Bacton Phase 2 Karakusevic Carson Architects Planning Issue Sheet Project Number: 307 Project Name: Bacton Phase 2 DESCRIPTION Drawing Title Drawing No. PLAN 307-A-P-100-B01 BLR Site Proposed Basement Plan A1 A1 A1 307-A-P-100-00 BLR Site Proposed Ground Floor Plan 307-A-P-100-01 BLR Site Proposed First Floor Plan 307-A-P-100-02 BLR Site Proposed Second Floor Plan 1:200 A1 LR Site Proposed Third Floor Plan 07-A-P-100-03 1:200 307-A-P-100-04 BLR Site Proposed Fourth Floor Plan 1:200 A1 307-A-P-100-0 BLR Site Proposed Fifth Floor Plan BLR Site Proposed Sixth Floor Plan 307-A-P-100-07 BLR Site Proposed Seventh Floor Plan 1:200 A1 00 01 02 307-A-P-100-08 BLR Site Proposed Roof Plan A1 00 01 02 SECTIONS 00 01 02 307-A-P-200-01 BLR Site Proposed Section A-A B-B 1:200 A1 A1 LR Site Proposed Section C-C D-D BLR Site Proposed Section E-E F-F 00 01 02 807-A-P-200-03 1:200 BLR Site Proposed Section G-G H-H BLR Site Proposed Section J-J K-K 00 01 02 00 -807-A-P-200-04 1:200 A1 00 01 02 307-A-P-200-06 BLR Site Proposed Section L-L 1:200 A1 LEVATIONS A1 BLR Site Proposed Block D & E Elevations 0 307-A-P-300-01 BLR Site Proposed Block D & E Elevations 02 1:200 A1 1:200 A1 A1 BLR Site Proposed Block D & E Elevations 03 307-A-P-300-03 BLR Site Proposed Block D & E Elevations 04 307-A-P-300-0 BLR Site Proposed Block D & E Elevations 0 A1 00 01 02 03 00 01 02 03 BLR Site Proposed Block F Elevations 01 1:200 A1 BLR Site Proposed Block F Elevations 02 1:200 307-A-P-300-06 A1 DETAILS 07-A-P-400-01 00 Detailed Sections, Street Elevations, Block D1,D2,E1,E2,F1,F2 1:50 307-A-P-400-02 Detailed Sections, Gable Elevations, D1,D2,E1,E2,F1,F2 1:50 A1 307-A-P-400-03 Detailed Sections, Courtyard Elevations, D1,D2,E1,E2,F1,F2
Detailed Sections, Block D1 & F3 Commercial Units 1:50 A1 307-A-P-400-05 Detailed Sections, Block E3 Courtyard & Street Elevations 1:50 A1 A1 A1 Detailed Sections, Maisonettes Street & Courtyard Elevations 1:50 807-A-P-400-07 Detailed Sections, Street & Courtyard Elevations, Mews Houses 1:50 DISTRIBUTION Organisation Name Recipients Name ergus Freeney Popppy Carmody Morgan PURPOSE OF ISSUE Approval Draft Information







2. Internal West Elevation

High quality brickwork type 1, for mortar joint and colour refer to examples included in Design & Access Statement.

2. High quality brickwork type 2, for mortar joint and colour refer to examples included in Design &

3. High quality brickwork type 3, for mortar joint and colour refer to examples included in Design &

Access Statement. 4. Half brick shadow gap.

5. Decorative brickwork: projecting bricks, refer to examples included in Design & Access statement, brick type to match surrounding brickwork .

6. Brick soldier course to match surrounding brickwork.

7. Building face set back by half brick reveal.

8. High quality brickwork to inset balcony walls and roof terraces, brick type to match surrounding

brickwork, with full brick recesses for openings. 9. Entrance gate to be PPC fin bar railing to match defensible space railing and to architects detail with incorporated signage. Design to meet all SBD requirements.

LOBBY ENTRANCES / DOORS

10. Glazed double height residential entrance lobby screens, door system with solid timber frame, brushed stainless steel ironmongery, kick plate and fob entry system.

11. High grade stainless steel fronted multi-unit post box with brushed finish with locking mechanism inside lobby. To meet all relevant SBD requirements.

