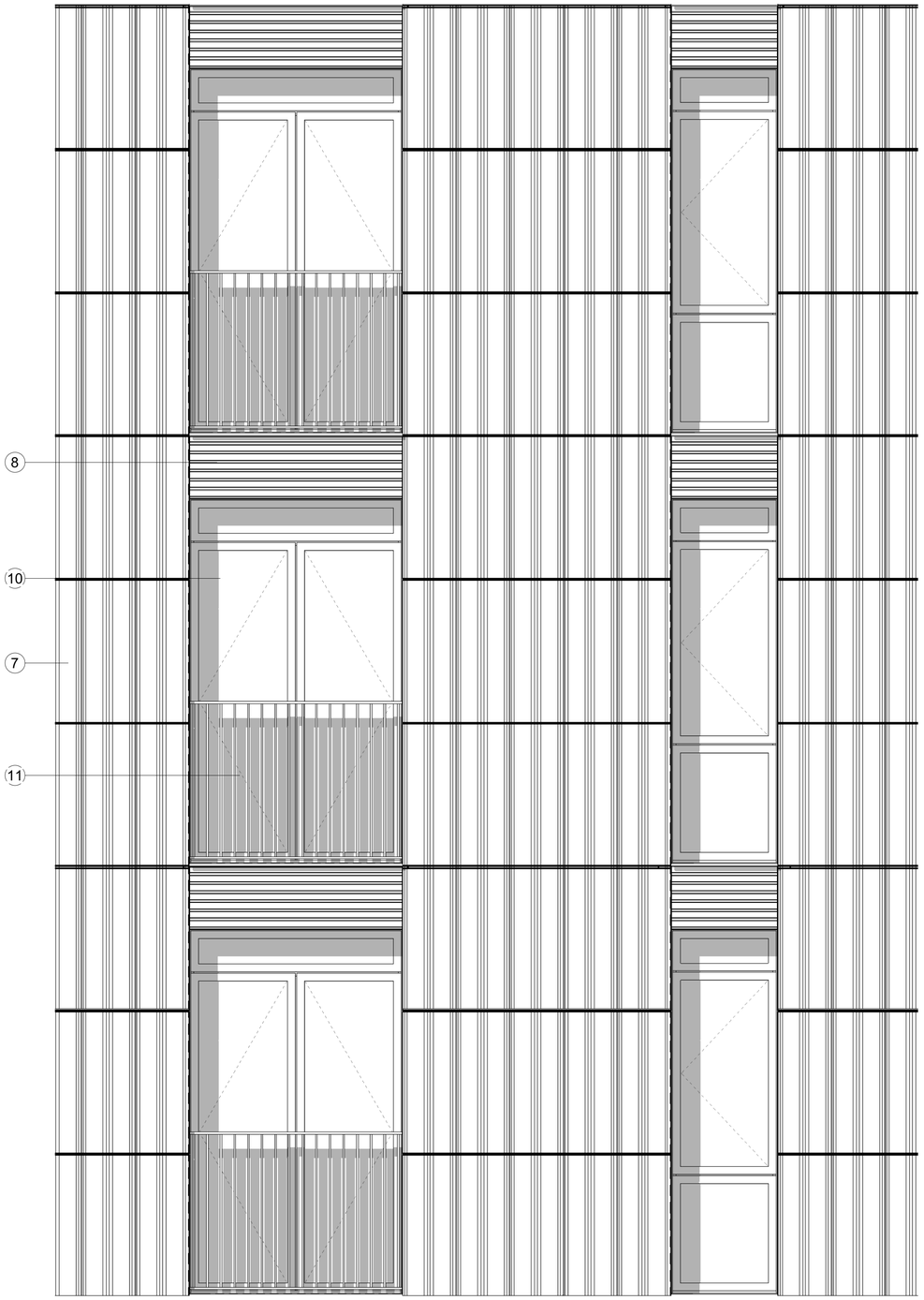
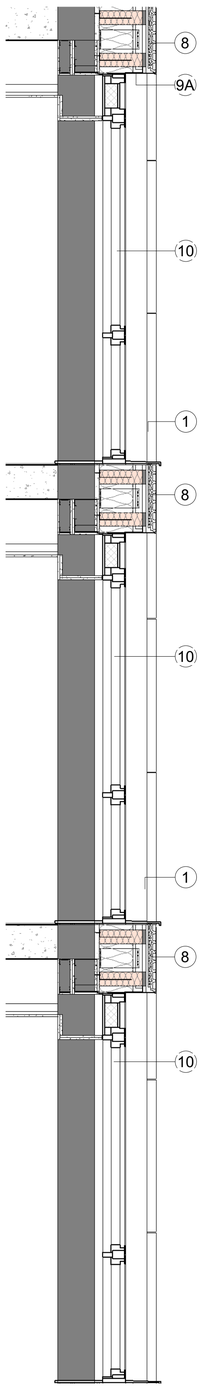
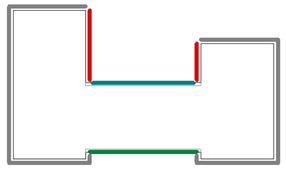




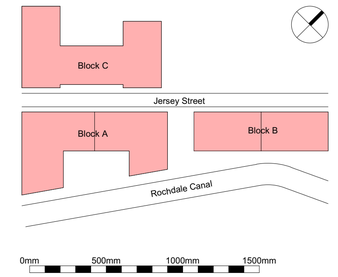


Brickwork Reveals to Window openings full brick depth (215mm) with brick soffit and jambs.

