



23.8m

Phase 4
Indicative Layout

SITE AREA = 2.852 ac

CITU Works

CITU
Manufacturing
Ltd.

The Discovery
Centre

Depot

Liberty Dock

Armouries Drive

Carlisle Road

Clarence Road

Beaver House

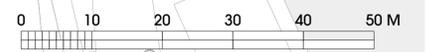
New Substanc

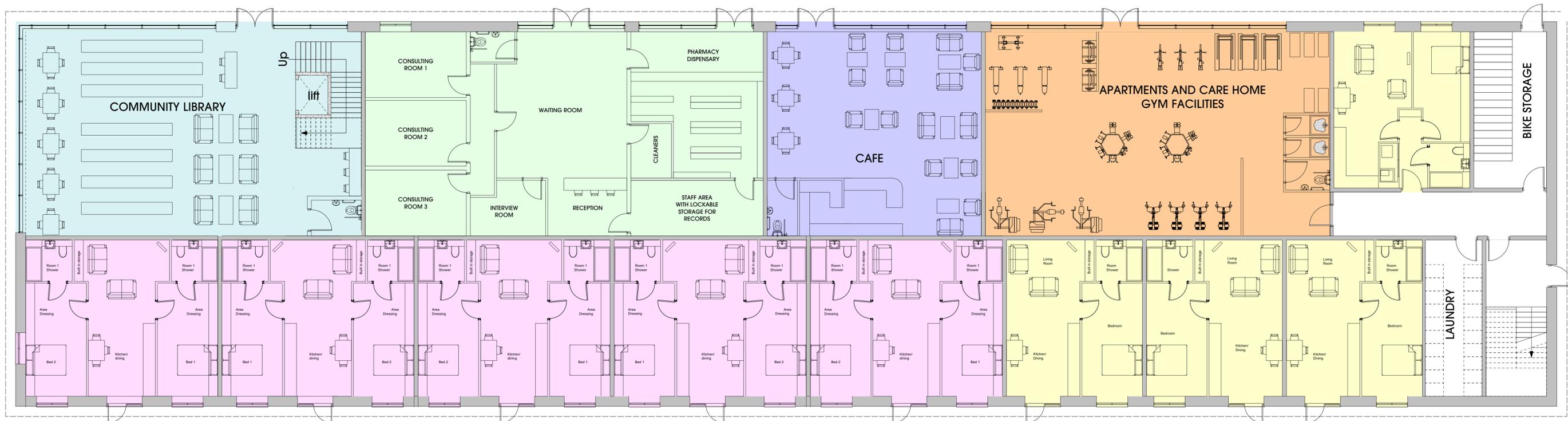
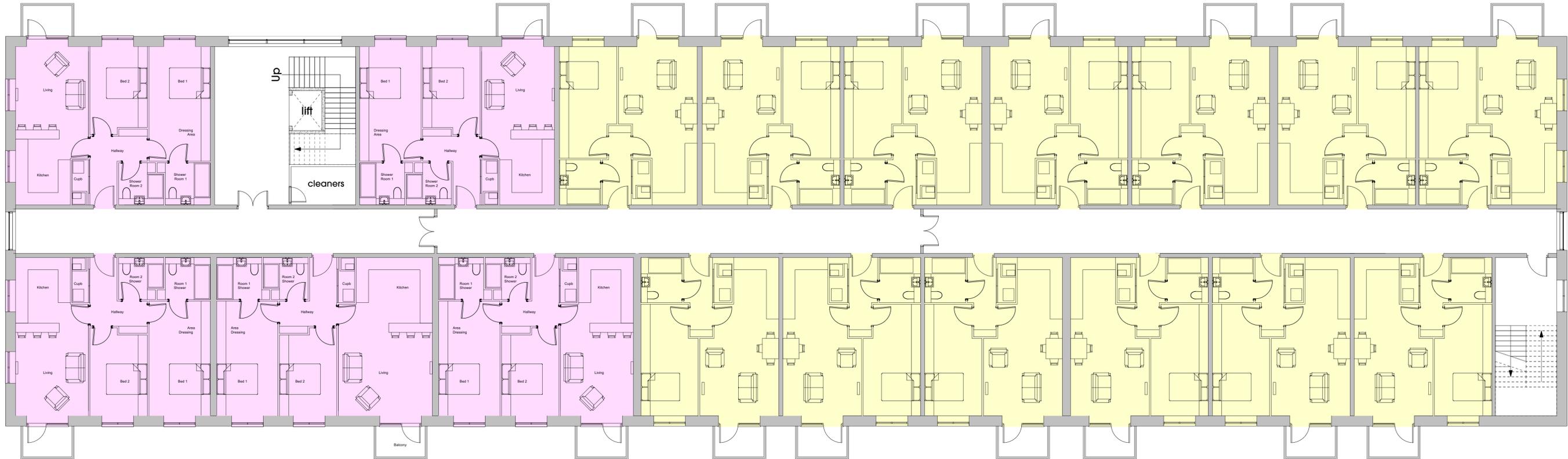
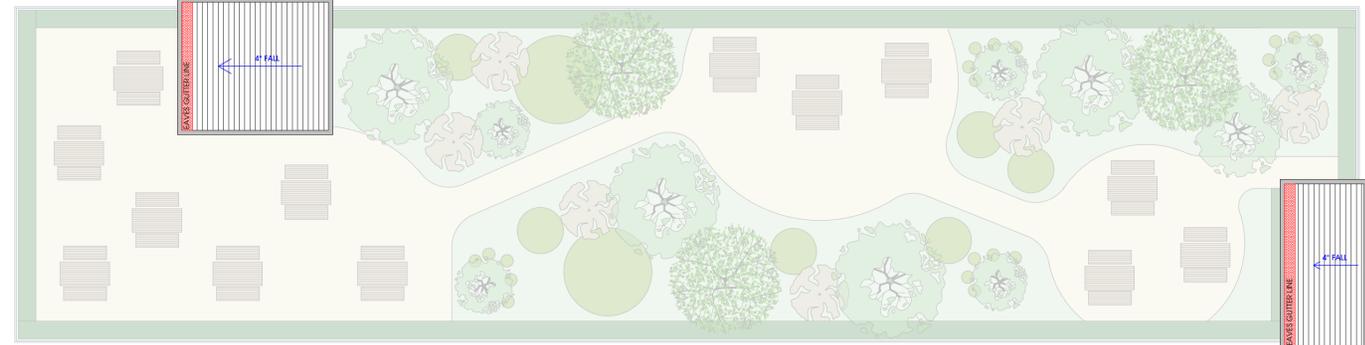
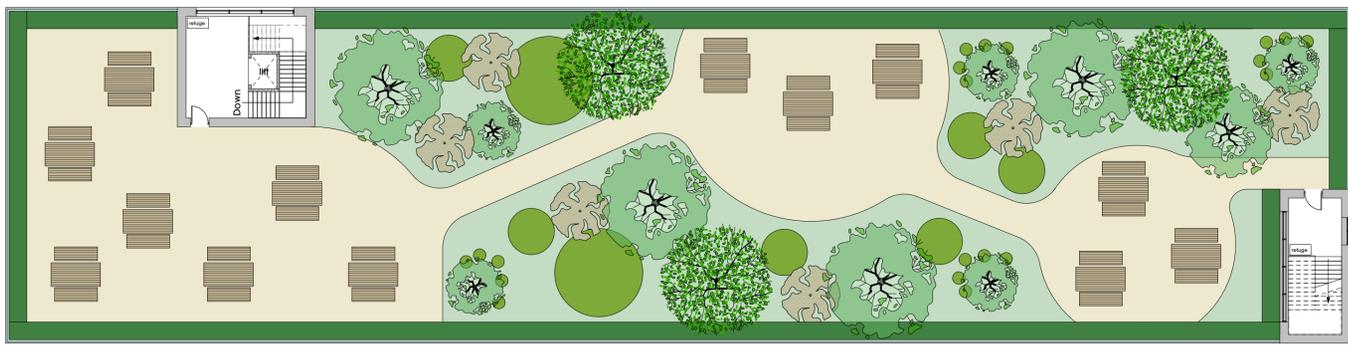
Works

