

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

**MATERIAL SPECIFICATION:**

**CERAMIC CLADDING:**  
 1. Glazed terracotta tiled ceramic cladding, 200mm x 500mm and 1500mm, varied tones of white and cream hung on aluminium sections. Vertical joints lapped, horizontal joints open maximum 5mm. To courtyards, undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer NBK ceramics.

**METAL CLADDING:**  
 2A. Copper-ally cladding comprising 50mm thick TECU® Brass Profiled Elements.  
 Support structure: Eurofox or similar secondary metal support grid.  
 Cladding system: Wettech® Profiled TECU® Brass Cladding System.  
 Cladding panel: Pre-fabricated brushed brass, manufacturer RME.  
 Material: TECU® Brass, Cu-Sn-30, R260 Thickness 1.0mm.  
 Finish: Manual pre-burnished finish on outer surfaces to architect approved sample.  
 Contractor design to include adequate measures to prevent to metallic or chemical corrosion of adjacent materials to the brass.  
 2B. Copper-ally profiled cladding, TECU® Brass or similar approved.  
 2C. Copper-ally cladding, TECU® Brass or similar approved.

**GLAZING:**  
 3. Ground - lower ground floor facade glazing to incorporate sliders and openings, aluminium frame, polycarbonate powder coated to match metal cladding. Manufacturer Corinca or similar.  
 4. Upper ground floor glazing position to be mechanically fixed to the structure.  
 5. Fire hardwood timber sliding windows behind metal fins. Fixed fins 200mm x 200mm set flush with facade at regular spacing, sliding fins 40mm x 200mm set back from facade. Manufacturer: Balfour Beatty.  
 6. Inward opening aluminium windows, 600mm x 2000mm/2 x 2000mm x 2000mm recessed in profiled metal to mitigate overlocking, recess finish around window to maximise reflectance.  
 7. Glazed roof supported on 75mm x 600mm concrete fins at approx centres.  
 8. Rooflights, frameless, steel, flush with standing seam roof. Manufacturer: The Rooflight Company range 1600 or similar.  
 Note: All balconies and windows frames to match TECU profiled metal cladding (RAL 5015 Black-Gloss).  
 Note: All office ventilation to comply with consultants' report.

**ROOF FINISHES:**  
 9. Standing seam copper-ally to match profiled metal cladding, TECU or similar.  
 10. All gutters and downpipes to be concealed.  
 11. Flat roof capping to match profiled metal cladding, TECU or similar.  
 12. Brown roof over Unit I to increase biodiversity.

**BRICK CLADDING:**  
 13. Poliersen's bricks (225mm x 102mm x 65mm), warm red, header bond with alternate 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 - reddish-brown limestone external paving, flamed finish.  
 16. Basement courtyards - limestone external paving, flamed finish.  
 17. Unit 1 Terrace - Roof Terraces - Cedar decking with rough flamed finish.

**OTHER:**  
 18. Biopoint 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.  
 19. Forecourt balustrade - to match profiled metal cladding, TECU or similar.  
 20. Roof Terrace planter - to match profiled metal cladding, TECU or similar.  
 21. Glazed Terrace balustrade.

**LANDSCAPE SPECIFICATION:**

**FLOOR FINISH (Courtyards/Units):**  
 Reclaimed and reuse existing granite sets, flat topped and smooth laid.  
 Pavement width 150mm, precast concrete panels with circular glass pavement lights. Manufacturer: Luxcon 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 500mm.  
 Tree pits with limestone edging and tree grilles.  
 Manufacturer: Hardscape.

