

UPPER LEVEL WINDOW: ST GEORGE'S GARDEN 1:25

UPPER LEVEL WINDOW: REGENTS TERRACE 1:25

DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT DO NOT SCALE FROM THIS DRAWING.

MATERIAL SPECIFICATION: MALL CONSTRUCTION:

1. Basement to be waterproofed to grade 3 using specialist concrete admixture, waterbars to be used at all joints
2. 300mm raft foundation under basement
3. 300mm flat concrete slab with 150mm buildup
4. 350mm 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 fireproofed with

with intumescent paint
7. Wall + Roof Construction to incorporate continuous insulation in addition to insulation within the structure to achieve a u-value of 0.10 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, 200mm x 500mm and 1000mm, varied tones of white and cream, hung on aluminium sections. Vertical joints lapped, horizontal joints open maximum 9mm. To courtys

METAL CLADDING:

11A. Copper-alloy cladding comprising 1.0mm thick TECU® Brass Profiled Elements

Support structure: Eurofox or similar secondary metal support grid Cladding system: Weltec® Profiled TECU® Brass Cladding System Cladding panel: Pre-fabricated burnished brass, manufacturer KME Material: TECU® Brass, CuSn 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 or chemical corrossion of adjacent materials to the brass

or chemical corrosion of adjacent materials to the brass 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 metal cladding.
Manufacturer Cantifix or similar
13. Upper Ground floor louvre position to be mechanically adjustable for increased privace.

increased privacy

14. Fsc hardwood timber sliding windows behind metal fins. Fixed fins

130mm x 2300mm set flush with facade at regular spacings, sliding fins

40mm x 2300mm 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 600mm concrete fins at approx
1m centres. 1m 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 6015 Black Olive
Note: All office ventilation to comply with consultants report 18. Standing seam copper-alloy to match profiled metal cladding, TECU

or similar 19. All gutters and downpipes to be concealed Parapet capping to match profiled metal cladding, TECU or similar
 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. Stagger bond setting out to

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, TECU or similar 29. Roof Terrace planter - to match profiled metal cladding, TECU or 30. Glazed Terrace balustrade

LANDSCAPE SPECIFICATION: FLOOR FINISHES (outside Unit 01)
Reclaimed and reuse existing granite sets. 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) emergency and servicing vehicles Manufacturer Hardscape FOOTPATH, FORECOURT + COURTARDS
Limestone pavers, varied smooth and rough split texture, 100mm

500mm Tree 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

The Old Dairy

Regents Terrace Elevation + Window

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Date: 06.02.2015

Scale: 1:100/1:25

Format: A1 OVERSIZE

Status: INFORMATION

Drawn by: AMc