

KOKO Planning Conditions

22 March 2018

Condition 4:

4B:

BRICKWORK

F10/110B CLAY FACING BRICKWORK NEW BLACK/BLUE ENGINEERING BRICK to NE/NW Elevations See C41 260B

- Bricks: To BS EN 771-1.
 - Manufacturer: W T Lamb & Sons Ltd.
Product reference: To be agreed subject to approval of sample.
 - Recycled content: Contractor's choice.
 - Special shapes: within arches.
- Mortar: As section Z21.
 - Standard: To BS EN 998-2.
 - Mix: To be agreed with SE.
 - Additional requirements: Coloured mortar - samples of 1m x 1m for approval .
- Bond: Flemish to match existing.
- Joints: Weather struck to match existing.
- Features: Arches.

F10/110C CLAY FACING BRICKWORK EXISTING GLAZED BRICKS TO THE HOPE

Bricks to be retained, cleaned and repaired.

Where damage is too great to repair replace with approved new tile to match.

- Bricks: To BS EN 771-1.
 - Manufacturer: W T Lamb & Sons Ltd..
Product reference: Green to match existing.
 - Recycled content: None permitted.
 - Special shapes: None.
- Mortar: As section Z21.
 - Standard: To BS EN 998-2.
 - Mix: Site batched and mixed mortar:.
 - Additional requirements: Coloured mortar to match existing .
- Bond: As drawn.
- Joints: Approved.
- Features: None.

F10/110D GLAZED BRICK SLIPS to Cladding panels

See C41/260C

- Bricks: To BS EN 771-1.
 - Manufacturer: Pyrolave.
Product reference: Green - VJ 67.
 - Recycled content: None permitted.
 - Special shapes: N/A.
- Mortar: As section Z21.
 - Standard: To BS EN 998-2.
 - Mix: TBC.
 - Additional requirements: None .
- Bond: Half lap stretcher - vertical.
- Joints: Bucket handle.
- Features: None.

F10/230 RECLAIMED BRICK FACING BRICKWORK See 110A above and C41/260A

- Reclaimed bricks: To match existing.
 - Condition: Sound, free from mortar and deleterious matter.
 - Supplier/ Source: W T Lamb & Sons Ltd., or other
 - Format: To match existing.
- Mortar: As section Z21.
 - Standard: To BS EN 998-2.
 - Mix: To match existing - SE to approve.
 - Additional requirements: None.
- Bond: Flemish to match existing.
- Joints: Weather struck to match existing.
- Features: Brick arch as detailed/to match existing with rubbed bricks. Joint widths to match as well.
- Drawing ref: - AHA/KKC/GA/202 & 203.

WINDOWS

L10/150A ACOUSTIC PERFORMANCE/REPORT

- All works are to be in accordance with the Acoustic Strategy Report (Shell & Core) - Stage 4 Issue Rev 01.
- 1.1 This report outlines the acoustic strategy and employer's requirements for the shell and core design of The Hope Project (KOKO).
1.2 Section 2 details the employer's acoustic requirements for the shell-and-core constructions.
1.7 Coloured markups showing the recommendations for façade and internal sound insulation

requirements are included in Sections 5 & 6 respectively.

FACADE ACOUSTIC PERFORMANCE TARGETS from SP Report/Documents

Colour	Sound insulation performance (including frame)		Description
	35 dB R_w	-	-
	40 dB R_w	20 dB R at 63 Hz	General window for amplified music
	40 dB R_w	27 dB R at 63 Hz	Pavilion
	45 dB R_w	-	Booths
	40 dB $D_{nT,w} + C_{tr}$	-	Bedroom glass wall
	45 dB $D_{nT,w} + C_{tr}$	33 dB R at 63 Hz	2F Jazz bar, Bayham Place

PRODUCTS

L10/210A WOOD WINDOWS BOX SASH WINDOWS

- Manufacturer: Mumford & Wood.
 - Product reference: Mumford and Wood Estimate ref A0000740, 26/01/18.
- Species: Larch.
- Finish as delivered: Manufacturer's primer.
- Thermal performance (U-value maximum): 1.2 W/m²K.
- Glazing details: To suit sound insulation values as set out in the acoustic consultant's report (Scotch Partners). This is variable around the buildig as set out in the report.
 - Beading: External.
- Ironmongery/ Accessories: Sash fasteners and locks .
- Fixing: Screwed to timber framing as clause 780.
Drawing AHA/KKC/DET/665

L10/210B WOOD WINDOWS CASEMENT WINDOWS

- Manufacturer: Mumford and Wood.
 - Product reference: Mumford and Wood Estimate ref A0000740, 26/01/18.
- Species: Larch.
- Finish as delivered: Manufacturer's primer.
- Thermal performance (U-value maximum): 1.2 W/m²K.
- Glazing details: To suit sound insulation values as set out in the acoustic consultant's report (Scotch Partners). This is variable around the building as set out in the report.
 - Beading: External.
- Ironmongery/ Accessories: Casement fasteners and locks to match existing.
- Fixing: Screwed to timber framing as clause 780.

