

MATERIAL SPECIFICATION:

CERAMIC CLADDING:

1. Glazed terracotta. Fluted ceramic cladding, 200mm x 500mm and 1500mm, varied tones of white and cream. Hung on aluminium sections. Vertical joints spaced horizontally joints open maximum 6mm. To clarify, undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer: NIK ceramics

METAL CLADDING:

2A. Copper alloy cladding comprising 30mm thick TECUBR Brass Profiled Elements. Support structure: Eurobox or similar secondary metal support grid. Cladding system: Wettech Profiled TECUBR Brass Cladding System. Cladding panel: Pre-fabricated brushed brass, manufacturer: KME. Material: TECUBR Brass, Cu-Sn-30, R350 Thickness: 1.0mm. Finish: Manual pre-burnished finish on outer surfaces to architect approved sample. Contractor design to include adequate measures to prevent metallic or chemical corrosion of adjacent materials to the brass. 2B. Copper alloy profiled cladding TECUBR Brass or similar approved.

GLAZING:

3. Ground floor facade: glazing to incorporate sliders and openings, aluminium frame, polyester powder coated to match metal cladding. 4. Upper ground floor facade: position to be mechanically adjustable for increased privacy. 5. Fac hardware: timber sliding windows behind metal fins. Fixed fins 200mm x 200mm set back from facade. Internal glass balustrade. 6. Inward opening aluminium windows, 600mm x 200mm/2 x 500mm x 200mm recessed in profiled metal to mitigate overlooking. recess finish around window to maximise privacy. 7. Glazed roof supported on 75mm x 500mm concrete fins. 8. Rooflights, frames, steel, flush with standing seam roof. Note: All joists and windows to match TECUBR profiled metal cladding BAL Side Black Glass. Note: All office ventilation to comply with consultants' report.

ROOF FINISHES:

9. Standing seam copper alloy to match profiled metal cladding TECUBR or similar. 10. All gutters and downpipes to be concealed. 11. Roofing capping to match profiled metal cladding TECUBR or similar. 12. Brown roof over Unit I to increase biodiversity.

BRICK CLADDING:

13. Pelvicorn's bricks 620mm x 200mm x 100mm, warm red, header bond with alternating bricks omitted in sections, with exposed steel frame. 14. Windows to sit behind fixed brick facade. Stagger bond setting out to have missing bricks as shown on elevation.

EXTERNAL FLOOR FINISHES:

15. Forecourt - reinforced limestone external paving, flamed finish. 16. Forecourt - reinforced limestone external paving, flamed finish. 17. Unit 1 Terrace - Roof Terraces - Cedar decking with rough planed finish.

OTHER:

18. Biopoker Glazed roof access hatch to private terraces. Note: Roof terraces to be fitted with beam alarm system for fire safety purposes. final solution to be approved by building control officer. 19. Forecourt balustrade - to match profiled metal cladding TECUBR or similar. 20. Roof Terrace planter - to match profiled metal cladding TECUBR or similar. 21. Glazed Terrace balustrade.

LANDSCAPE SPECIFICATION:

FLOOR FINISH (Outside Unit 01) Rectified and re-use existing granite sets, flat topped and smooth laid. Pavement width 1.8m, precast concrete panels with circular glass pavement lights. Manufacturer: Lucente 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 paving, varied smooth and rough split texture, 200mm x 600mm. Tree pits with stainless steel grating and tree grilles. Manufacturer: Hardscape.

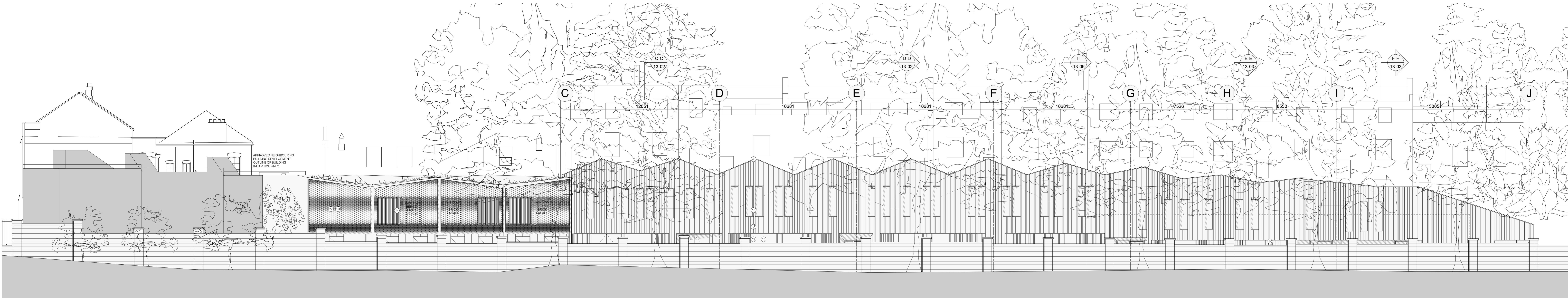
LIGHTING

Recessed flush into soffits of building overhangs. Manufacturer: Louis Poulsen.

PLANTING

Native species planted in zones along listed wall.

PLANNING ISSUE



GARDEN ELEVATION WITH TREES



GARDEN ELEVATION WITHOUT TREES + WALL

PA02 16/05/17 Change in facade to suit unit mix

REV	DATE	DESCRIPTION

THE OLD DAIRY
WAKEFIELD STREET
LONDON

Garden Elevation with
-without trees

DRNG No	SCALE	DATE
1250-12-001-PA02	1:1000=1A1	May 2017



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