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

**PLANTING:**  
 Native species planted in zone along listed wall.

**PLANNING ISSUE**

PA02 15/05/17 Change in facade to suit unit mix

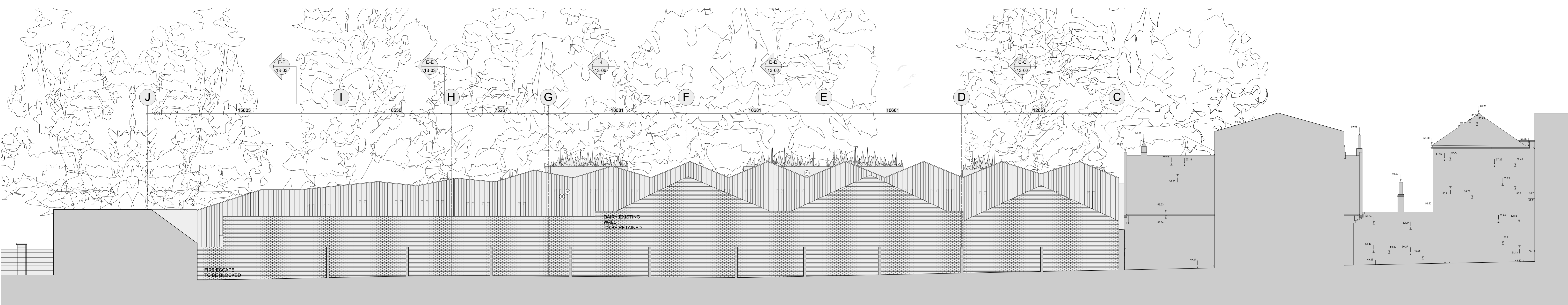
REV	DATE	DESCRIPTION

**THE OLD DAIRY**  
 WAKEFIELD STREET  
 LONDON  
 Regents Terrace Elevation  
 + Window Details

DRWG No	SCALE	DATE
1250-12-002-PA02	1:100 @ A1	May 2017



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REGENTS TERRACE GARDEN ELEVATION

