

DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT DRAWINGS. DO NOT SCALE FROM THIS DRAWING.

MATERIAL SPECIFICATION:
CERAMIC CLADDING:
 1. Profiled terracotta tile rain screen system, 300mm x 200mm and 500mm. Post White - Glazed finish hung on aluminum sections. Top /bottom gap - 40-50 mm maximum (as well as all horizontal joints). To part of front ground floor facade and roof terrace of commercial unit 1 as per drawings. Manufacturer: Wienerberger - Taylor Maxwell & Co Ltd

METAL CLADDING:
 2. Zinc 'Concrete Detail' cladding to main block South, East elevations and first floor of North & West elevations - to North & West elevations of the commercial space as per SGA drawings & details.
 Material: Preweathered VMCZ.
 Finish: VM Zinc PIMENTO brown.
 Contractor design to include adequate measures for waterproofing, weathertightness, thermal bridging, acoustic & fire performance and air tightness.
 2b. VMCZ cladding to main block north and east elevations, to Lower Ground and Ground floors as per Regent's Terrace Elevation implement vertical standing seam technique involving regularly spaced standing seam.
 Material: Preweathered VMCZ.
 Finish: VM Zinc PIMENTO brown.
 Contractor design to include adequate measures for waterproofing, weathertightness, thermal bridging, acoustic & fire performance and air tightness.

GLAZING:
 3. Ground + lower ground floor facade glazing to incorporate VELFAC Eco ENERGY & VELFAC IN Windows and window uniting air to be a unitised composite aluminum sash system with an independent thermally insulated aluminum sash Aluminum sash profiles will be fully ventilated and drained through concealed drainage channels and incorporate an aluminum glazing rebate. The window system will have slim frame external profiles and all opening and fixed lights will have consistent sightlines. Framing will facilitate the integration of concealed insect ventilators.
 Manufacturer: VELFAC Ltd or similar.
 Finish: Thermal RAL 7035, glass 77.
 Glazing: triple & double glazing.
 4. VELFAC casement double doors behind planted street terrace system to ground.
 5. Ino fixed and ino sliding VELFAC IN windows, 245mm x 240mm and 245mm x 220mm, recessed in profiled metal to mitigate overlooking, recess finish around window to minimise reflections.
 6. Roof lights in the following locations:
 The main roof: Rooflights: LUXITEE
 Small flat roof next to northern boundary wall to town house: Hinged Clipping Rooflight.
 Patio area between south boundary wall and office building - Wall on Rooflights

Manufacturer: Roof-Maker Ltd (or similar approved)
 Finish: aluminum frame as supplied (Standard RAL: black 9009)
 Glazing: wall units to be triple glazed in Subtle Blue The Glass Option, solar energy transmittance of glass (g-value) should not exceed 0.6.
 7. Ino Box Rooflights roof of the main block and Automatic Opening Vent roof of the main block & commercial space 2.
 Manufacturer: Glazing Vision (or similar approved)
 Finish: aluminum frame as supplied (RAL: RAL 7035 Grey)
 Glazing: triple glazed, solar energy transmittance of glass (g-value) should not exceed 0.6.

ROOF FINISHES:
 8. Planted metal standing seam roof, colour to match wall cladding.
 9. All gutters and downpipes to be concealed except shown on the plan.
 10. Flashed coping to match profiled metal cladding.
 11. Green roof system on single ply roofing membrane to the commercial space 1 to increase biodiversity.

BRICK CLADDING:
 12. Flashed brickwork (Double x double x gable) warm red brickwork clad rain-screen wall in a Flemish bond pattern with open shelf as shown on elevation drawings built off a substrate shelf angle to structural engineer's specification.
 13. Windows to sit behind fixed brick facade (slagger band setting out to have missing bricks framed with a powder coated aluminium as shown on elevation).

EXTERNAL FLOOR FINISHES:
 14. Forecourt + reinforced limestone external paving, flamed finish.
 15. Staircase courtyard - limestone external paving, flamed finish.
 16. Unit 1 Terrace + Roof Terraces - Cedar decking with rough planed finish.
OTHER:
 17. Roof terraces to be fitted with beam alarm system for fire safety purposes, final solution to be approved by building control office.
 18. Forecourt balustrade - to match profiled metal cladding to Roof Terrace quarter - to match profiled metal cladding.
 20 For the vision panels at roof terrace, cedar boards are to be applied to both sides of the steel box section frame and capped with a wider board.

LANDSCAPE SPECIFICATION:
 1. LUSH FINISHES (see also L1H 03)
 Reclaimed and reuse existing granite sets, flat topped and smooth laid.
SHARED SURFACE:
 Pavement width 1.8m, precast concrete panels.
 Robust large format limestone paving suitable for heavy duty access by emergency and service vehicles.
FOOTPATH, FORECOURT + COURTYARDS:
 Limestone paving, varied smooth and rough split texture, 200mm x 200mm.
 Tree pits with limestone edging and tree grilles.
 Manufacturer: Handicraft.
LIGHTING:
 Recessed flush into soffits of building overhangs.
 Manufacturer: Louis Poulsen.
PLANTING:
 Native species planted in zone along listed wall.

PLANNING ISSUE

PA02B	08/12/17	Amendments to south & North Facade of main block as per pre-planning comments.
PA02A	15/09/17	General Amendments to Facade, HSE 05 area amended. Addition of Ventilation Duct.
PA02	15/09/17	Change in unit mix.

THE OLD DAIRY
 WAKEFIELD STREET
 LONDON
 Ground Floor

DRNG No	SCALE	DATE
1250-11-003-PA02 B	1:100@A0	May 2017



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