



SECTION I-I

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

- MATERIAL SPECIFICATION:**
1. Basement to be waterproofed to grade 3 using specialist concrete admixture, waterproof 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. Corne loadbearing concrete walls 250mm
  6. All steel columns under flat slab to be 225mm diameter fireproofed 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 Easijest, 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 100mm, varied tones 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 NIK ceramics

- METAL CLADDING:**
- 11A. Copper-alloy cladding comprising 1.0mm thick TECU® Brass Profiled Elements
  - Support structure Euroflex or similar secondary metal support grid
  - Cladding system: Watco® Profiled TECU® Brass Cladding System
  - Cladding panel: Pre-fabricated burnished brass, manufacturer KME
  - Material: TECU® Brass, CuSn 20 R-200, 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 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 privacy
  14. Fac-hatched 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 facade. 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 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

- 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, TECU 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. Stagger bond setting out to have missing bricks as shown on elevation

- EXTERNAL FLOOR FINISHES:**
24. Forecourt - rendered 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 similar
  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: Lucretia or similar

- SHARED SURFACE (outside Unit 02, 03 + 04)**
- Robust large format limestone paving suitable for heavy duty access by emergency and servicing vehicles
  - Manufacturer: Hardscape

- FOOTPATH, FORECOURT + COURTYARDS**
- Limestone pavers, varied smooth and rough split texture, 100mm x 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

Project:  
**1250  
Old Dairy**

Drawing Title:  
**Sections I**

Stage:  
**Planning**

Drawing no:  
**1250-13-006-PA01**

Date: 06.02.2015

Scale: 1:100

Format: A1

Status: INFORMATION

Drawn by: AMC

Revision: -