increased privacy
14. Fsc hardwood timber sliding windows behind metal fins. Fixed fins to be min x 2300mm set flush with facade at regular spacings. sliding size 40m x 2400mm set back from façade. Internal glazed balustrade
15. Inward opening aluminium windows. 560mm x 2400mm/2 x 350mm x 2400mm. recessed in profiled metal to mitigate overlooking. recess finish around window to maximise reflectance
16. Glazed roof supported on 75mm x 400mm concrete fins at approx 3m centres
17. Rooflights, frameless. steel. flush with standing seam roof. manufacturer The Rooflight Company range Neo (or similar)

Note. All louvres and window frames to match TECU profiled metal cladding or RAL 6073 Black Olive
Note. All office ventilation to comply with consultants report

ROOF FINISHES.
18. Standing seam copper-alloy to match profiled metal cladding. TECU or similar
19. All gutters and downpipes to be concealed
20. Parapet capping to match profiled metal cladding. TEDU or similar
21. Brown roof over Unit 1 to increase biodiversity

BRICK CLADDING.
22. Petersen's bricks (228mm x 108mm x 54mm). warm red. header bond with alternate bricks omitted in sections. within expressed steel frame
23. Windows to sit behind fixed brick facade. Slegger bond setting out to have missing bricks as shown on elevation

EXTERNAL FLOOR FINISHES.
24. Forecourt - reinforced limestone external paving. flamed finish Manufacturer Hardscape
25. Basement courtyards - limestone external paving. flamed finish Manufacturer Hardscape
26. Unit 1 terrace + Roof Terraces - Cedar decking with rough planed finish

OTHER.
27. Bespoke Glazed roof access hatch to private terraces.
Note: Roof terraces to be fitted with beacon alarm system for fire
safety purposes. final solution to be approved by building control officer
28. Forecourt balustrade - to match profiled metal cladding. TEDU or similar
29. Roof Terrace planter - to match profiled metal cladding. TEDU or similar
30. Terrace glazed balustrade

## LANDSCAPE SPECIFICATION:

FLOOR FINISHES (outside Unit 01):
Reclaimed and reuse existing granite setts. flat topped and smooth laid
Pavement width 1.8m. precast concrete panels with circular glass pavement lights. Manufacturer: Luxcrete or similar

SHARED SURFACE (outside Unit 02. 03 + 04)
Robust large format limestone paving suitable for heavy duty access
Manufacturer: Hardscape / Marshalls

FOOTPATH. FORECOURT + COURTARDS
Limestone pavers. varied smooth and rough split texture. 100mm x 100mm
Yew pits with limestone edging and tree grilles
Manufacturer: Hardscape

LIGHTING
Recessed flush into soffits of building overhangs
Manufacturer: Louis Poulsen

CYCLE PARKING
Sheffield stands of stainless steel flats. with concealed fixings. set in areas of limestone gravel

PLANTING
Native species planted in zone along listed wall

REGENT SQ PRESBYTERIAN CHURCH

COMMERCIAL SPACE 119.9sqm
COMMERCIAL SPACE 122.6sqm
COMMERCIAL REFUSE 1M3 FOR EVERY 300-500M2 NET FLOOR AREA. 914.2M2 2X1100L EUROBINS REQD
UNIT 01 COMMERCIAL 01
UNIT 02 COMMERCIAL 02
UNIT 03 HOUSE 01
UNIT 04 HOUSE 02
UNIT 05 HOUSE 03
UNIT 06 HOUSE 04
UNIT 07 HOUSE 05
LIVING AREA 83.2sqm
LIVING AREA 78.6sqm
LIVING AREA 62.9sqm
LIVING AREA 58.0sqm
LIVING AREA 48.9sqm
BEDROOM 02 20.4sqm
BEDROOM 03 16.4sqm
LOUVRE POSITIONS ON GF TO BE MECHANICALLY CONTROLLED
GATE OPEN DURING BUSINESS HOURS SUBJECT TO MANAGEMENT PLAN
CYCLE PARKING 15
COMMERCIAL 5 (1 PER 250M2)
RESIDENTIAL 10 (2 PER EACH UNIT)
LIMESTONE PAVERS
ROOFLIGHTS
GLAZED PANELS
GLASS FLOOR
GLASS ROOF ABOVE
FIRE ESCAPE TO BE RETAINED
MECHANICAL VENTING
GLAZED PANELS
LINE OF PREVIOUS APPLICATION
LINE OF EXISTING OLD DAIRY
GREAT MARLBOROUGH ESTATES BUILDING OUTLINE AS PER APPROVED 2001/5820/P
OLD DAIRY SITE BOUNDARY FROM LAND REGISTRY DRAWING – (parallel to and abutting existing substation)
HSE. 01
HSE. 02
HSE. 03
HSE. 04
HSE. 05
COM. 01
COM. 02
T1
T2
T3
T4
T5
T6
T7
A-A 13-01
B-B 13-01
C-C 13-02
D-D 13-02
E-E 13-03
F-F 13-03
S 13-01
E 12-03
G 12-04
H 13-04
N 12-02

LINE OF PREVIOUS APPLICATION
LINE OF EXISTING OLD DAIRY

Project:
**1250**
**The Old Dairy**

Drawing Title:
Ground Floor
+00

Stage:
Planning

Drawing no:
1250-11-003

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|---|---|
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