

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 bespoke fluted ceramic cladding, 200mm x 500mm and 1000mm, varied tones of white and cream, hung on aluminum sections. Vertical joints lapped, horizontal joints open maximum 6mm. 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-alloy cladding comprising 1.0mm thick TECU® Brass Profilled Elements. Support structure: Eurofox or similar secondary metal support grid. Cladding system: Wetloc® Profilled TECU® Brass Cladding System. Cladding panels: Pre-fabricated brushed brass, manufacturer RME. 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 corrosion of adjacent materials to the brass. 2B. Copper-alloy profilled cladding, TECU® Brass or similar approved. 2C. Copper-alloy cladding, TECU® Brass or similar approved.

GLAZING:
3. Ground + lower ground floor facade: glazing to incorporate sliders and openings, aluminum frame, polyester powder coated to match metal cladding. Manufacturer Cantifix or similar. 4. Upper Ground floor louvre position to be mechanically adjustable for increased privacy. 5. 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 facade. Internal glazed balustrade. 6. Inward opening aluminum windows, 500mm x 2400mm/2 x 3500mm x 2400mm, recessed in profilled metal to mitigate overlooking, recess finish around window to maximise reflectance. 7. Glazed roof supported on 75mm x 600mm concrete fins at approx 3m centres. 8. Rooflights, frameless, steel, flush with standing seam roof, manufacturer The Rooflight Company range Neo for similar.

Note: All louvres and window frames to match TECU profilled metal cladding or BAL 6045 Black Olive.
Note: All office ventilation to comply with consultants report.

ROOF FINISHES:
9. Standing seam copper-alloy to match profilled metal cladding, TECU or similar. 10. All gutters and downpipes to be concealed. 11. Parapet capping to match profilled metal cladding, TECU or similar. 12. Brown roof over Unit 1 to increase biodiversity.

BRICK CLADDING:
13. Petersen's bricks (228mm x 108mm x 62mm), warm red header bond with alternate bricks omitted in sections, within expressed 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. Manufacturer Hardscape. 16. Basement courtyards - limestone external paving, flamed finish. Manufacturer Hardscape. 17. Unit 1 Terrace + Roof Terraces - Cedar decking with rough planed finish.

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

LANDSCAPE SPECIFICATION:
FLOOR FINISHES (outside Unit 02)
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)
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.

PLANTING
Native species planted in zone along listed wall.

PLANNING ISSUE

PA01 15/05/17 Change in unit mix.

