

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 1000mm, varied tones of white and cream hung on aluminum sections. Vertical joints lapped, horizontal joints open maximum 5mm. To copy with undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer NBR ceramics.

METAL CLADDING:
 25. Copper-ally cladding comprising 1.0mm thick TECU® Brass Profiled Elements. Support structure: Eurofin or similar secondary metal support grid. Cladding system: Wetset® Profiled TECU® Brass Cladding System. Cladding panel: Pre-fabricated, finished brass, manufacturer H&E. Material: TECU® Brass, Cu59 to R-250. Thickness: 1.0mm. Finish: Marubi pre-burnished finish on outer surfaces to architect 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 Centiflex or similar.
 4. Upper ground floor (lower position to be mechanically adjustable for improved privacy).
 5. Fixed hardwood timber sliding windows behind metal fins. Fixed fins 200mm x 230mm set flush with facade at regular spacings, sliding fins 40mm x 230mm set back from facade internal glass/balustrade.
 6. Inward opening aluminum windows, 500mm x 2400mm or 2400mm x 2400mm, recessed in profiled metal to mitigate overlooking, recess finish around window to maximize resistance.
 7. Glazed roof supported on 75mm x 600mm concrete finial against steel centres.
 8. Rooflights, frameless, steel, flush with standing seam roof, manufacturer The Rooflight Company range Neo for similar.

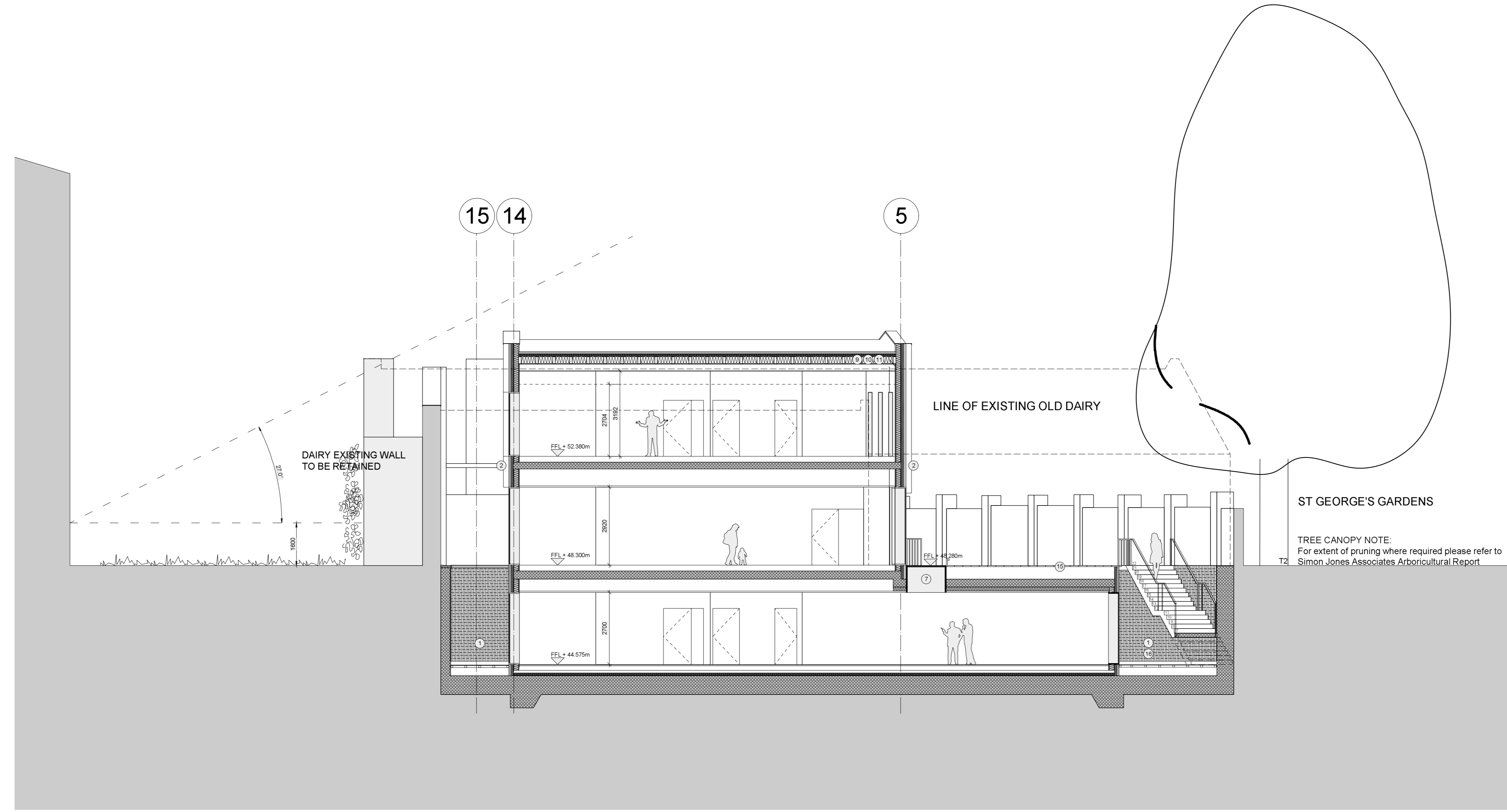
ROOF FINISHES:
 9. Standing seam copper-ally to match profiled metal cladding, TECU or similar.
 10. All gutters and downpipes to be concealed.
 11. Rainjet capping to match profiled metal cladding, TECU or similar.
 12. Brown roof over Unit 1 to increase biodiversity.

