

**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 beige/taupe fluted ceramic cladding, 200mm x 200mm and 100mm, varied tones of white and cream hung on aluminum sections. Vertical joints lapped, horizontal joints open maximum 5mm. To coordinate underside of roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer NBE ceramics.  
**METAL CLADDING:**  
 25. Copper-ally cladding comprising 1.0mm thick TECU® Brass Profiled Elements support structure: Euroflex or similar secondary metal support grid. Cladding system: Wetbest® Profiled TECU® Brass Cladding System. Cladding panel: Pre-fabricated, finished brass, manufacturer RME. Material: TECU® Brass, Cu59 to R-250. Thickness: 1.0mm. Finish: Marubi pre-burnished finish on outer surfaces to architect's approved sample. Contractor design to include adequate measures to prevent bimetallic or chemical corrosion of adjacent materials to the brass.  
 26. Copper-ally profiled cladding, TECU® Brass or similar approved.  
 27. Copper-ally cladding, TECU® Brass or similar approved.

**GLAZING:**  
 3. Ground - lower ground floor facade, glazing to incorporate sliders and opening, aluminum frame, polyester powder coated to match metal cladding. Manufacturer Corinfa or similar.  
 4. Upper ground floor louvre position to be mechanically adjustable for improved privacy.  
 5. Fix hardwood timber sliding windows behind metal fins. Fixed fins 20mm x 230mm set flush with facade at regular spacings, sliding fins 40mm x 230mm set back from facade internal glazing/balustrade.  
 6. Inward opening aluminum windows, 50mm x 200mm or 20mm x 200mm, recessed in profiled metal to mitigate overlooking, recess finish around window to maximize resistance.  
 7. Glazed roof supported on 75mm x 60mm concrete finish apex 5m centres.  
 8. Rooflights, frameless, steel, flush with standing seam roof, manufacturer The Rooflight Company range Neo for similar.  
**NOTE: All louvers and window frames to match TECU profiled metal cladding of 25, 26 or 27. See also 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. Rampjet capping to match profiled metal cladding, TECU or similar.  
 12. Brown roof over Unit 1 to increase biodiversity.

**BRICK CLADDING:**  
 13. Peabody's bricks (225mm x 102mm x 57mm), warm red. Render bond with alternate bricks omitted in sections, wither expressed level finish.  
 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 - Herringbone limestone external paving, flamed finish. Manufacturer Hardscape.  
 16. Basement courtyard - limestone external paving, flamed finish. Manufacturer Hardscape.  
 17. Unit 1 Terrace - Roof Terraces - Cedar decking with rough planed finish.