Sayner Lane

Sayner Lane

Brookfield Street







MATERIALS

WALLS

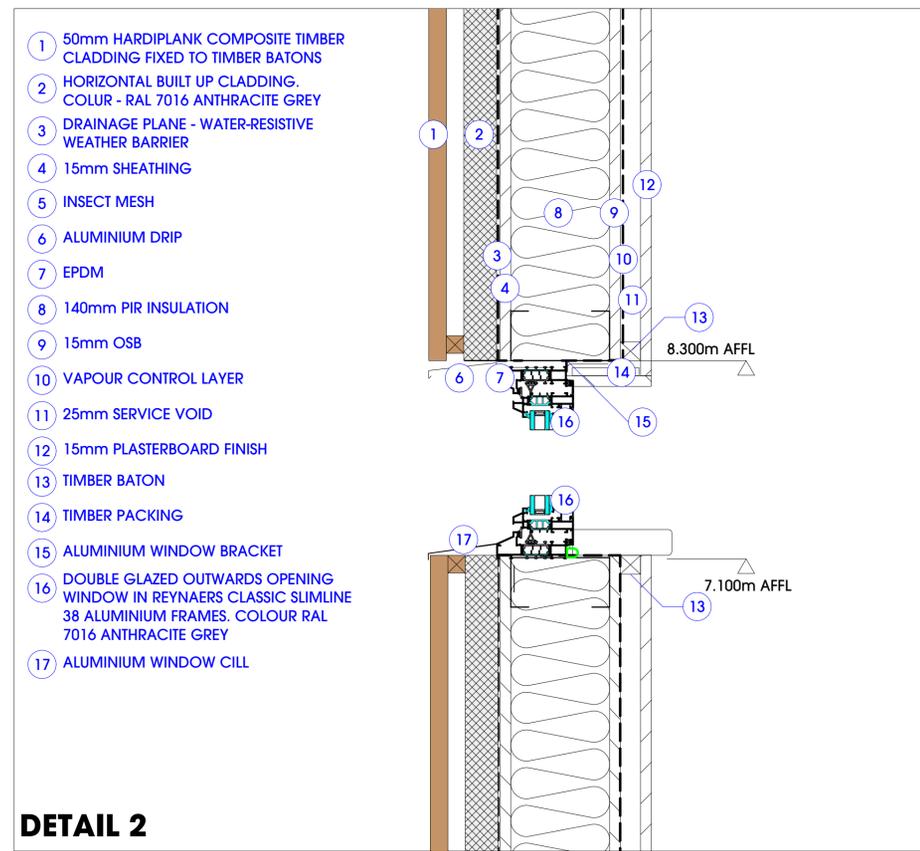
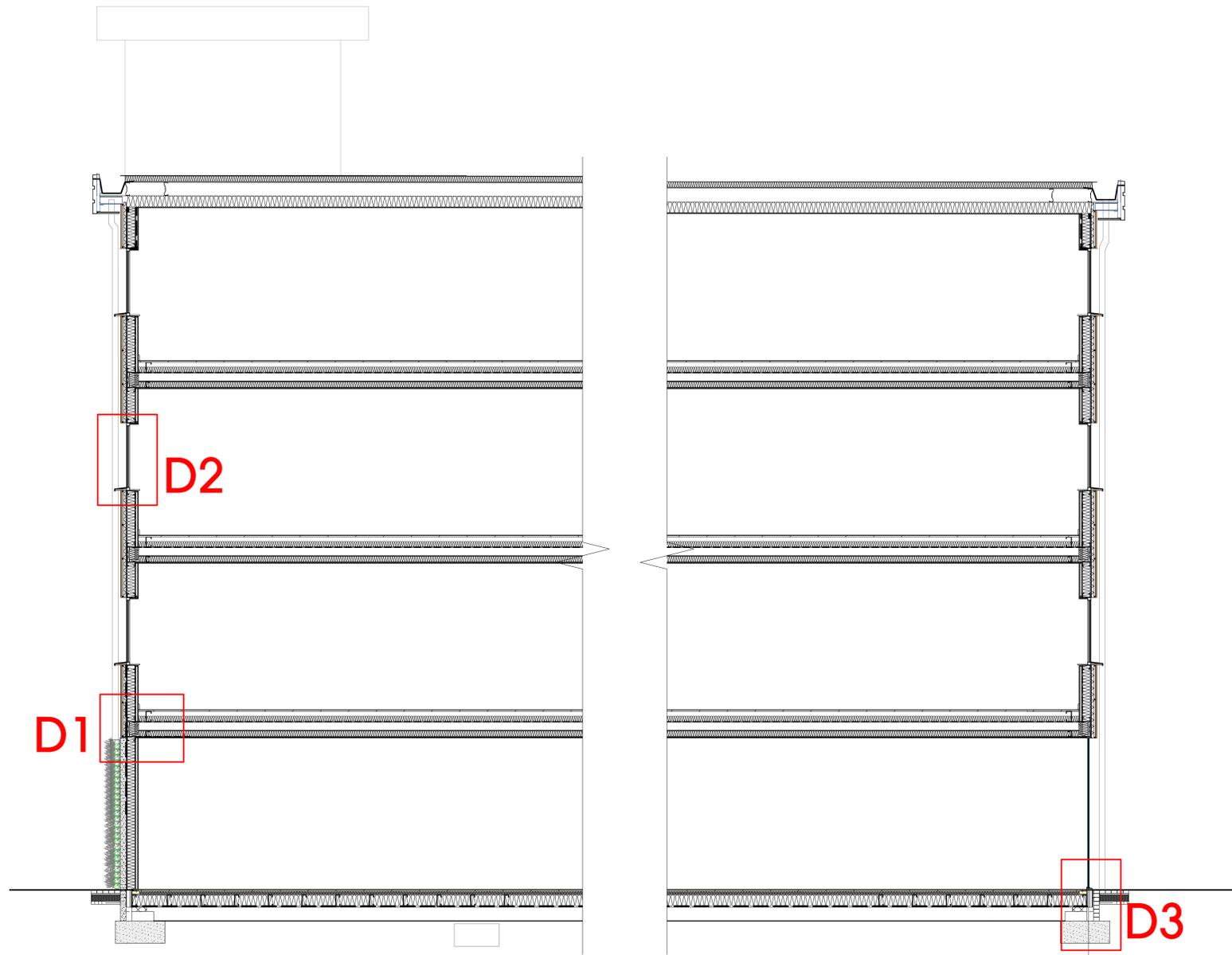
- VERTICALLY LAID 'HIT & MISS' TIMBER EFFECT ON CLADDING CARRIER PANELS TO FEATURE ELEMENTS. CLADDING SPECIFICATION - HARDIE PLANK FIBRE CEMENT BOARD
- PANEL/MODULAR GREEN WALL FITTED IN 800mm GRIDS USING STANDARD 50x50mm STUDS, BACKER BOARD, DRAINAGE MATTING AND MODULAR TILES. REFER TO SECTIONS FOR DETAILED BUILD UP INFORMATION.
- AEROFOL BALUSTRADE SYSTEM TO BALCONIES AND ROOF GARDEN WITH SILVER ANODISED BALLUSTRADE AND 10mm TOUGHENED GLASS.