L10/310A STEEL WINDOWS FOR RAINSCREEN CLADDING

- Manufacturer: West Leigh Ltd.
 - Product reference: W50TB.
- Finish as delivered: Wet Spray External System for Steel C3 Environment. Degrease. Grit Blast to BS 7079 SA 3. Wet Spray 2-Pack Zinc Rich Prime. Wet Spray 2-Pack High Build Long Life Undercoat.
- Wet Spray 2-Pack Architectural Grade Top Coat to a standard RAL colour/gloss level. .
- Thermal performance (U-value maximum): 1.6 W/m²K.
- Glazing details: See quotation from West Leigh dated 05/12/2017.
 - Glazing Units: To suit sound insulation values as set out in the acoustic consultant's report (Scotch Partners). This is variable around the building as set out in the report]
 - Reeded glass in a triple glazed unit to be as shown on elevations and window schedule.
 - Beading: Frames glazed with aluminium chamfered glazing beads. Glass to be silicone top capped internally and externally. All framework to the external screen to be sealed
- externally with perimeter mastic (internal finishing by others). .
- Ironmongery/ Accessories: TBA.
- Fixing: Screwed to unrebated brick reveal as clause 781.

GLASS

115A PATENT GLAZING TO SKY PAVILION

- Supporting structure: RSJ roof purlins to structural engineer's design - drgs: .
- Patent glazing system: To BS 5516-1.
 - Manufacturer: The Standard Patent Glazing Company
Flagship House, Forge Lane, Dewsbury, WF12 9EL .
Product reference: proprietary Roof Patent Glazing System.
 - Type: Heritage Type 7 mild steel Glazing bars with seamless extruded lead covers.
 - Material: Lead sheathed steel bars with lead wings.
- Pane/ infilling materials:
 - Glazing - Outer Pane: 6mm Float glass (toughened)
Cavity - 14mm
Inner pane: 9.52mm (44.4) Lamiglass Sound Reduction
Glass Weight: 35.16kg/m²
Unit Thickness: 29.52mm
Acoustic Value of Roof/Glass walls to be 40 dB R with 27 dB R at 63 Hz
The acoustic performance and specification requirements are set out in the Acoustic Strategy Report by Scotch Partners.
 - Bottom overhang/ lap: See drawing AHA/KKC/DET/610, 611 & 612 .
- Incorporated components:
 - Openings: Opening lights as drawing.
 - Accessories: Blinds - allow for power and control system.

L10/120 MATERIALS SPECIFICATION

- Minimum BRE 'Green Guide to Specification' online rating: A.

L10/310B STEEL WINDOWS AND DOORS FOR SKY PAVILION - see Section H10

Manufacturer: West Leigh Ltd in accordance

- with recognised good practice..
 - Product reference: Ottostumm W50TB thermally broken steel windows (fixed light, top hung
vent and side hung casement). All aluminium and steel profiles.
- Windows and Doors to Crowndale Road elevation to meet Pavilion Acoustic Performance requirements of 40 dB Rw and 27 dB R at 63Hz .
- Finish as delivered: Wet Spray External System for Steel C3 Environment. Degrease. Grit Blast to
BS 7079 SA 3. Wet Spray 2-Pack Zinc Rich Prime. Wet Spray 2-Pack High Build Long Life Undercoat.
- Wet Spray 2-Pack Architectural Grade Top Coat to a standard RAL Black colour/gloss level. .
- Thermal performance (U-value maximum): 1.6 W/m²K.
- Glazing details: See quotation from West Leigh dated 05/12/2017.

- Glazing Units: To suit sound insulation values as set out in the acoustic consultant's report (Scotch Partners). This is variable around the building as set out in the report see item above]
- Reeded glass in a triple glazed unit to be as shown on elevations and window schedule.
- Beading: Frames glazed with aluminium chamfered glazing beads. Glass to be silicone top capped internally and externally. All framework to the external screen to be sealed externally with perimeter mastic (internal finishing by others). .
- Ironmongery/ Accessories: TBA.
- Fixing: Mechanical Fixing to steel framing.