12. Lightweight cast canopy to architects detail.

13. High quality metal louvered door & frame, PPC finish to match window frames.

+ wall mounted light fittings.

14. MS steel PPC fin bar railings and gates to courtyard gardens to architects detail. To match defensible space railings.

15. High quality brickwork recess to all communal entrances to match surrounding brickwork

16. Entrance signage to be cast into pre-cast canopy.

17. Brushed stainless steel signage to be mounted on external brickwork reveal to entrance

18. Brushed stainless steel dry riser door panel, flush with brickwork to be in line with mortar

BALCONIES

19. Pressed metal cladding to all balcony / terrace soffits - PPC finish colour tbc.

20. Mild steel PPC balustrade to Juliet & recessed balconies. Fin bar railings to match defensible space railings.

21. Castellated timber decking to balconies and recessed terraces.

22. Solid metal balustrade panel with slight perforation design to architects detail, PPC finish to match surrounding metalwork.

23. Steel frame projecting balconies bolted back to masonry with steelwork forming fascia panels and MS steel PPC fin bar railings above.

INDIVIDUAL ENTRANCES AND FRONT GARDENS

24. Solid timber private entrance doors with vision panel, multi-point locks and stainless steel ironmongery to SBD requirements.

25. MS steel PPC balustrade with fin bar railings, mounted to high quality brickwork walls, brickwork and mortar type to match adjacent building brickwork type.

26. Brick enclosure lockable bike store to private houses with robust timber fronted doors. Brickwork and mortar type to match surrounding defensible space and façade brickwork.

27. Biodiverse sedum roof system.

28. PPC metal coping, colour to be approved.

29. Zinc standing seam roof finish, to form gutters and coping details at edges, samples

GROUND FLOOR COMMERCIAL UNITS 30. Precast panels to accommodate shop signage.

31. Precast frame surrounds to architects detail, colour tbc. 32. Precast concrete sill to architects detail, colour tbc.

33. High performance composite windows, balcony and terrace door system. Ground floor and balcony windows to be SBD compliant where required.

34. Opaque glass panel, finish to be approved.

35. Frosted glazing to promote privacy.

approved by the client.

LANDSCAPING

36. Defensible space: high quality brickwork walls to match surrounding brickwork type with high quality MS steel PPC metal fin bar railing to match Juliette railing. 37. High quality wall mounted decorative balcony and terrace lights. Product to be

38. Square profile aluminium downpipes and pressed metal hoppers recessed into brickwork, PPC to match window frames. Downpipes to be located on rear courtyard facades and in reveals to recessed balconies. Projecting balcony drainage tray to be segregated to allow for >6m2 free

39. Bat and sparrow nesting boxes concealed within facing brickwork, please refer to DAS for further information.

40. Boiler flue outlet at roof level in core D1. Flues to project 2.4m above the apex of roof in block D1. Flue enclosure to be dressed out in standing seam zinc to match surrounding roof 41. Automatic opening vent glazed louvres to give min. 1.5 m2 free

42. Solid timber frame glazed communal entrance doors to courtyards and rooftop terraces to match double height entrance

lobby screens, as per note 10

London Borough of Camden

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Consented line of buildings under 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P)

Planning issue: windows amended 21/11/2016 Planning issue: landlord terraces 03/11/2016 included, windows amended, flue height amended, bike store level amended Issue to client for sign off 25/10/2016

Karakusevic Carson Architects

Unit E03 The Biscuit Factory 100 Clements Road

29/09/2016

20m

London SE16 4DG

Reason for Issue

Bacton Low Rise Phase 2

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BLR Site Proposed Block D & E Elevations 04