Brickwork Reveals to Window Jambs as full brick depth (215mm) and integrated aluminium soffit panel.

Jamb Reveals to Terracotta Cladding from matching flat Terracotta Cladding.
Soffit and Sills from PPC aluminium with no visible fixings to match windows.

Soffit, Jamb and Sill Reveals to Terracotta Cladding from PPC aluminium integrated into back of tiles with no visible fixings.



MATERIALS:

1. - PPC aluminium coping (Dark Grey- RAL 7016).

2. - PPC aluminium cladding panels (Dark Grey- RAL 7016) in combination with any additional flashings, cappings, reveals and soffits to match.

3. - Facing brickwork - variegated red/blue brick with flush and coloured mortar joint.

4A. - Brickwork Reveals to Window openings full brick depth with brick soffit and jambs. Window sill part of window system (below).

4B. - Brickwork Reveals to Window Jambs as full brick depth and integrated aluminium soffit panel and window sill part of window system (below).

5. - Soldier course brickwork with flush and coloured mortar joint.

6. - Horizontal Decorative brickwork from same variegated red/blue brick. Alternating courses stepped out from face of building with flush and coloured mortar joint.

7. - Profiled Terracotta cladding with glazed Blue/Green finish. Vertical Format tile with open joints and non-visible/concealed fixings.

8. - Profiled Terracotta cladding with glazed Blue/Green finish. Horizontal Format spandrel tile with open joints and non visible / concealed fixings.

9A. - Jamb Reveals to Terracotta Cladding from matching flat Terracotta Cladding (200mm reveal). Soffit and Sills from PPC aluminium with no visible fixings to match windows.

9B. - Soffit, Jamb and Sill Reveals to Terracotta Cladding from PPC aluminium integrated into back of tiles with no visible fixings (200mm reveal).

10. - Windows - PPC aluminium window frames with integrated ventilation louvres at head and metal sill. Colour Dark Grey to match all other metal elements.

11. - Juliet balcony- colour Dark Grey to match all other metal elements.

12. - Laser cut PPC metal screening and gates.

13. - Capped Aluminium Curtain walling system to Ground Floor Commercial Frontages and Entrances. Double glazed units with neutral appearance solar control glass. Glazed leaf swing doors, with bonded, stepped edge glazing units. Doors to be metal framed and integrated with curtain walling.

14. - Decorative Sandblasted Glass to architect's design, colour and pattern.

15. - Ventilated steel industrial flat panel and louvre doorsets as single, double and bi-fold leaf doorsets with overpanels and side panels. PPC Dark Grey RAL 7016 finish to match surrounding design.

16. - Roller Shutters to Car Park and Loading Entrances to be from Extruded aluminium lockdown profiles. Finish is polyester powder coated in standard RAL/BS colour to match surrounding cladding. Perforated to allow 50% Free Area.

17. - Roof with gravel ballast finish laid to falls suitable for mounting of PV panels. Concealed rainwater goods including integral rainwater outlets.

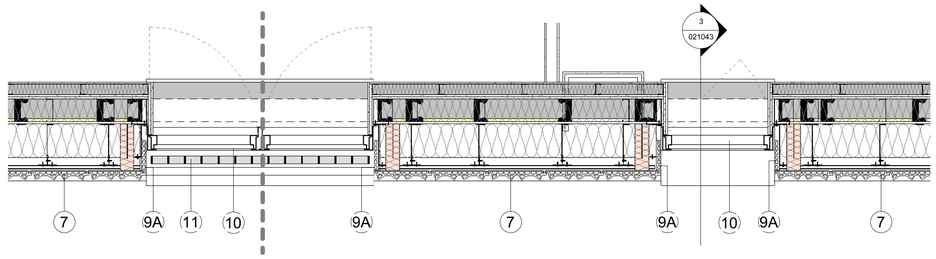
18. - Perforated aluminium panel with triangular pattern to sit infront of horizontal louvres that are located within the commercial units on Jersey Street. PPC RAL 7016 to match Curtain Walling.

19. - 30mm horizontal movement joint to allow 15mm deflection as per Structural Engineers design, at every other level. Colour to match mortar.

20. - 'Eliza Yard' Projecting Signage.

21. - Juliet balcony to this window only is now a gate to allow residents to escape. Gate will be fixed to adjacent brickwork, appearance will match the Juliet Balcony design.

22. - 1.5m² AOV within facade on levels 1-7 at the end of each corridor with internal guarding. PPC Alumnium in Dark Grey RAL 7016.



Rev	Date	Description	Dwn	Ckd
P02	08/02/24	Bay render illustrations updated to more accurately capture material proposals, as discussed in meeting dated 06/02/24. Revisions not clouded for clarity in planning submission	CW	JA
P03	25/06/25	Section 96a planning submission. Please refer to supplimentary statement describing the changes from the approved drawings	SG	SC

Drawn	CW
Checked	JA
Date	15/01/24
Scale @ A1	As indicated

Eliza Yard (BA10715C)

Bay Elevation and Section - Terracotta

Project	Origin	Volume	Level	Type	Role	Number
EYJW -	PRP -	BC -	ZZ -	DR -	A -	021043

Revision: **P03 -**

Status: **Planning Issue -**

PRP

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Designed with reference to the surveys, information and reports listed: