

**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 200mm and 200mm x 300mm, varied tones of white and cream hung on aluminum sections. Vertical joints lapped, horizontal joints open maximum 2mm. To courtyard, undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer: NIK Ceramics

**METAL CLADDING:**  
 25. Copper-alloy cladding comprising 1.0mm thick TECU/9 Brass Profiled Elements. Support structure: Baffle or similar secondary metal supporting. Cladding system: Weibact® Profiled TECU/9 Brass Cladding System. Cladding panel: Pre-fabricated, brushed brass, manufacturer: RME. Material: TECU/9 Brass, Cu/90, R-250 Thickness: 1.0mm. Finish: Manual pre-burnished finish on outer surfaces to architect approved sample. Contractor design to include adequate measures to prevent bi-metallic or chemical corrosion of adjacent materials to the brass.  
 26. Copper-alloy profiled cladding, TECU/9 Brass or similar approved.  
 27. Copper-alloy cladding, TECU/9 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: Canalis or similar.  
 4. Upper Ground floor lower position to be mechanically adjustable for increased privacy.  
 5. Fire hardwood timber sliding windows behind metal fins. Fixed fins 200mm x 2300mm set flush with facade at regular spacings, sliding fins 200mm x 2300mm set back from facade internal glazing substrate.  
 6. Inward opening aluminum windows, 560mm x 2400mm x 200mm x 200mm, recessed in profiled metal to mitigate overlooking, recess finish around window to maximize resistance.  
 7. Glazed roof supported on 75mm x 600mm concrete fin, all aspects in cast-in-situ.  
 8. Rooflights, frameless, steel, flush with standing seam roof manufacturer: The Hoodlight Company range (Neo for similar).

**Note:** All louvers and window frames to match TECU/9 profiled metal cladding as per, form, finish, color.  
**Note:** All office ventilation to comply with consultants report.

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

**BRICK CLADDING:**  
 13. Peckers brick, (220mm x 100mm x 50mm), warm red. Render bond with alternate bricks omitted in sections, with exposed lower frame.  
 14. Windows to sit behind fixed brick facade. Sagger 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 profiled metal cladding, TECU/9 or similar.  
 20. Roof Terrace planter - to match profiled metal cladding, TECU/9 or similar.  
 21. Glazed Terrace balustrade.

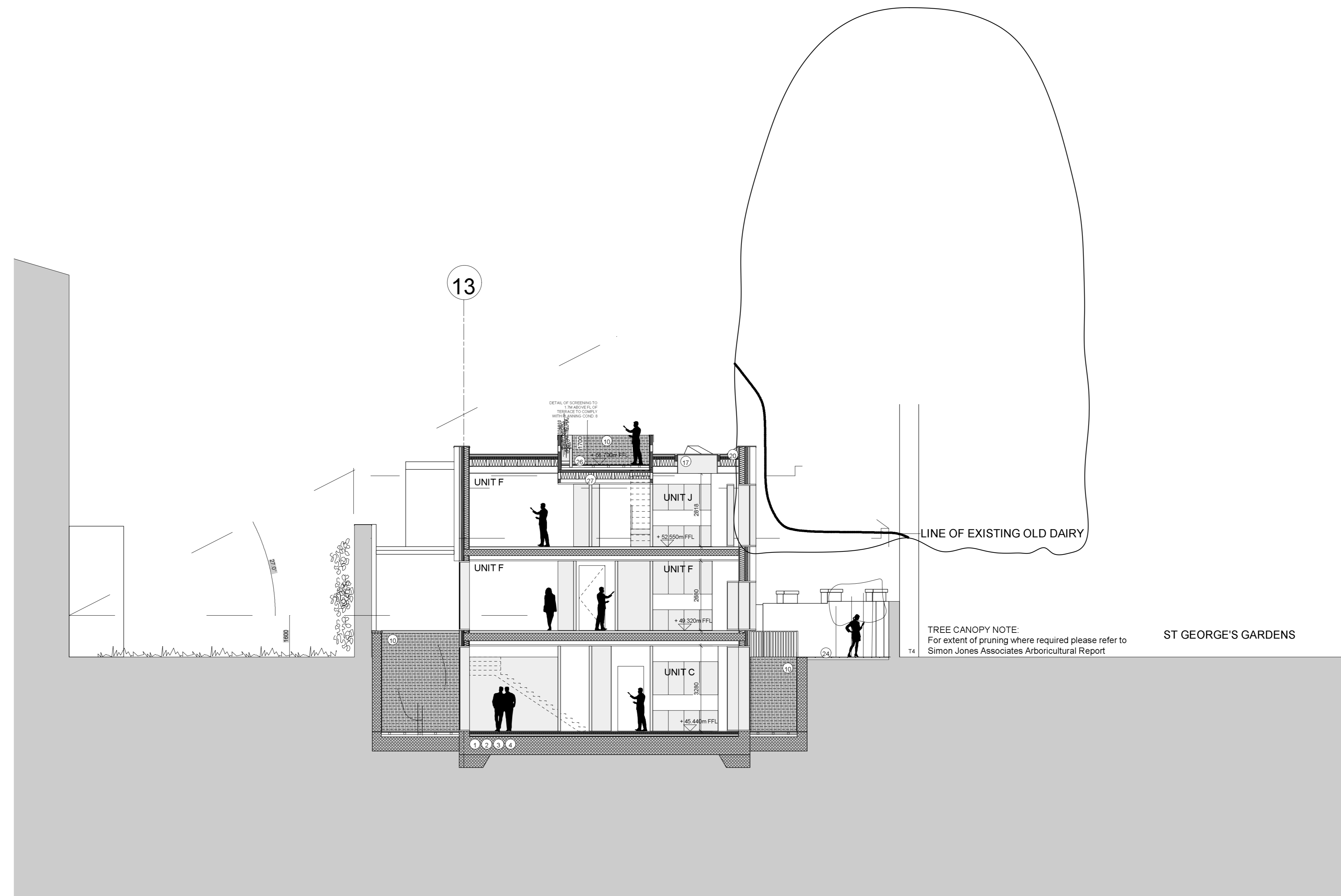
**LANDSCAPE SPECIFICATION:**  
**FLOOR FINISHES (outside Unit 0):**  
 Reclaimed and reuse existing granite sets, flat topped and smooth top.  
 Pavement: width 150mm, precast concrete panels with circular glass pavement lights. Manufacturer: Luxcrete or similar.

