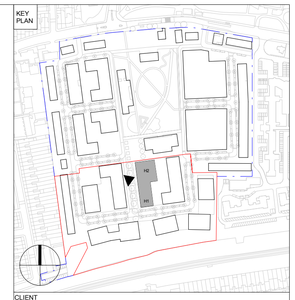

CLIENT

Peabody

Hill
Created for Living

DO NOT SCALE FROM THIS DRAWING.

THIS DRAWING IS BASED ON DIMENSIONAL SURVEY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT CANNOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY INFORMATION.

ALL DIMENSIONS ARE SHOWN IN METRIC.

THIS DRAWING REMAINS THE COPYRIGHT OF **KARAKUSEVIC CARSON ARCHITECTS**.

NOTES

Please note that this drawing is suitable for planning application purposes only and should not be used for undertaking or planning construction works or activities.

Please read in conjunction with landscape architects drawings and information.

SITE BOUNDARY OF RMA 1 (PHASE 1B & 2)

SITE BOUNDARY OF APPROVED HYBRID PLANNING APPLICATION (REF HGY/2022/1833)

1 BRICKWORK

1.1 Facing Brickwork 1 - Design Code Tone 01
(Light buff colour to tallest buildings, to match Phase 1A)
UK size format high quality brickwork laid in stretcher bond with flush / lightly concaved mortar joints. Deep window reveals on primary facades, gables, and street facing facades including the parts of facades which return into the courtyards. Movement joints to match mortar colour. Brick sample panel with mortar to be approved by CA and planning authority.

1.2 Facing Brickwork 2 - Design Code Tone 02
(Light brown colour to Park front Buildings)
UK size format high quality brickwork laid in stretcher bond with flush / lightly concaved mortar joints. Deep window reveals on primary facades, gables, and street facing facades including the parts of facades which return into the courtyards. Movement joints to match mortar colour. Brick sample panel with mortar to be approved by CA and planning authority.

1.3 Facing Brickwork 3 - Design Code Tone 04
(Light red colour to villas)
UK size format high quality brickwork laid in stretcher bond with flush / lightly concaved mortar joints. Deep window reveals on primary facades, gables, and street facing facades including the parts of facades which return into the courtyards. Movement joints to match mortar colour. Brick sample panel with mortar to be approved by CA and planning authority.

1.4 Facing Brickwork 4 - Design Code Tone 05
(Red colour to Western Street, to match Phase 1A)
UK size format high quality brickwork laid stretcher bond with flush / lightly concaved mortar joints. Deep window reveals on primary facades, gables, and street facing facades including the parts of facades which return into the courtyards. Movement joints to match mortar colour. Brick sample panel with mortar to be approved by CA and planning authority. High density matching engineering brick to be provided below DPC level / lowest 2 courses of elevation to mitigate staining to base of brickwork.

1.5 Facing Brickwork 5 - Contrasting dark brick
(Dark brown colour to match Phase 1A)
UK size format high quality brickwork laid stretcher bond with flush / lightly concaved mortar joints. Deep window reveals on primary facades, gables, and street facing facades including the parts of facades which return into the courtyards. Movement joints to match mortar colour. Brick sample panel with mortar to be approved by CA and planning authority. High density matching engineering brick to be provided below DPC level / lowest 2 courses of elevation to mitigate staining to base of brickwork.

1.6 Facing Brickwork 6 - Contrasting light brick
(White, to buff-coloured villas, to match Phase 1A)
UK size format high quality brickwork laid stretcher bond with flush / lightly concaved mortar joints. Deep window reveals on primary facades, gables, and street facing facades including the parts of facades which return into the courtyards. Movement joints to match mortar colour. Brick sample panel with mortar to be approved by CA and planning authority.

1.7 Engineering Brickwork below DPC level, to planters and base brick to Villas
High density engineering brick to be provided below DPC level / lowest 8 courses of elevation to mitigate staining and algae growth to base of brickwork and junction with external ground surface. Brick to match surrounding brickwork

1.8 Rusticated brickwork detail
20mm recess to every fourth course of brickwork; brickwork and mortar to match surroundings

1.9 Recessed Brick Detail to Window Jambs / Stallrisers / Spandrels
Half brick deep (112.5mm) recess to window reveals / stallrisers / spandrels.