DOORS / WINDOWS

- UPVC DOUBLE GLAZED ENTRANCE DOORS WITH MIRRORED GLASS TO GROUND FLOOR APARTMENTS AND UPPER FLOOR BALCONIES. COLOUR - ANTHRACITE GREY (RAL 7016)
- FIRE EXIT DOORS GALVANISED STEEL DOORS AND FRAMES. COLOUR - ANTHRACITE GREY (RAL 7016)
- MAIN ENTRANCE DOORS DOUBLE GLAZED POWDER COATED ALUMINIUM FRAMED AUTOMATIC SLIDING ACCESS DOORS. FRAME COLOUR - ANTHRACITE GREY (RAL 7016)
- MAIN ENTRANCE CURTAIN WALLING DOUBLE GLAZED POWDER COATED ALUMINIUM FRAMED CURTAIN WALLING. INCORPORATING GLAZED SPANDREL PANELS AT THE CEILING VOID. FRAME COLOUR - ANTHRACITE GREY (RAL 7016)
- RESIDENTIAL/GP WINDOWS TO BE TOP HUNG DOUBLE GLAZED POWDER COATED ALUMINIUM FRAMED WINDOWS. GLAZING TO BE MIRRORED AT GROUND FLOOR FOR PRIVACY. FRAME COLOUR - ANTHRACITE GREY (RAL 7016)
- GROUND FLOOR FEATURE FLASHING POWDER COATED ALUMINIUM FLASHING AS SHOWN ON ELEVATIONS. COLOUR - ANTHRACITE GREY (RAL 7016)

ROOF

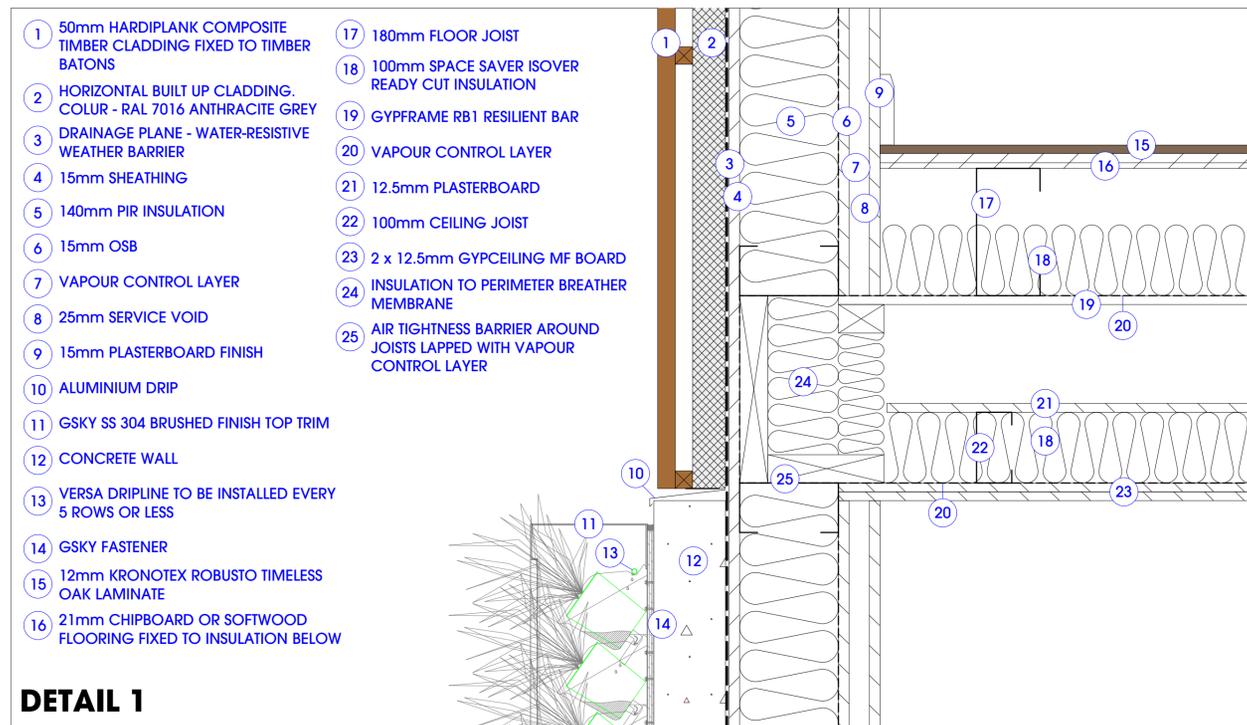
- ROOF GARDEN TO CONTAIN A MIXTURE OF PLANTS AND TREES INCLUDING JAPANESE MAPLE TREE, DWARF CONIFERS, CRAPE MYRTLE, BAY TREE, RHODODENDRON, STARRY MAGNOLIA AND APPLE TREES. TREES TO BE PLANTED IN POTS AND MAINTAINED REGULARLY.
- PLASTISOL COATED PROFILE BUILT UP SYSTEM, PROFILE OUTER SHEET, 180mm ROCKWOOL OR SIMILAR INSULATION WITH A 1:40 FALL. COLOUR - ANTHRACITE GREY (RAL 7016)