**SHARED SURFACE (outside Unit 0):**  
 Robust large format limestone paving suitable for heavy duty access by emergency and servicing vehicles. Manufacturer: Hardscape.

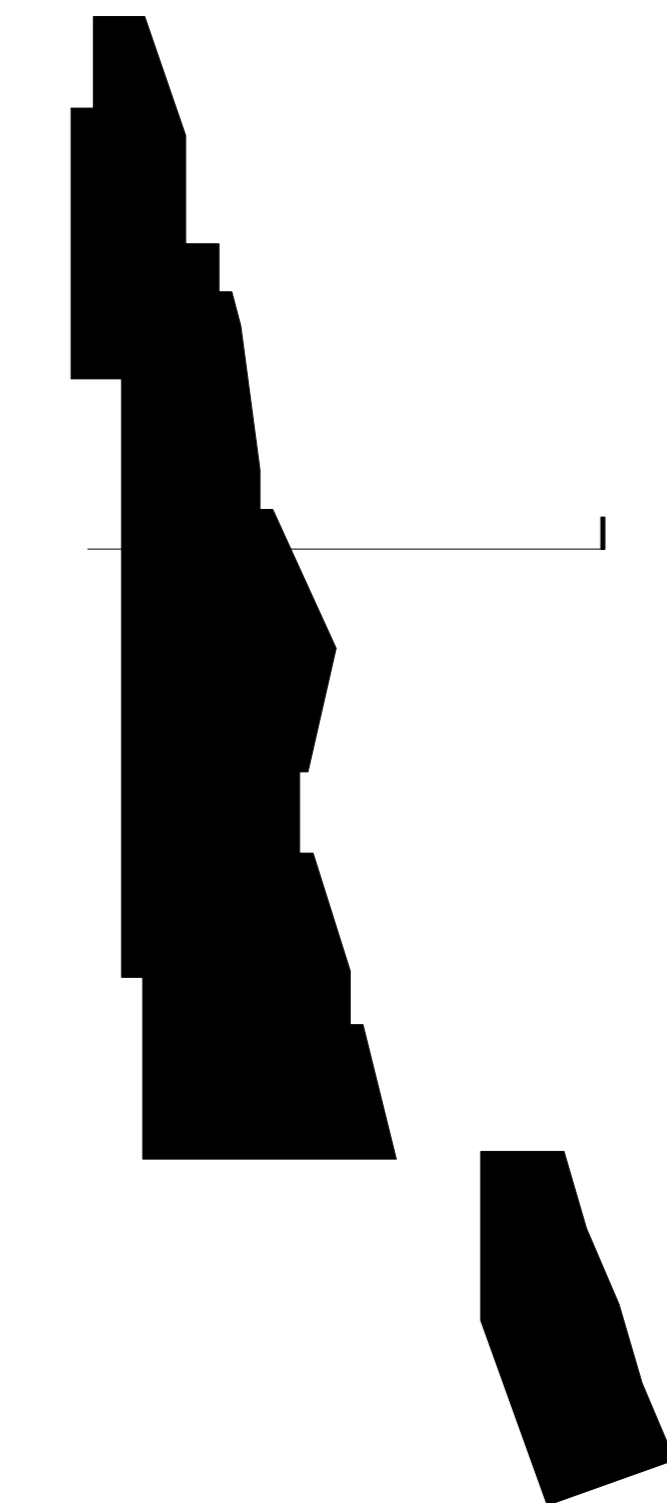
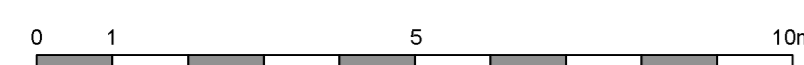
**FOOTPATH, FORECOURT & COURTYARDS:**  
 Limestone paving, varied smooth and rough split texture, 200mm x 600mm.  
 Tree pits with limestone edging and tree grilles. Manufacturer: Hardscape.

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

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



**SECTION II**



**PLANNING ISSUE**

Page 16/06/17 Change in Unit mix.

REV	DATE	DESCRIPTION
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**THE OLD DAIRY**  
 WAKEFIELD STREET  
 LONDON  
 Section I

DRNG No	SCALE	DATE
250-13-006-PA02	1:100@A0	May 2017

----- LINE OF EXISTING OLD DAIRY