1.10 Single Soldier Course
Brick single soldier course typically above windows, brickwork and mortar to match surrounding brickwork.

1.11 Stacked Soldier Course
Stacked soldier course typically to parapets / string courses, brickwork and mortar to match surrounding brickwork.

1.12 Brickwork Shadow Gap Detail
Full brick wide (235mm) by half brick deep (112.5mm) shadow gap in facade typically containing facade movement joint and rainwater pipe

1.13 Brickwork Planters
215mm wide high density engineering brickwork brick planters with brick on edge coping. Planter to be internally tanked and with PPC aluminium flashing at junction with brickwork. 215 x 215mm preformed special brick on edge corner units at coping returns.

1.14 Brick Garden Wall
Full brick wide (215mm) brick garden wall to first circa 2m length of garden to houses, and to full length of walls to gardens at end of terraces. Brick on edge coping. Engineering brickwork below DPC level and to lowest 2 courses of wall.

1.15 Brick Wall to communal cycle stores
Full brick wide (215mm) brick wall with structural brick piers to communal cycle stores. Engineering brickwork below DPC level and lowest two courses of wall. Refer to drawings for brick colour and details

2 FACADE ELEMENTS

2.1 Concrete Cills / String Course / Lintels
Concrete cills / string course / lintels, with integral upstand, drip, sloped top surface and stooling detail to recessed brick detail at jambs.

2.2 Concrete Copings Single Weathered
Concrete single weathered copings with integral drip grooves and sloped top surface. Preformed corner unit. Durable clear sealer applied by manufacturer. Colour matched flush mortar joints. Nominal bevel to all exposed surfaces. Coping lengths to coordinate with brick coursing lengths.

2.3 Concrete Panels / Surrounds at Ground Floor
Concrete panel / surrounds with recessed rebated perimeter detail at panel joints and edges and integral drips to any soffit returns. Ground floor panels to have circa 150mm high recessed rebate detail to base. Durable clear sealer with anti-graffiti properties to be applied by manufacturer. Colour matched flush mortar joint. Nominal bevel to all exposed surfaces.

2.4 Concrete Panels / Surrounds / Balcony Facings
Concrete panel / surrounds with rebated perimeter detail at panel joints and edges and integral drips to any soffit returns. Durable clear sealer to be applied by manufacturer. Colour matched flush mortar joints. Nominal bevel to all exposed surfaces.

2.5 Concrete Canopies
Entrance canopy formed of concrete panels and coping. Durable clear sealer to be applied by manufacturer. Colour matched flush mortar joints. Nominal bevel to all exposed surfaces. Roof of canopy to be waterproofed and finished in large buff pebbles and integral stainless steel spout to drain to adjacent planter.

2.6 Exposed Concrete Soffits
Fair faced in-situ concrete soffits to balconies and entrances with proprietary concrete mineral paint / sealer finish.

2.7 Metal Balcony Facings / Fascia Panels
Nominal hot dip galvanised 8mm steel plate fascia panel welded assembly with integral coping section. PPC finish. Assembly fixed to balcony structure via colour matched countersunk hex fixings.

2.8 Factory Finished Steel Lintels
Steel lintel above window and door openings with full brick deep (215mm) steel plate to underside with factory finished PPC coating to front toe and underside. PPC RAL finish to match surrounding brickwork tone.

2.9 Concealed Lighting Conductor Tapes
All lighting conductor tapes to be fully concealed behind facades / integrated into structural frame. Strictly no lighting conductor tapes are permitted to be visible on building facades.

2.10 Services, Pipework, Ductwork or similar
No additional services or pipework to be visible on the building facades or soffits. All incoming services to rise within building footprint. Strictly no services or pipework permitted to rise and or enter the building externally.

3 WINDOWS, DOORS & COMPONENTS

3.1 Aluminium Windows & Doors
Triple glazed aluminium windows and doors with matching pressings and subsills. PPC finish. Deep window reveals on primary facades, gables, and street facing facades including the parts of facades which return into the courtyards. Windows to bathrooms / WCs to have opaque glazing for privacy. Ground floor windows to typically open outwards and have fully retractable internal security louvres / shutters in order to provide secure natural ventilation particularly at night-time. Window internal reveals, head, and sill to be lined out to conceal any track or mountings.

