

job	drawn:	date:
BACTON LOW RISE REDEVELOPMENT LONDON BOROUGH OF CAMDEN LONDON	GW	04.14
drawing	scale:	job no:
DHO SITE PROPOSED BLOCK C ELEVATIONS	1:200 @ A1 1:400 @ A3	1952

note: all dimensions to be checked against the drawings at the commencement of the work. If this drawing exceeds the quantities in any way, the client shall be informed before the work is commenced. For all other purposes other than planning application purposes do not scale, use dimensions, this drawing is copyright.

revisions	drawing no.	rev.
	DHO-E-03	AS BELOW

rev.	date	description	issued by	checked by
P1	14.04.14	For Planning	GW	GB
P2	16.04.14	Issued for Planning	DC	RR
P3	16.04.14	Amended Areas Bubbled	DC	RR
P4	25.04.14	Issued for Planning	DC	RR
P5	28.04.14	Amended Areas Bubbled	DC	RR
P6	07.05.14	Amended Areas Bubbled	GW	DC
P7	08.05.14	Issued for Planning	GW	DC
P8	23.05.14	Issued for Planning	GW	DC
P9	23.05.14	Issued for Planning	DC	GW
P10	28.05.14	Issued for Planning	DC	GW

1.North East Elevation

2.South Elevation

3.West Elevation

4.North Elevation

5.East Elevation

- Outline of consented scheme
- Concealed RWP

SCALE BAR 1:200

0m 1 2 3 4 5 10m

NOT FOR CONSTRUCTION

SITE PLAN



#### BRICKWORK

- High quality brickwork, mortar joint detail and colour to be approved. Type 1. Refer to NBS Specification
- High quality brickwork, mortar joint detail and colour to be approved. Type 2. Refer to NBS Specification
- High quality brickwork, mortar joint detail and colour to be approved. Type 3. Refer to NBS Specification
- High quality brickwork, mortar joint detail and colour to be approved. Type 4. Refer to NBS Specification
- Half brick shadow gap.
- Brick soldier course, to match surrounding brickwork.
- Hit and miss brickwork to match surrounding brickwork.
- Recessed decorative brickwork to match surrounding brickwork.

- Building face set back by half a brick with brick reveal, brick type (type 1-5) and mortar to match surrounding brickwork.

#### LOBBY ENTRANCES

- Glazed double height entrance lobby with solid timber frame to match door, paneling with solid timber facing to match door and frames, colour and samples to be approved.
- High quality brick finish to walls of entrance recess, brick type (type 1-5) and mortar detail to match surrounding brick wall, with surface mounted light fittings with conduits hidden. Lighting detail to be approved.
- Secured By Design compliant patterned MS Steel gates. Gate design, colour and sample to be approved. Refer to landscape architects details for requirements.
- High grade stainless steel fronted multi-unit post box with brush finish stainless steel with external locking mechanism inside lobby to be SBD approved, high grade stainless steel video intercom system, e.g. Allgood, all mounted to align with brick joints.
- Stainless steel dry riser door panel, frame and door furniture, finish to be approved, mounted to align with brick joints.

- High quality louvered PPC metalwork clad doors and metal frame to bike and bin stores, stainless steel ironmongery, kick plate & fob entry system, fully suited with management system (e.g. Allgood), colour to be approved.

#### INDIVIDUAL ENTRANCES & FRONT GARDENS

- Brick soffit to be mechanically fixed to underside of walls of recessed porch, brick type (type 1-5) and mortar detail to match surrounding brick wall.
- Solid timber clad entrance door with 16mm+ timber facing, multi-point locks and stainless steel detailing and viewing panel, e.g. Urban Front or Spirit Doors, door detail and colour to be approved.
- MS steel PPC balustrade and gates, railing to Landscape Architect's specification and detail, fob system and child safety measures, colour to be approved, mounted to high quality brickwork garden walls, brick type (type 1-5) and mortar detail to match adjacent building brickwork.

#### BALCONIES

- High quality brick finish to walls and soffit of recessed balconies and roof terraces, brick type (type 1-5) and mortar to match surrounding brick walls.
- Balustrade to Juliet Balcony / projecting balcony / recessed balcony / terrace composed of opaque toughened glass & PPC steelwork frame. Colours and detail to be approved.
- John Brash castellated timber decking to balconies and terraces, colour and samples to be approved.

#### WINDOWS

- High performance combination windows, balcony doors and glass doors system, eg. Futura + and Contura Nation, with PPC aluminium fascia and outer frame, softwood inner frame, colour and samples to be approved, full brick reveals to all windows and doors.
- Opaque glass panel, colour to be approved.

#### ROOFS

- Metal coping.
- Integral gutters on exposed edges with hoppers & downpipes to architects design specification & client approval. Finish to match aluminum downpipes
- Green roof system, e.g. Erisco Bauder.
- Zinc standing seam roof finish, to form gutters and coping details at edges, samples to be approved.

#### LANDSCAPING

- High quality brick walls with mounted balustrade to Landscape Architect specification and detail.
- High quality street lighting to lighting specification and detail, to be approved by client

#### CANOPY

- Canopy to double height entrance lobbies, GRC panels mechanically fixed back to steel sub-structure to structural engineers specifications.
- Canopy to individual entrances to be high-grade precast polished concrete mechanically fixed back to proposed structure.
- Entrance signage to be cast into GRC

#### SPECIALS

- Specialist windows to acoustician's performance specification. Please refer to Acoustician's report for further information.
- Double skin brickwork to meet acoustician's performance specification. Please refer to Acoustician's report for further information.
- Chimney from gas boiler. Endosures to be formed from light weight timber with zinc standing seam finish to match roof.
- GRC planter boxes to architects detail.
- Full brick shadow gap.

- Bespoke gate to be designed in collaboration with local artist and approved by client and architect.

- High quality vertical railing to landscape architects detail, railing colour and finish to match defensible space railing.

- Flemish brickwork to match surrounding brickwork colour and mortar type

- Opaque glass solution to 2m from FFL to provide privacy to adjacent neighbours. Refer to window schedule and NBS specification.

- PPC aluminum downpipe E.g. Alumasc Guardian. Downpipes recessed into brickwork or concealed behind brickwork as noted (colour & finish to client's approval).

NB: Bat & Sparrow boxes to be incorporated into brickwork on facade in line with planning requirements. Boxes to use bespoke faced brickwork to match types 1-5 facing bricks. All boxes to be above 4th floor and located on rear & courtyard elevations only