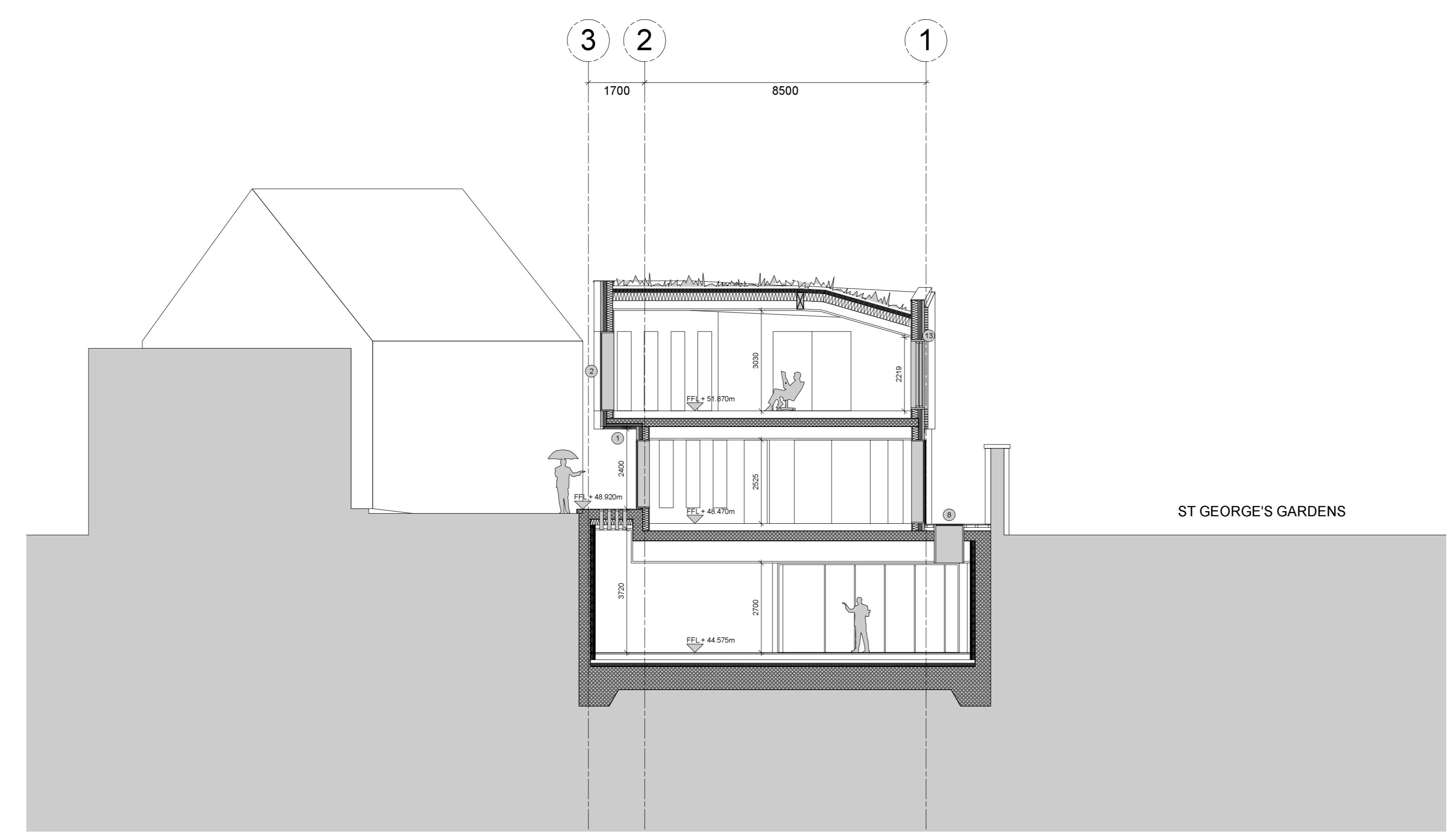
**OTHER:**  
 18. Bespoke Glazed roof access hatch to private terraces. Note: Roof terraces to be fixed with beacon alarm system for fire safety purposes. Final solution to be approved by building control officer.  
 19. Forecourt balustrade - to match profiled metal cladding, TECU or similar.  
 20. Roof Terrace planter - to match profiled metal cladding, TECU or similar.  
 21. Glazed Terrace balustrade.

**LANDSCAPE SPECIFICATION:**  
**FLOOR FINISHES (outside Unit 01)**  
 Reclaimed and reuse existing granite sets, flat topped and smooth top. Pavement width 1.8m, precast concrete panels with circular glass pavement lights. Manufacturer: Luxcrete or similar.  
**SHARED SURFACE (outside Unit 01, 02, 03 + 04)**  
 Robust large format limestone paving suitable for heavy duty access by emergency and servicing vehicles. Manufacturer: Hardscape.