REV	DATE	DESCRIPTION
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THE OLD DAIRY
WAKEFIELD STREET
LONDON

Unit 1 + Unit 7
Elevations

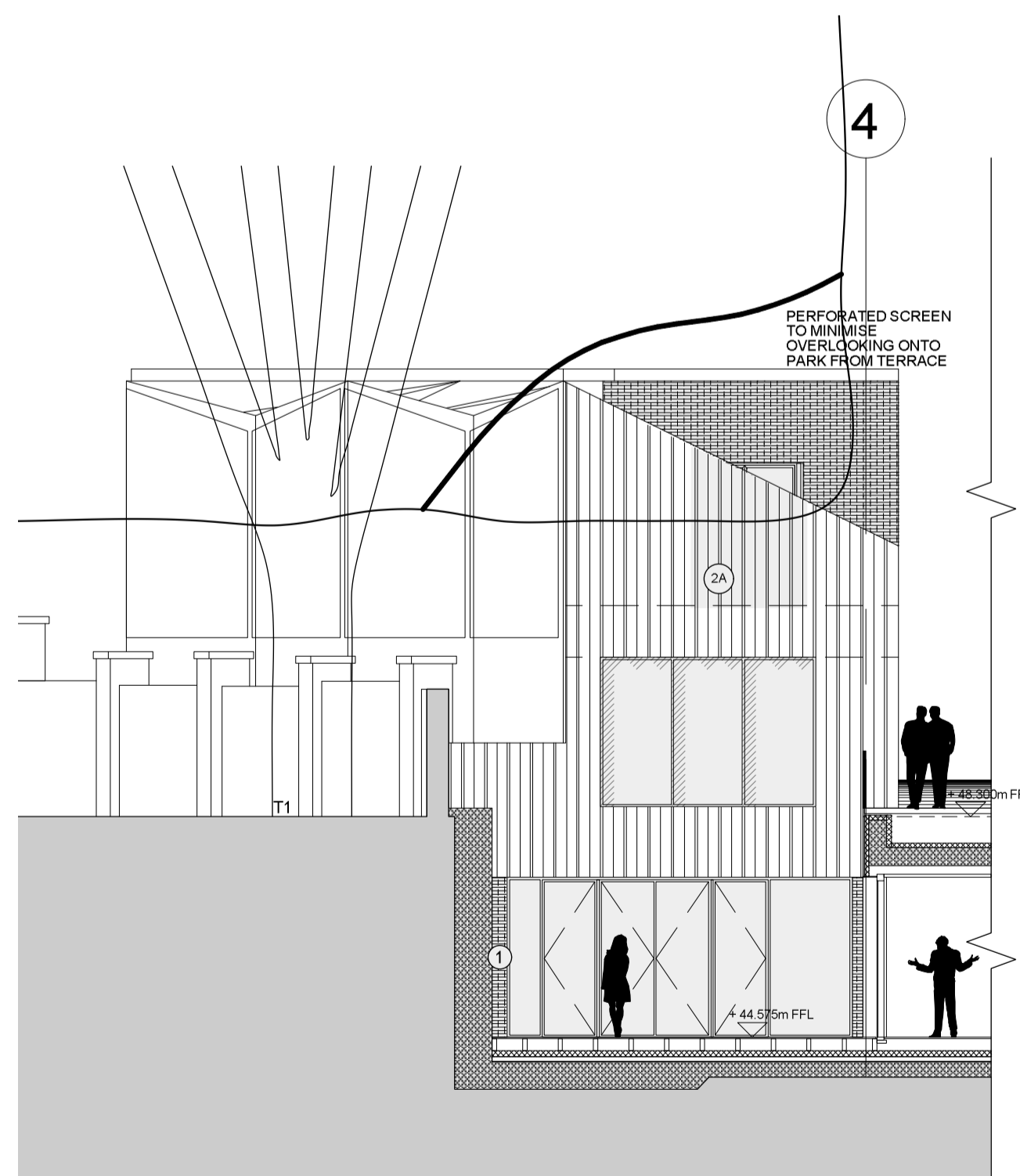
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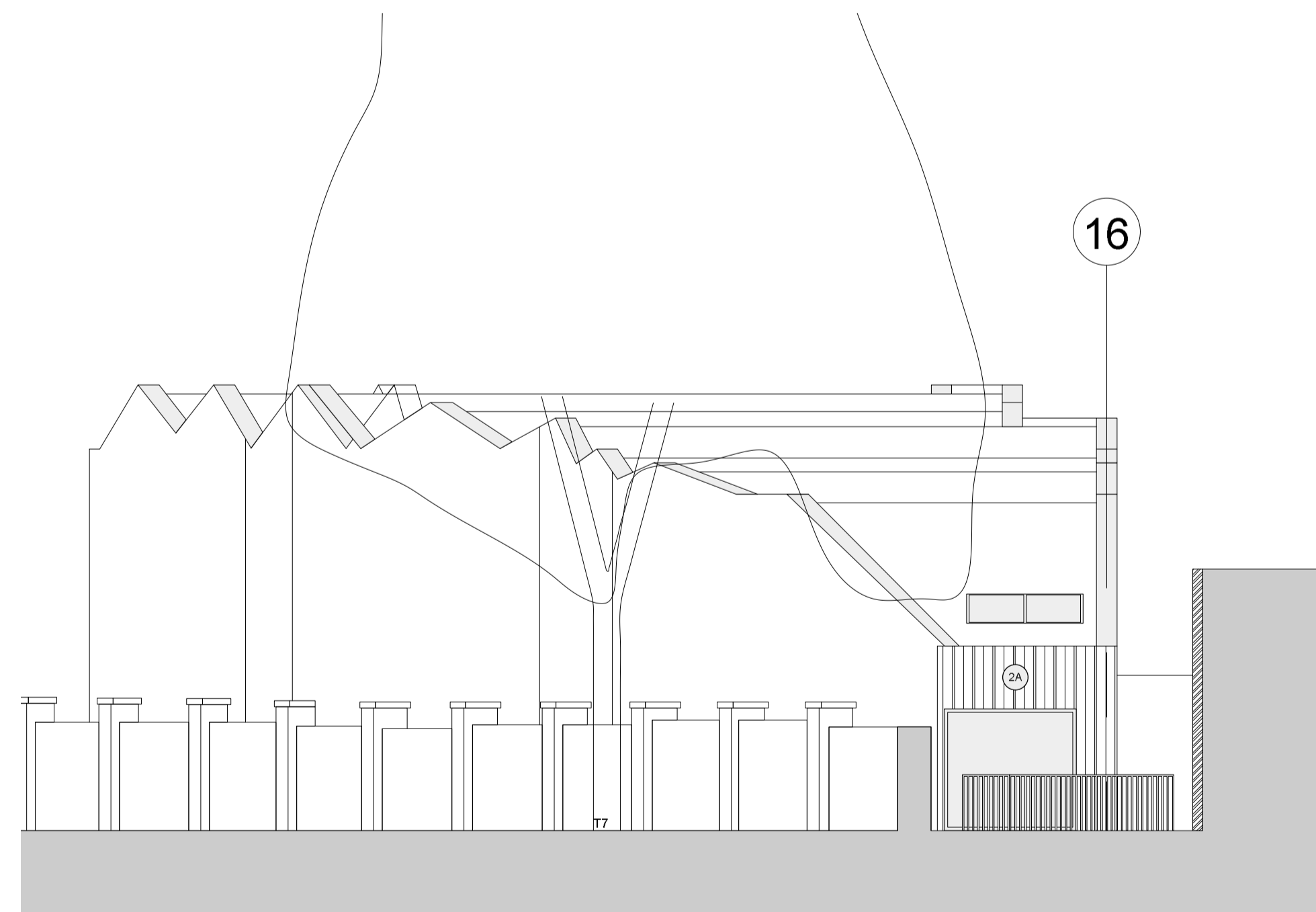
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UNIT 1 NORTHERN ELEVATION



UNIT 1 EASTERN ELEVATION



UNIT 7 EASTERN ELEVATION