BRICK CLADDING:
 13. Peabody's bricks, 220mm x 108mm x 58mm, warm red. Header bond with alternate bricks omitted in sections, with exposed lower face.
 14. Windows to sit behind fixed brick facade. Stagger bond setting out to have missing bricks as shown on elevation.

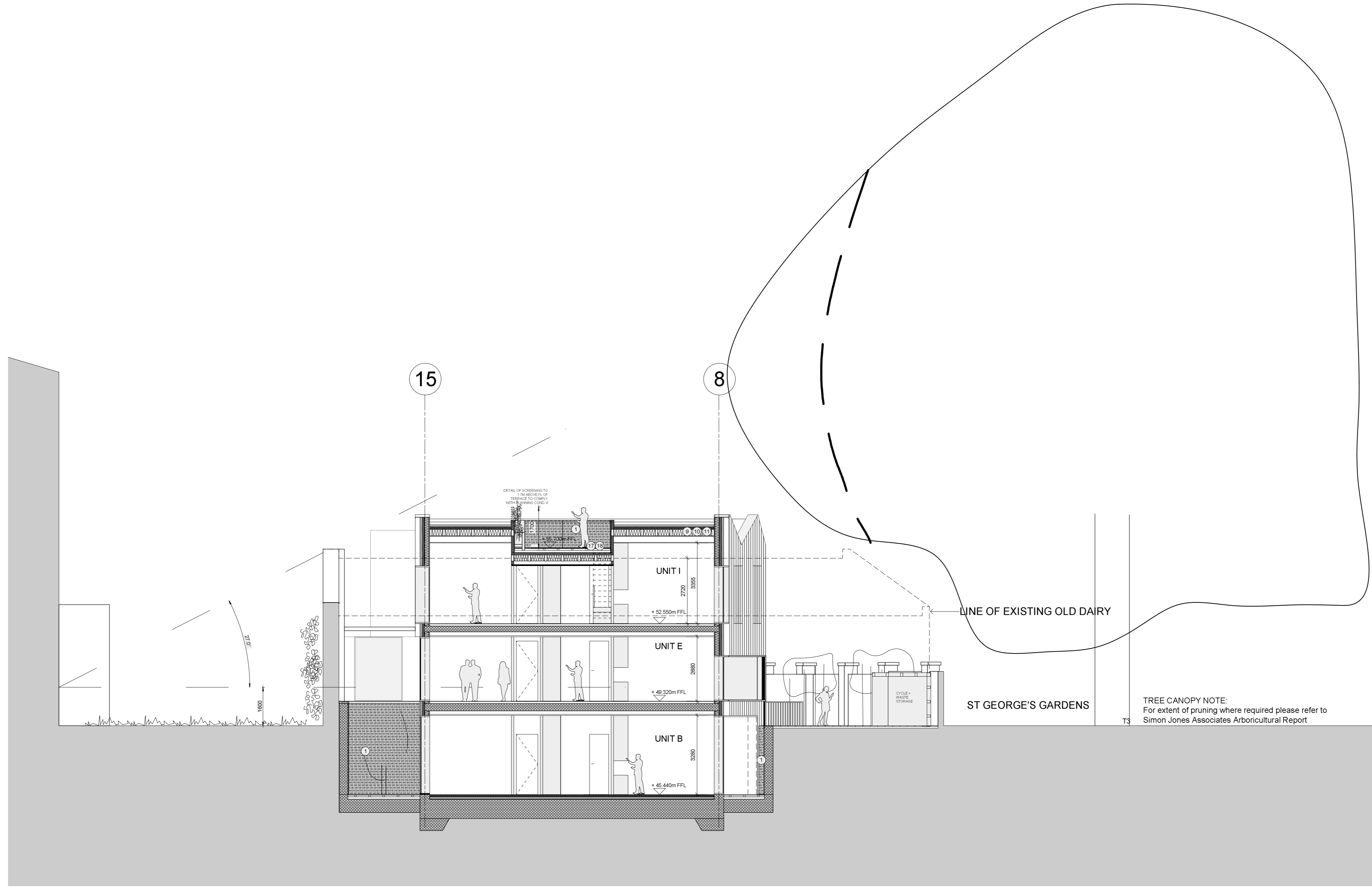
EXTERNAL FLOOR FINISHES:
 15. Forecourt - Herringford limestone external paving, Burned finish. Manufacturer Hardscape.
 16. Basement courtyard - limestone external paving, Burned finish. Manufacturer Hardscape.
 17. Unit 1 Terrace - Roof Terraces - Cedar decking with rough planed finish.