3.2 Communal Entrance Doors & Screens
Double glazed galvanised steel screen consisting of door with large vision panel, glazed side panels, and fanlight. PPC finish. Matching pressings and sills. Satin stainless steel ironmongery and full height stainless steel tubular pull handle.

3.3 Retail Unit Shopfront
Double glazed aluminium curtain walling screen with integrated glazed doors and louvres. PPC finish to match residential glazing. Transom and mullions to have matching section profiles and depths. System to have matching cills, pressings and flashings. Satin stainless steel ironmongery. Full height satin stainless steel tubular pull handles.

3.4 Private front entrance doors to homes
Hardwood Euro Oak vertically boarded entrance doors with triple glazed fanlight and sidelight. Factory finished clear matt durable lacquer. Satin stainless steel ironmongery and door furniture. Satin stainless stell projecting door numerals in contemporary sans serif front. Altro 100mm concealed fixed numerals.

3.5 Steel Ancillary Doors: Plant, Refuse, and Cycle Stores
Galvanised steel doors with side, top, louvre or glazing panels as per drawings. PPC finish. Matching pressings and sills. Stain stainless steel ironmongery and full height stainless steel tubular pull handle(s). All cabling for maglocks and opening devices to be concealed and mounted internally.

3.6 Louvres
Steel louvres to plant rooms set within angle frame. PPC finish. Matching pressings and sills. Louvre set back within deep reveal from front face of brick facade.

3.7 Refuse, Cycle, and ASHP Stores / enclosures to Houses
Timber vertically boarded doors and enclosure. Durable matt clear finish applied to timber. Satin stainless steel ironmongery. Roof to be waterproofed sedum roof with aluminium PPC finished coping profile and flashings.

3.8 Aluminium Rooflights
Aluminium framed triple glazed rooflight with matching pressings and sills. Openable to allow access to roofs. Walk-on spec and self-cleaning glass. PPC finish, RAL colour: anthracite 7016.

3.9 Dry Riser Inlets
Satin stainless steel fire dry riser inlet box with integral angle frame to provide neat junction with concrete panels / surrounds (2.3).

3.10 Integrated Letterboxes
Externally accessed letter boxes compliant with SBD requirements, PPC finish to match metalwork. Letterboxes banked and integrated with integral angle frame to provide neat junction with concrete panels / surrounds (2.3) to recessed entrance.

4 METALWORK

4.1 Steel Balustrades to Balconies
Nominal 50 x 8mm hot dip galvanised steel flat bar welded assembly, set back behind parapet. Lower 600mm above FFL to be visually screened formed of rotated flat bars with 20mm gap between. PPC finish. Fixings to be colour matched countersunk hex head fixings.

4.2 Defensible Space Railings and Gates
Nominal 50 x 8mm hot dip galvanised steel flat bar welded assembly, set back behind parapet. PPC finish. Fixed via stainless steel tubular spacers with colour matched countersunk hex head fixings. Latch to be rectangular sliding latch in matching finish. Nylon bushes to hinges and latch to protect PPC finish.

4.3 Courtyard Gates and Railings
Nominal 50 x 8mm hot dip galvanised steel flat bar welded assembly, set back behind parapet. PPC finish. Fixed via stainless steel tubular spacers with colour matched countersunk hex head fixings. Satin stainless steel ironmongery and full height 40mm diameter stainless steel tubular pull handle(s). All cabling for maglocks and opening devices to be concealed within frame and mounted internally. Gates to be on fob access control.

4.4 Aluminium Rainwater Goods
Thick gauge anti vandal square section aluminium internally jointed rainwater downpipes with concealed brackets and square box hoppers with integral overflow spout. PPC finish. Drainage offsets to be avoided at balconies through use of proprietary balcony drainage outlets allowing RWPs to stack neatly.