DETAIL 2



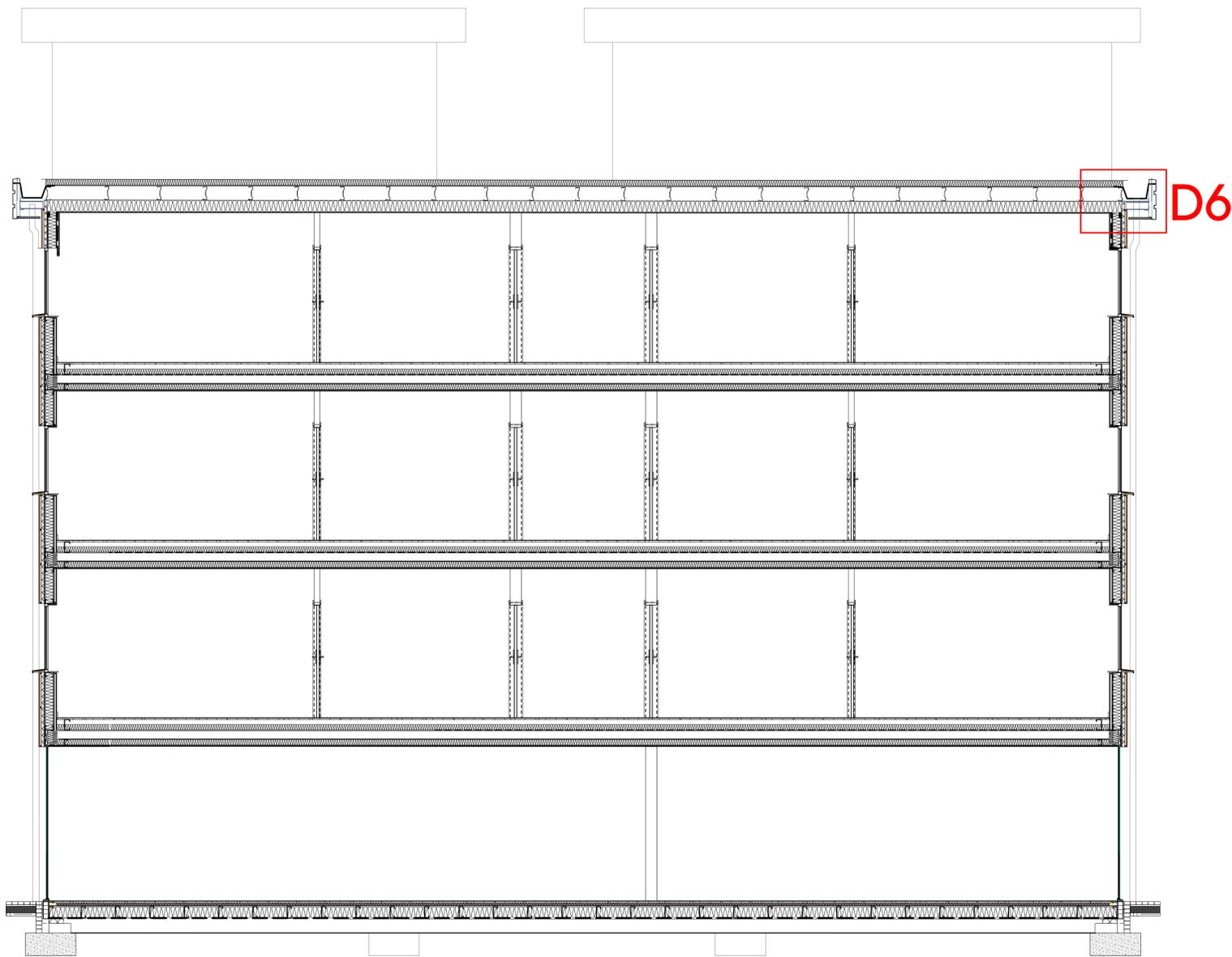
DETAIL 3



DETAIL 1

HATCHES

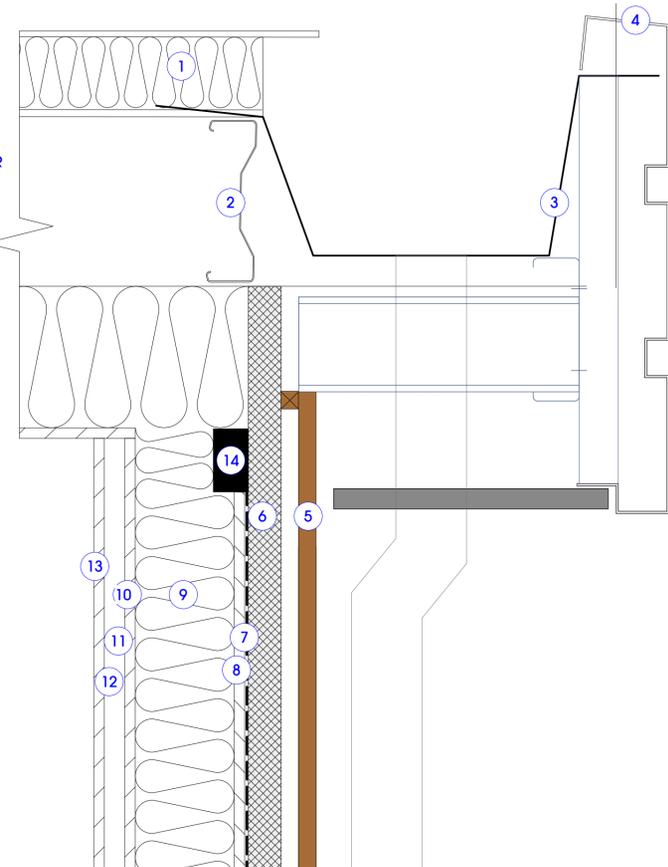
| | | | |
|--|---------------------------|--|--------------------------|
| | CONCRETE WALL | | BREATHER MEMBRANE |
| | PLASTERBOARD / OSB BOARD | | SAND |
| | INSULATION | | SOIL |
| | COMPOSITE TIMBER CLADDING | | COMPACTED AGGREGATE BASE |
| | BUILT UP CLADDING | | |
| | CHIPBOARD / SOFTWOOD | | |
| | GYPROCK PLASTERBOARD | | |
| | CEMENT PARTICLE BOARD | | |
| | LAMINATE FLOORING | | |