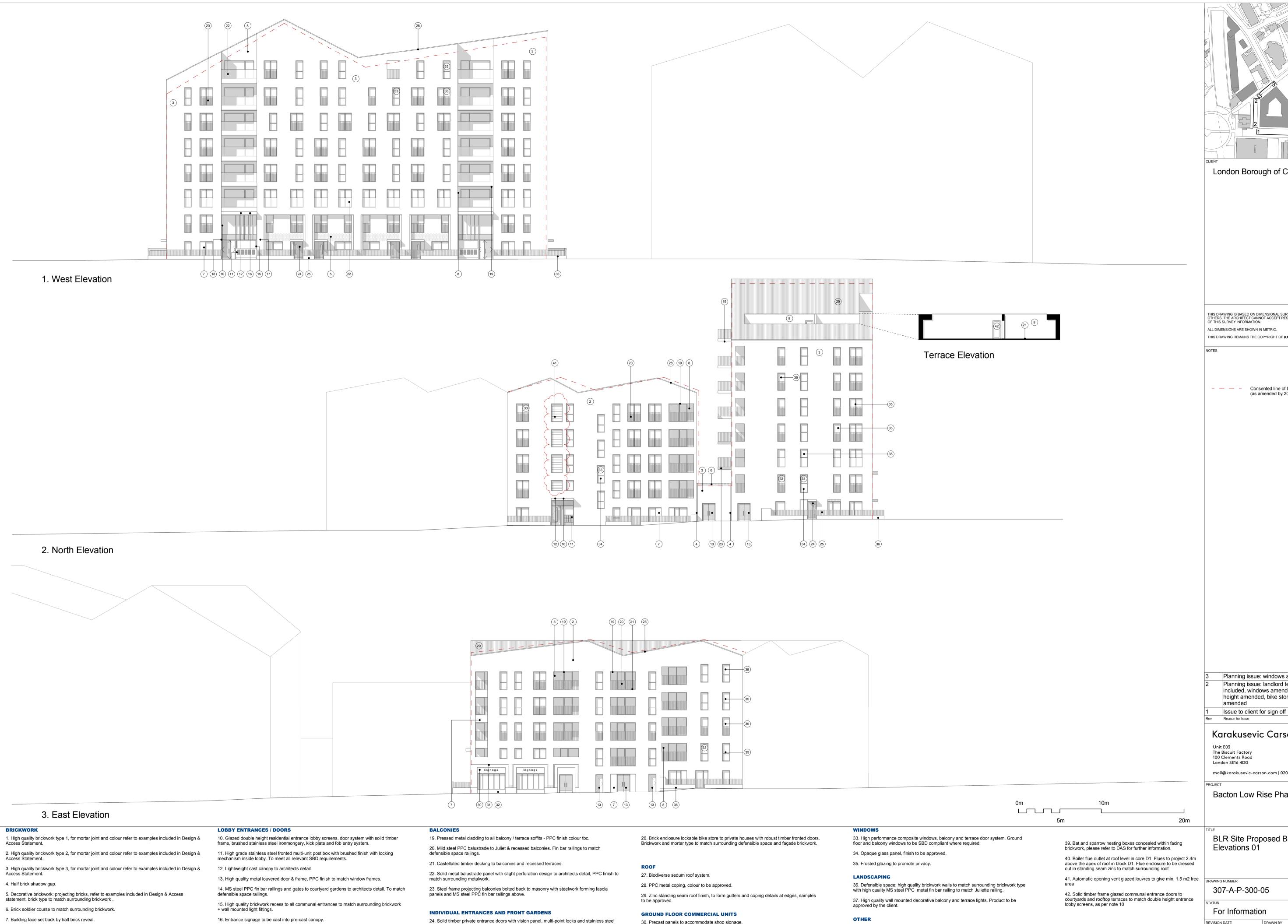
3 307-A-P-300-03

For Information

REVISION DATE 21/11/2016 MC/BFB 1:200 @ A1 FIRST ISSUED CHECKED BY PROJECT NUMBER

PS/CH

307



30. Precast panels to accommodate shop signage.

31. Precast frame surrounds to architects detail, colour tbc.

32. Precast concrete sill to architects detail, colour tbc.

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to recessed balconies. Projecting balcony drainage tray to be segregated to allow for >6m2 free

ironmongery to SBD requirements.

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brickwork and mortar type to match adjacent building brickwork type.

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9. Entrance gate to be PPC fin bar railing to match defensible space railing and to architects detail with incorporated signage. Design to meet all SBD requirements.

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Karakusevic Carson Architects

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Bacton Low Rise Phase 2

BLR Site Proposed Block F

Elevations 01

307-A-P-300-05

3

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