4.5 Air Bricks / Extract Vents
Nominal 220 x 145mm aluminium mini louvred grille terminals to all extract and intake terminals in brickwork. PPC finish, RAL colour: to match tone of brickwork. Plastic airbricks are not permitted.

4.6 Juliet Balcony Railings
Nominal 50 x 8mm hot dip galvanised steel flat bar welded assembly. PPC finish. Fixed to full brick reveals via stainless steel tubular spacers with colour matched countersunk hex head fixings.

4.7 Communal Cycle stores
Modular secure, covered cargo cycle enclosure, to SBD requirements. Perforated Steel sides, PPC to match metalwork. Sedum roof to landscape architects' specification.

5 ROOFING AND BALCONIES / TERRACES

5.1 Biodiverse Roof
Undulating open mosaic biodiverse roof with varied substrate levels to create a variation of habitats on and below the soil surface. Natural habitat structures further improve conditions for a diverse flora and fauna. Large format gravel borders and SS edgings. Ecologist's specification for seed mix.

5.2 Paving to Terraces and Balconies
450mm square concrete pavers to terraces and balconies on proprietary supports / pedestals.

5.3 Architectural Plant Screen
Folded perforated aluminium screen system with matching integral access doors, to sit in front of acoustic screen specified by MEP and acoustic consultants. PPC finish BS10A05 'Goosewing Grey.'

5.4 Roof Balustrade
Nominal 50 x 8mm hot dip galvanised steel flat bar welded assembly to form edge protection, set back behind parapet. PPC finish BS10A05 'Goosewing Grey.'

6 EXTERNAL FINISHES

6.1 Surface Outside of Entrances
Granite setts 100x100mm and 100x200mm with hard joints and stainless steel angle trims as finish.

6.2 Pavers to Front Gardens / Defensible Space
Kilsaran Irish Natural Concrete block pavers to private front gardens. Laid in herringbone pattern. Stainless steel edging and brick slot drain

6.3 Back Gardens to Houses
450mm square concrete pavers to rear patio adjacent living space. Topsoil planting beds alongside garden walls with proprietary metal edging to turfed rear garden. Fences to be treated FSC softwood in contemporary horizontal slatted design. Fully finished grey fence grade paint.

7. FIXTURES

7.1 Video Entry System Control Panel
Stainless steel control panel. Entry system control panel to all communal entrance doors.

7.2 Entrance Signage to Blocks
Satin stainless steel signage to be mounted on external concrete canopy / concrete lintel to entrance lobbies. Projecting letters and numerals to be sans serif font and fixed to horizontal metal rails with concealed secret fixings.

7.3 Commercial Signage
Satin stainless steel signage to be mounted on external concrete canopy. Projecting letters and numerals to be sans serif font and fixed horizontal metal rails with concealed secret fixings.

7.4 Lighting
Light fittings as per Lighting Consultant's specification. All external fittings to be die cast aluminium luminaires finished in dark grey.

NOTES

1. All external fixtures and fittings and components to be grade 316 corrosion resistance stainless steel. All PPC finished metalwork to be hot dip galvanised, spray galvanised finish is not permitted.

2. All PPC finished metalwork to be hot dip galvanised, spray galvanised finish not permitted.

3. For RAL colours for each building please refer to Design and Access statement, drawings and specifications

0 1 2 3 4 5 10m
1:100 Scale

Rev	Status	Reason for Issue	Date
C01	A3	Planning Submission	27/11/23

Karakusevic Carson Architects
Studio 501
37 Cremer St
Hackney
London E2 8HD
mail@karakusevic-carson.com | 0207 566 6300

PROJECT
St. Ann's New Neighbourhood
RMA 1 - Phase 1B & 2

TITLE
Building H1 / H2, West Elevation, Proposed

DRAWING NUMBER: N15302-KCA-H1-ZZ-DR-A-31102 (Project N° | Originator | Zone | Level | Type | Role | Drawing Number)
REVISION: C01

STATUS: A3 - Authorized and accepted, Planning

REVISION DATE	DRAWN BY	SCALE
27/11/23	NK	1:100 @ A1
FIRST ISSUED	CHECKED BY	KCA PROJECT NUMBER
27/11/23	MB/SP	633