UNIT 07

UNIT 06

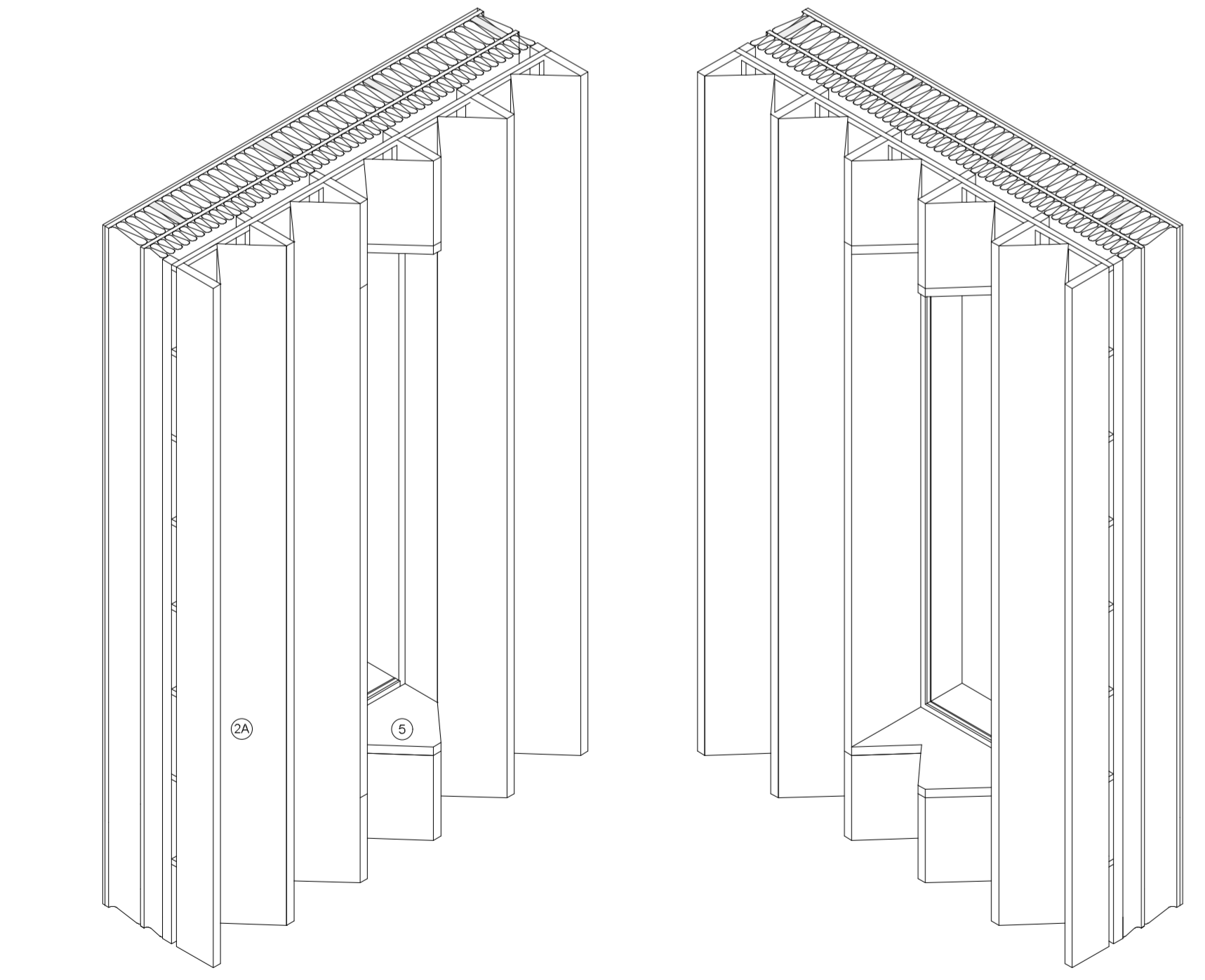
UNIT K  
UNIT G

UNIT J  
UNIT F  
UNIT C

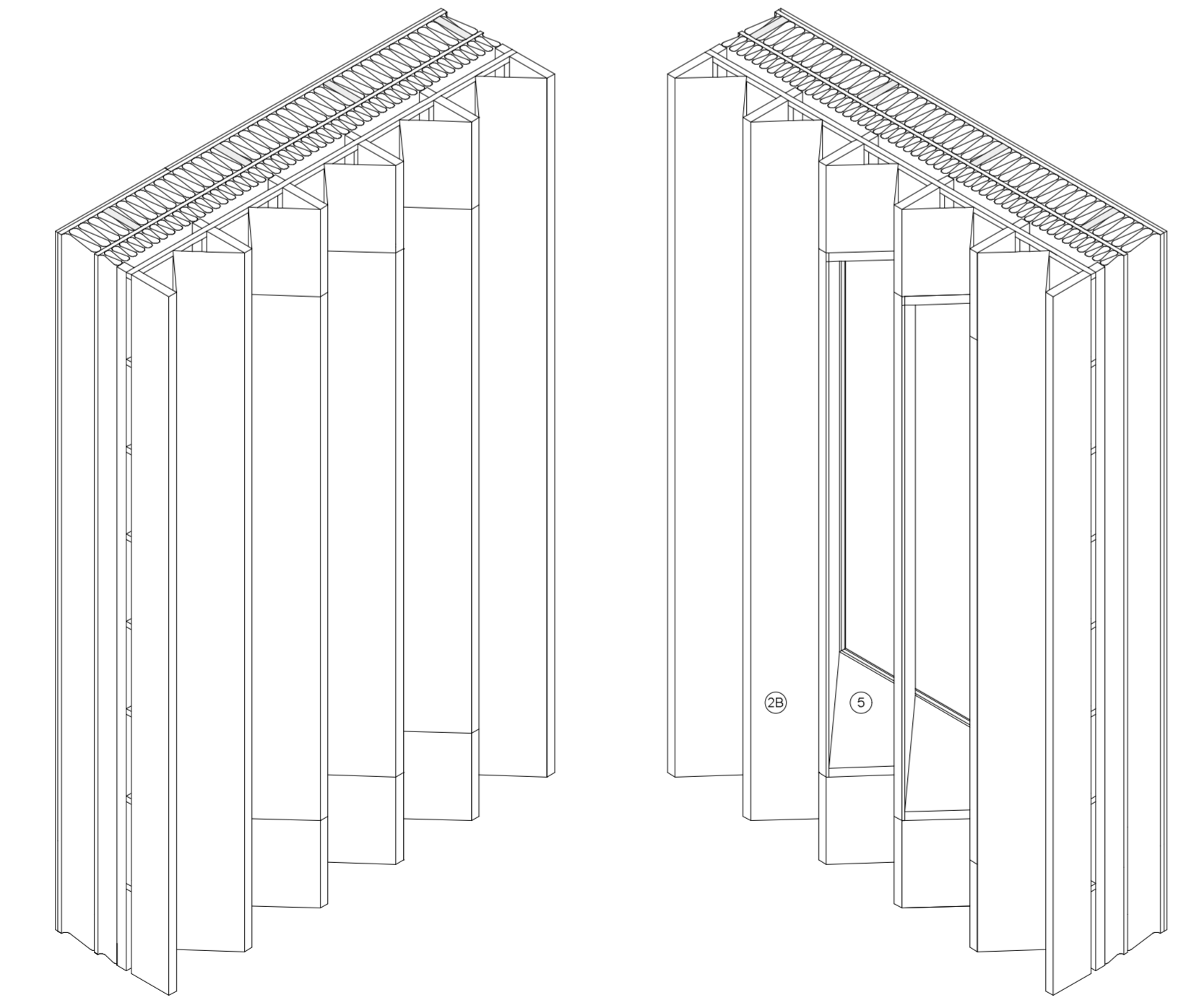
UNIT I  
UNIT E  
UNIT B

UNIT H  
UNIT D  
UNIT A

UNIT 02



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



UPPER LEVEL WINDOW: REGENTS TERRACE 1:25

--- LINE OF EXISTING OLD DAIRY