



Cartwright Gardens Notes

1 Bricks and Mortar
Precast concrete facade system faced with Petersen Tegl D71 brickwork laid in half lap stretcher bond with corbelled soldier courses to 5th and 7th floor levels. Mortar joints are to be light grey with a 5mm recessed profile. Movement joints are to be finished with a mastic sealant with a colour to match the mortar.

2 Mansard terracotta cladding
Rainscreen cladding comprising glazed terracotta tiles and baguettes by NBK Ceramics Ltd. Colour: Cream White. glazed terracotta baguettes will be installed between each row of tiles. Colour: Signal White. 100m deep glazed terracotta capping to the top of mansard. Colour: Signal White to match the baguettes.

3 Cast Stone
Sills, copings, entrance soffit panels, mosaic surrounds and plinths are to be formed of a wet cast stone mix of Cotswold gravel with a 50/50 mix of Cotswold and Dolomite sands and white cement with an acid etched surface finish with a white mortar. Mortar joints to be 5mm recessed profile.

4 Glazed Sill
Windows installed over brick spandrel panels are to receive a continuous flat terracotta sill tile. The tile is to be finished with a glaze colour: Signal White.

5a Windows (Student Rooms)
To be aluminium framed inward opening casement windows by Reynaers, type CS38HI. The opening vent is to be infilled with an aluminium faced solid panel and all such windows between ground floor and fourth floor shall include a fixed panel below the opening casement with an identical infill panel. The window is to incorporate a decorative aluminium laser cut vent screen installed to the main frame in front of the opening casement (and fixed panel below where applicable). The screen is to be fixed with colour coated rivets to match the screen colour.

5b Windows (Communal / Management Spaces)
At ground and lower ground floors the windows serving communal and management spaces will be formed of 50mm (nom) wide aluminium curtain walling sections.

Window Finishes

Windows at Lower Ground to First Floor:
The perimeter frame, mullion and laser cut screen is to be bronze anodised, Reynaers Ref: Unpolished Bronze 39 504. The opening casement frame, transom and solid infill panels are bronze anodised, Reynaers Ref: Unpolished Bronze 33

Windows at Second Floor and above:
The perimeter frame, mullion and laser cut screen is to be PPC ref: RAL 7008 'Khaki Grey' The opening casement frame, transom (where applicable) and solid infill panels are to be PPC ref: RAL 7013 'Brown Grey'

6 Decorative Laser Cut Vent Screen
These are installed in front of the windows as detailed previously - the size of the screen decreases the higher they are on the elevation. The list below details the gauge of the laser cut screen. Refer to item 5 for finishes.

Type 1 - 15mm bar to lower ground and first floor levels
Type 2 - 5mm bar to second, third and fourth floor levels
Type 3 - 5mm bar to fifth and sixth floor levels

7 Window Acoustic Background Ventilators
To comply with Building Regulations each habitable room is required to have a background ventilator. Due to the varying acoustic requirement for each facade of the building a number of different ventilators are required. Acoustic vents to be finished externally in a colour to match window frame. Refer to the SLR Acoustic report for exact location and trickle vent types.

Non Acoustic - Aluminum through head type by window manufacturer.
Type 1 Standard Over head type
Type 2 Acoustic Over head type
Type 3 Acoustic High Performance Over head type

All to be finished in a colour to match window frame.

8 Louvers
These are located on the lower ground floor and are to be have a bronze anodised finish by Reynaers ref: Unpolished Bronze 33. Louvers are to 'glaze in' within the curtain walling system. The louvre is to be a high duty extruded aluminium section, using a 50mm blade spacing. Louvre to provide a 50% free area as a minimum. A decorative laser cut vent screen is to be installed over the front of the louvre. The vent screen is to be bronze anodised aluminium, Reynaers Ref: Unpolished Bronze 39 504.

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