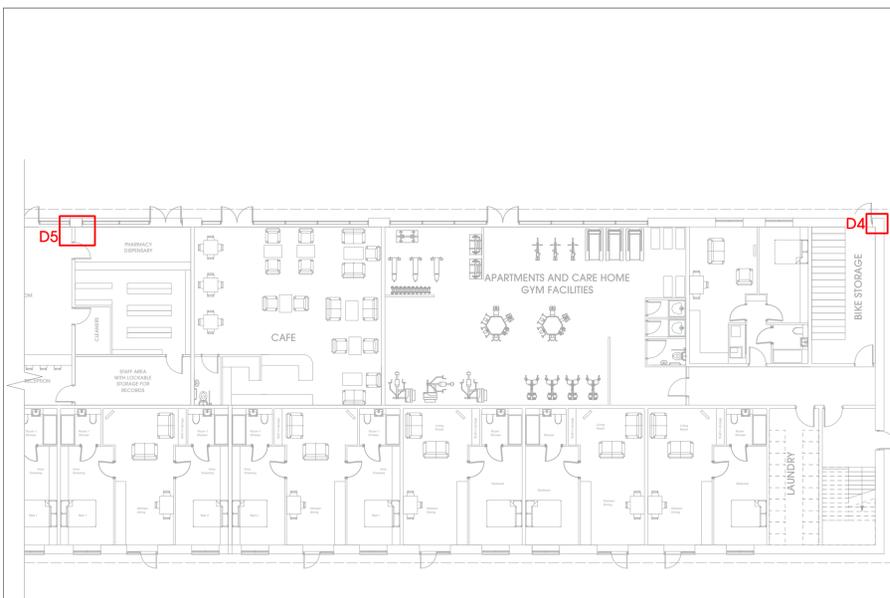
HATCHES

-  CONCRETE WALL
-  PLASTERBOARD / OSB BOARD
-  INSULATION
-  COMPOSITE TIMBER CLADDING
-  BUILT UP CLADDING

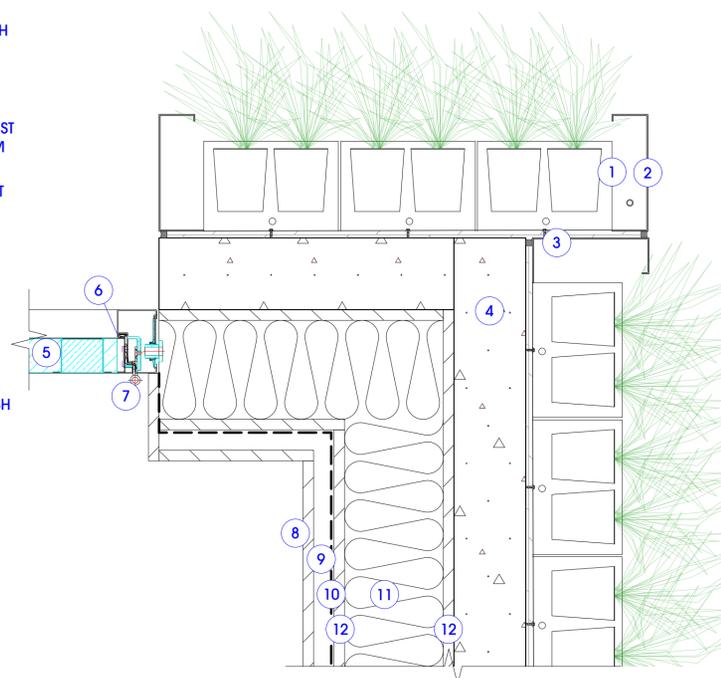
- 1 ROOF TO BE CONSTRUCTED USING BUILT UP STEEL CLADDING, ROOF PITCH TO BE MAXIMUM 1:40 DEGREES. COLOUR - GOOSEWING GREY RAL 7038
- 2 GALVANISED STEEL PURLINS ON STRUCTURAL STEEL FRAME TO S.E DESIGN
- 3 1.2mm THICK PRE-GALVANISED STEEL BOUNDARY MEMBRANE LINED WALL GUTTERS, DRAINED VIA DOWNPIPES TO SPECIALIST DESIGN AND DETAILS. GUTTER RUNS TO HAVE WEIR OVERFLOWS TO BOTH ENDS
- 4 0.7mm HPS FASCIA'S / SOFFIT'S AND GABLE EAVES DETAILING. COLOUR - ANTHRACITE GREY RAL 7016
- 5 50mm HARDIPLANK COMPOSITE TIMBER CLADDING FIXED TO TIMBER BATONS
- 6 HORIZONTAL BUILT UP CLADDING. COLUR - RAL 7016 ANTHRACITE GREY
- 7 DRAINAGE PLANE - WATER-RESISTIVE WEATHER BARRIER
- 8 15mm SHEATHING
- 9 140mm PIR INSULATION
- 10 15mm OSB
- 11 VAPOUR CONTROL LAYER
- 12 25mm SERVICE VOID
- 13 15mm PLASTERBOARD FINISH
- 14 CAVITY CLOSER