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.

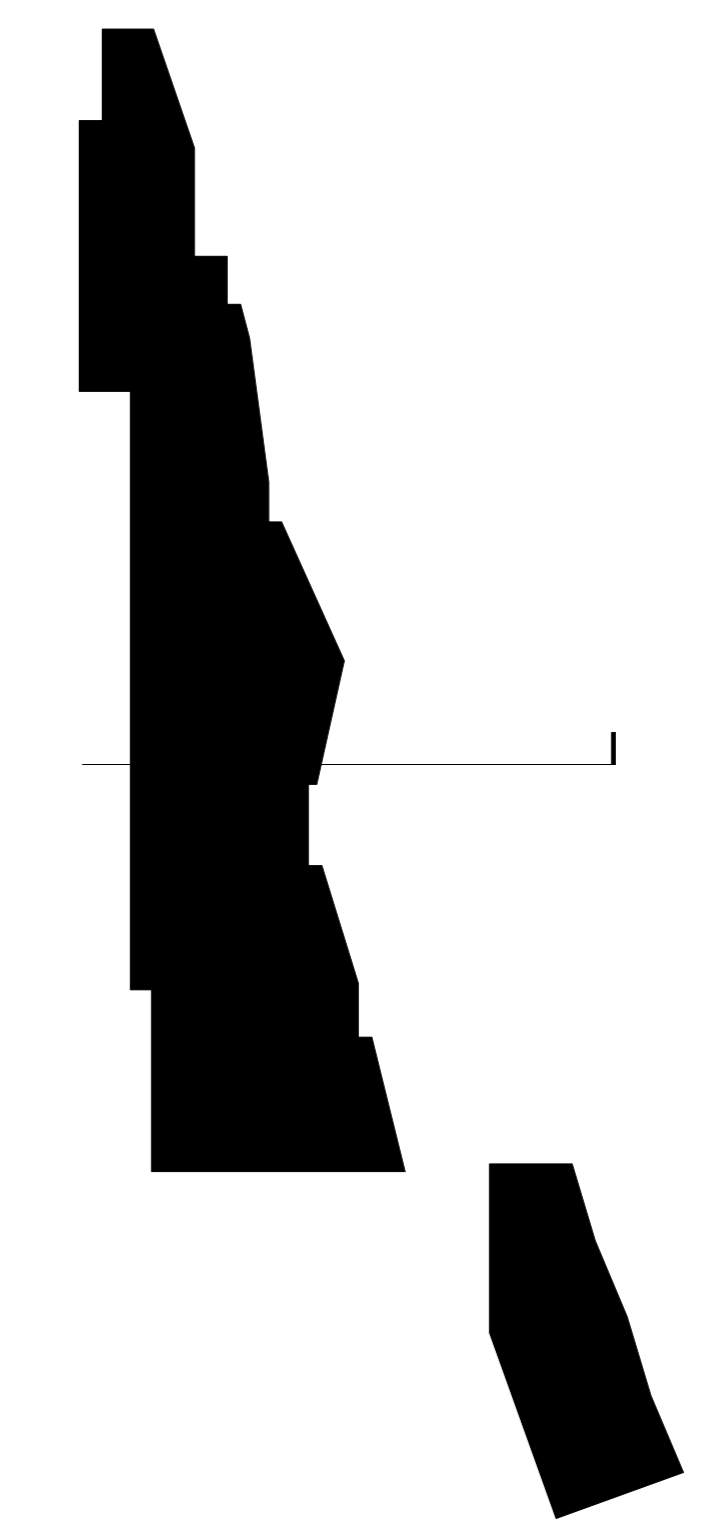
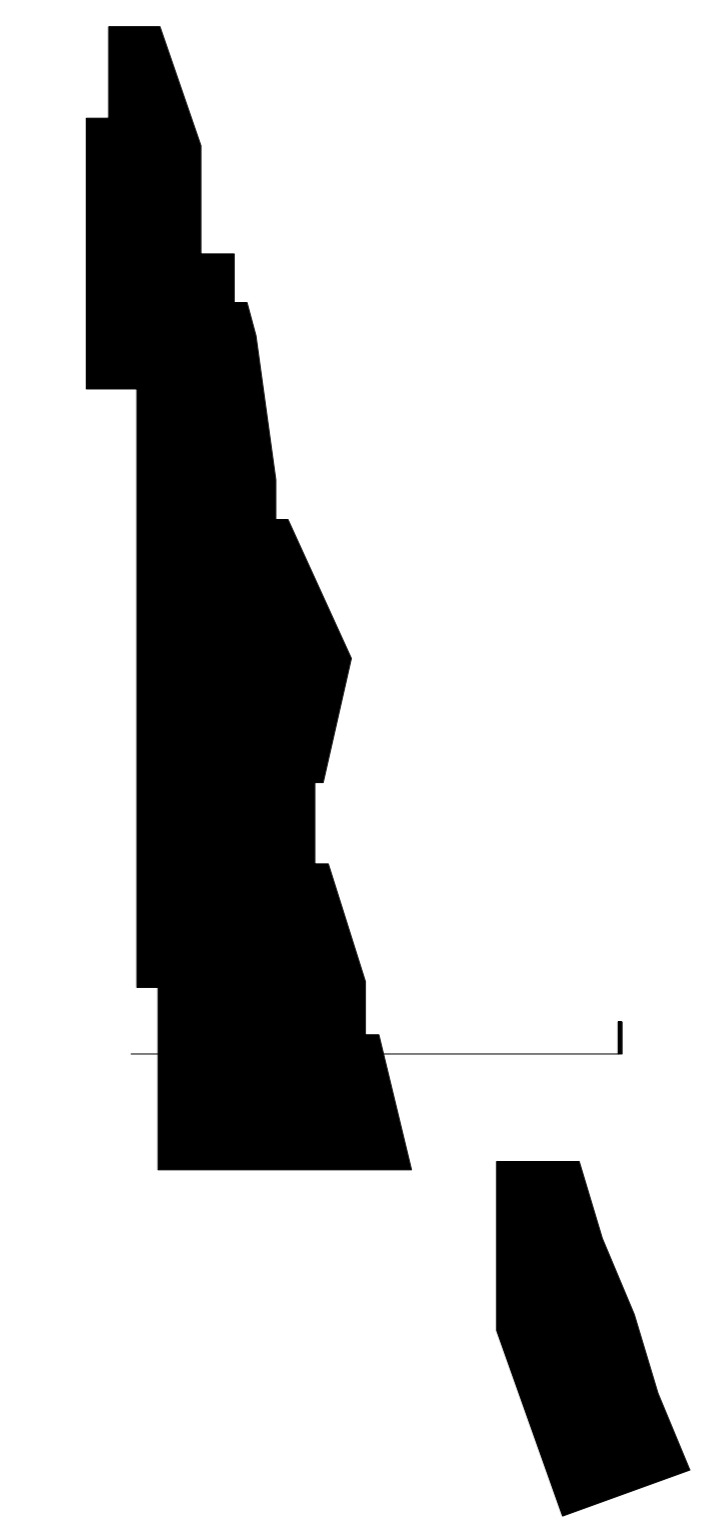
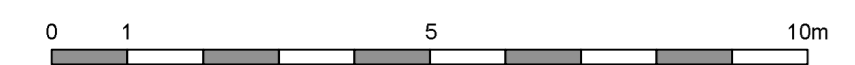
LANDSCAPE SPECIFICATION:
FLOOR FINISHES (outside Unit 03)
 Reclaimed and reuse existing granite sets, flat topped and smooth top.
 Pavement: width 1.8m, precast concrete panels with circular glass pavement lights. Manufacturer: Luxcrete or similar.
SHARED SURFACE (outside Unit 03 + 04)
 Robust large 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.



SECTION CC



SECTION DD



PLANNING ISSUE

PA02	15/05/17	Change in unit mix.
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REV	DATE	DESCRIPTION
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THE OLD DAIRY
 WAKEFIELD STREET
 LONDON

Section C + D

DRNG No	SCALE	DATE
1250-13-002-PA02	1:100@A0	May 2017



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---LINE OF EXISTING OLD DAIRY