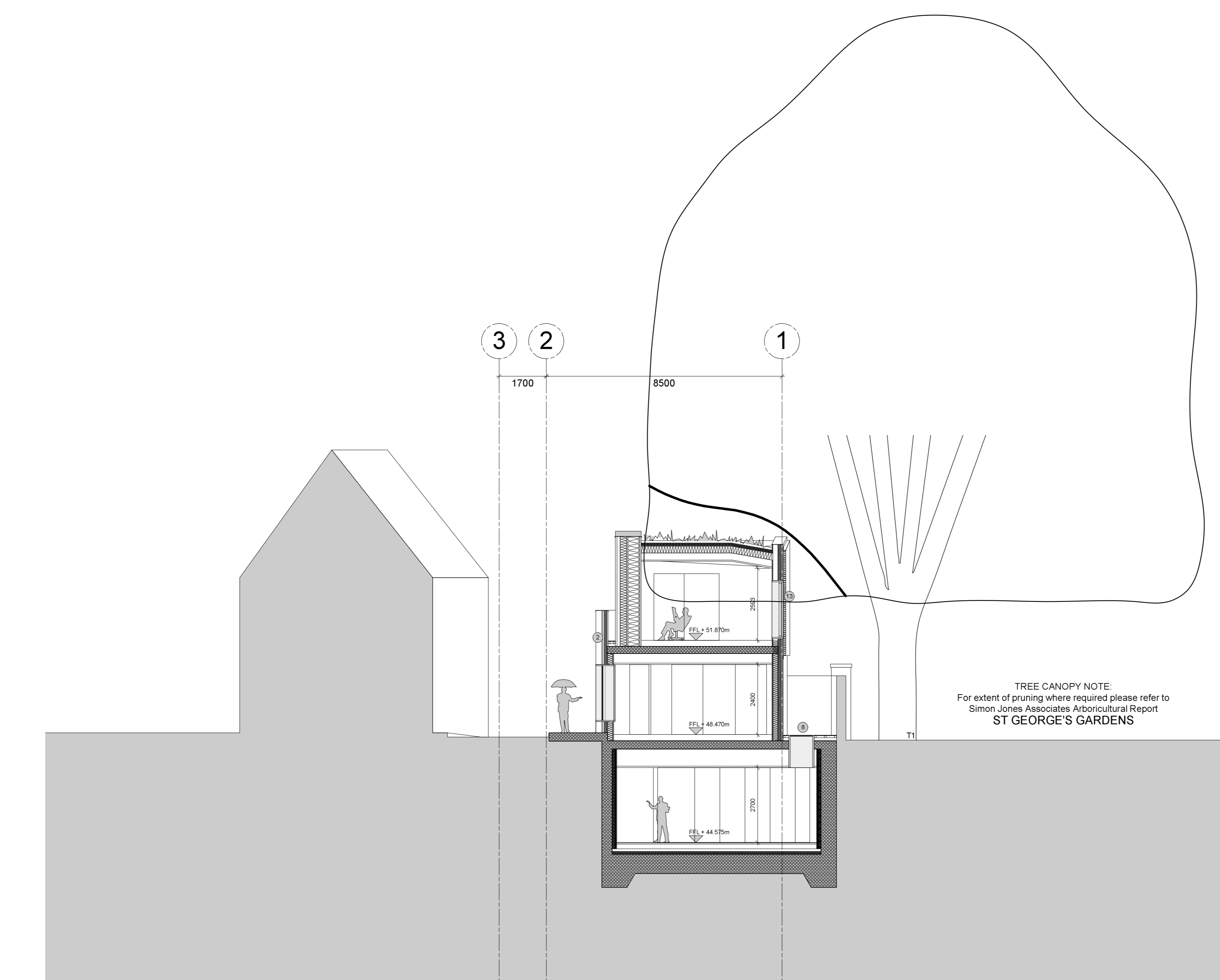
**FOOTPATH, FORECOURT + COURTYARDS:**  
 Limestone paving, varied smooth and rough split bedded, 200mm x 600mm.  
 Tree pits with limestone edging and tree grilles. Manufacturer: Hardscape.

**LIGHTING:**  
 Recessed flush into soffits of building overhangs. Manufacturer: Louis Poulsen.  
**PLANTING:**  
 Native species planted in zone along listed wall.

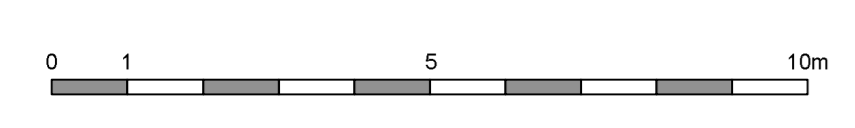
**PLANNING ISSUE**



**SECTION AA**



**SECTION BB**



PA02	15/05/17	Change in unit mix.
REV.	DATE	DESCRIPTION

**THE OLD DAIRY**  
 WAKEFIELD STREET  
 LONDON  
 Sections A + B

DRNG No	SCALE	DATE
1250-13-001-PA02	1:100@A0	May 2017



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