DETAIL 6

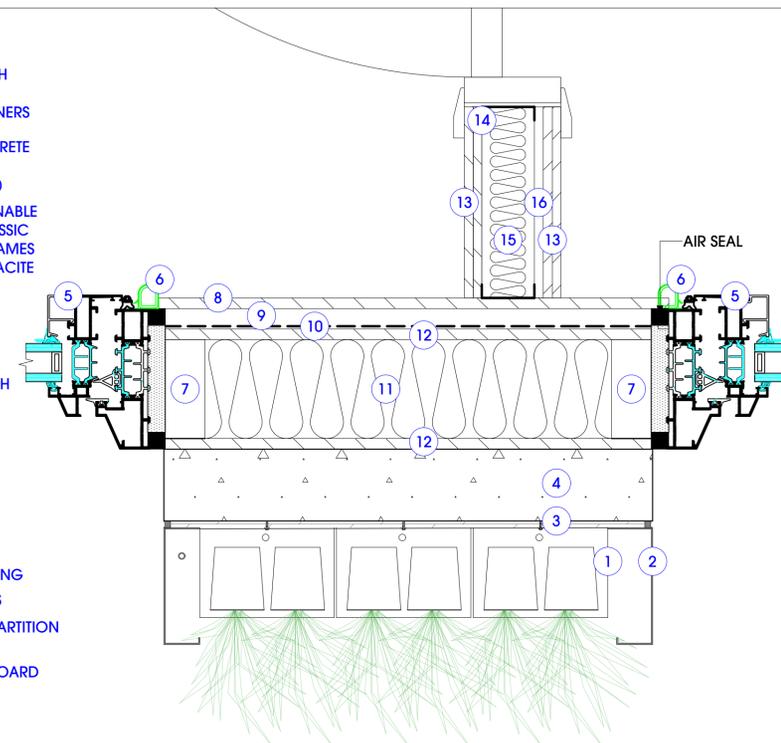


- 1 GSKY VERSA XT TRAY WITH SELECTED PLANTS
- 2 GSKY SS 304 BRUSHED FINISH SIDE TRIM
- 3 GSKY BACKING AND FASTENERS
- 4 FULL GROUTED CMU CONCRETE WALL (WALL MUST SUPPORT 30LB/SQ FT SYSTEM WEIGHT)
- 5 DOORS 4 SECURITY FIRE EXIT DOOR WITH PANIC BAR, DOUBLE SKINNED GALVANISED DOOR LEAF WITH GALVANISED 90mm ENCLOSED FRAME AND ROCKWOOL INSULATION
- 6 SELF ADHESIVE 'V' SEAL
- 7 JEMMY BAR LIP
- 8 15mm PLASTERBOARD FINISH
- 9 25mm SERVICE VOID
- 10 VAPOUR CONTROL LAYER
- 11 140mm PIR INSULATION
- 12 15mm OSB BOARD



DETAIL 4

- 1 GSKY VERSA XT TRAY WITH SELECTED PLANTS
- 2 GSKY SS 304 BRUSHED FINISH SIDE TRIM
- 3 GSKY BACKING AND FASTENERS
- 4 FULL GROUTED CMU CONCRETE WALL (WALL MUST SUPPORT 30LB/SQ FT SYSTEM WEIGHT)
- 5 DOUBLE GLAZED NON OPENABLE WINDOW IN REYNAERS CLASSIC SLIMLINE 38 ALUMINIUM FRAMES COLOUR - RAL 7016 ANTHRACITE GREY
- 6 AIR SEAL
- 7 INSULATED CAVITY
- 8 15mm PLASTERBOARD FINISH
- 9 25mm SERVICE VOID
- 10 VAPOUR CONTROL LAYER
- 11 140mm PIR INSULATION
- 12 15mm OSB BOARD
- 13 2x15mm GYPROC SOUNDBLOCK PBOARD LINING
- 14 70mm GYPFRAME 'C' STUDS
- 15 50mm ISOVER ACOUSTIC PARTITION ROLL (APR1200) IN CAVITY
- 16 GYPFRAME RBI RESILLIENT BOARD



DETAIL 5

FLOOR PLAN EXTRACT @ 1:200