ALSO IN CONDITION 17

CLADDING PANELS

H92 Rainscreen cladding

REFERENCE DRAWINGS - AHA/KKC/DET/660 - Facade spandrel panel details
661 - Facade spandrel panel details
662 - Facade spandrel panel details
663 - Facade spandrel panel details
664 - Aluminium fascia details
666 - Typical steel window details
667 - Typical double height steel window details

H92/110A RAINSCREEN CLADDING To Bayham Place and Bayham Road

- See AHA DRGS:
 - AHA/KKC/DTC/660
 - AHA/KKC/DTC/661
 - AHA/KKC/DTC/660
 - There are 3 types of spandrel panels - SP1, SP2 & SP3
- Primary support structure: Main structural frame (see SE drgs) with Secondary framing in RHS.
- Rainscreen cladding system:
 - Type: Drained and back ventilated.
 - Requirement: Include products, fixings and interfaces necessary to complete the fabrication and installation. Performance criteria to comply with Design/ Performance Requirements and Testing subsections.
- Rainscreen panel:
 - Type: Flat board.
 - Material: Glazed Brick Slip on 18mm WBP plywood – See section F10/110D above.
 - Thickness: 35mm minimum.
 - Finish/ Colour: TBC.
 - Other panel requirements: Head and Cill mouldings to be Aluminium with polyester powder coated finish to RAL colour (TBC).
 - Fixing system: Secret - Interlocking sheeting rails/brackets.
 - Fasteners: Stainless steel.
 - Number and location of fasteners: As determined by clause 335.
 - Joint type: Closed.
- Air gap: Not less than 25 mm.
- Secondary support/ framing system: Sheeting rails fixed to RHSs (Secondary Framing).
 - Material: Stainless steel.
 - Fasteners: To be confirmed assumed to be Panels fixed to support rails through overlap recessed joints.

Number and location: As determined by clause 335.

- Backing wall: Prefabricated support wall as above.
 - Thermal insulation: 90mm Kooltherm K112 insulation by Kingspan to achieve a U value of 0.20 w/m²K or less - to be agreed with Building Control..
 - Breather membrane: Tyvek TBC.
 - 12mm cement particle board fixed to sub frame.
 - 100mm mineral wool board secured to particle board.
 - Vapour control layer
- Accessories: TBC.
- Incorporated components: See details.
- Other requirements: None.

Condition 9:

Q37 Green roofs

GENERAL

This section includes:

- Bauder Extensive green roof system components/ landscaping.
- Related Bauder system accessories

Q37/130A EXTENSIVE GREEN ROOF RF06

- Landscaping finish: Pre-cultivated UK Native species wildflower blanket
- Substrate: New Plywood Deck
- Slope: 1:60
- Waterproofing system: BAUDER TOTAL GREEN ROOF SYSTEM – as per J41-110D
- Slip Layer: Bauder PE Foil (loose laid) rolled out in single layer. Installation as clause 745.
- Protection layer: Bauder FSM600 - 4mm protection fleece. Installation as clause 750C.
- Drainage layer: Bauder DSE40 - drainage / water storage panel. Installation as clause 770E.
- Filter membrane: Bauder Filter Fleece. Installation as clause 780A.
- Growing Medium: Bauder Biodiverse Substrate (FLL compliant), depth 100mm above the filter fleece. Installation as clause 790A.
- Landscaping depth: TBC
- Vegetation: Bauder XF118 UK Native Species Wildflower Blanket. Installation as clause 800A.
- Accessories: -
 - Project specific drip line irrigation system (designed and supplied by others), as clause 463C.
 - Installation of irrigation pipe work to the waterproofing as clause 825A.
 - Bauder ALU 250 Inspection chamber, to be installed over all internal rainwater outlets within soft landscaping areas. The lid of the chamber must be level with, or higher than the surrounding landscaping. For landscaping exceeding 100mm, additional height adapter units (available in 50mm or 100mm depths) must be used to achieve the required chamber depth, with the chamber lid being at least level with the surrounding landscaping or higher. Installation as clause 830.
 - 20 - 40mm round washed pebble vegetation barrier provided at all perimeters and protrusions, as clause 460. Installation as clause 840.
- Additional requirements: As clauses 210, 710, 715A, 720, 910, 915F, 916, 920, 930.