

Outline Specification

Project	The Foundry ,The Assembly (77 Fulham Palace Road), Hammersmith, W6 8JA
Job No.	A10766
Document No.:	A10766OS0001
Revision:	P9
Date:	13 October 2015
File Ref.:	WMS/JJ/A10766/150
Issued For:	Information and Comments

Authorised for issue by:

name: Janet Johnson
role: Director

signed:

date:

File name and path

R:\Active Projects\Architects\A10766 77 Fulham Palace Rd\Documents\100 General\150 Schedules & Specifications\A9957OS0001 Outline Spec\A10766OS0001P7\A10766OS0001P7.doc

Contents

1.0 Building Summary

- 1.01 Introduction
- 1.02 Schedule of Accommodation

2.0 Approvals

- 2.01 Planning Approval
- 2.02 Building Regulations/Fire Safety
- 2.03 Health & Safety

3.0 Materials and Workmanship

- 3.01 General Requirements
- 3.02 Prohibited Materials

4.0 Design Standards

- 4.01 Occupancy
- 4.02 Internal Planning Grid & Dimensions
- 4.03 Ceiling Heights & Service Zones
- 4.04 Environmental Statement
- 4.05 Plant Areas
- 4.06 Shafts, Ducts & Voids
- 4.07 Acoustics
- 4.08 Provision for the Disabled
- 4.09 Car Parking Facilities
- 4.10 Lifts
- 4.11 Stairs
- 4.12 Sanitary Provision
- 4.13 Refuse Area
- 4.14 Security
- 4.15 Gym
- 4.16 Landscape

5.0 Maintenance

- 5.01 External Façade Cleaning Method Statement
- 5.02 Internal Cleaning Method Statement
- 5.03 Roof Maintenance

6.0 Building Design Life & Protection

- 6.01 Durability
- 6.02 Fire exposure
- 6.03 Design Life

7.0 Cladding

- 7.01 General Description
- 7.02 Curtain Walling
- 7.03 Rainscreen Cladding
- 7.04 Solar Shading

8.0 Roofing & Waterproofing

- 8.01 Flat Roof Areas
- 8.02 Roof Plant Rooms
- 8.03 Atrium

9.0 Internal Finishes Overview

- 9.01 General Floors
- 9.02 Internal Partitions
- 9.03 Ceilings
- 9.04 General Joinery
- 9.05 Ironmongery
- 9.06 Signage

10.0 Detailed Area Description

- 10.01 Front Entrance Disabled Access
- 10.02 Lifts
- 10.03 Reception & Lift Lobby Ground Floor
- 10.04 Atrium
- 10.05 Lift Lobbies to Upper Floors and Atrium Balcony
- 10.06 Male & Female Toilets
- 10.07 Accessible Toilets
- 10.08 Cleaner's Cupboards
- 10.09 CAT A Office Areas
- 10.10 Fire Escape Staircases
- 10.11 Plant Areas
- 10.12 Basement Cycle Store and Shower Rooms
- 10.13 Fitness Areas
- 10.14 Roof Terrace

11.0 Drawings

11.01 Drawing Schedule

Appendix A

Structural Specification

Appendix B

Services Specification

1.0 Building Summary

1.01 Introduction

The Foundry is the central building within the overall business campus The Assembly.

The proposals for The Foundry will involve the revitalisation of the existing office by stripping back the internal areas and services to the superstructure and extending the office floor area including: -

Infilling of the external balconies

Part infill of the central atrium

Relocation of the car park access ramp

The refurbishment will also include: -

New fully glazed entrance hall and double height reception area

New MEP services, ceilings and raised floors to all office areas

New toilets, lifts and services risers within the core areas

External alterations and re-cladding of the façade including the addition of a roof top terrace.

New fitness facilities within the basement including cycle parking, lockers, showers and changing areas

Landscaping improvements to the external areas an increase in soft landscaping to the campus perimeter. In addition the new public realm will include the creation of Smiths Square, Foundry Walk and Farriers Yard

Associated roof plant enclosures and solar panels

The roof terrace will accommodate a maximum 100 person event and be available for casual daytime recreation and building users. The perimeter will be formed with a screen nominally 1,800 mm high

Reconfiguration of the basement car park to accommodate the new access ramp and maintain parking spaces for tenants of the adjoining buildings. 50 parking spaces will be provided for the tenants of Horatio Building throughout the development.

BREEAM Offices 2008 Excellent and EPC Category B

The aspiration is the creation of a newly refurbished quality office building to meet future occupier's expectations for efficient commercial space to meet their business needs as well as achieving energy savings through passive and active sustainable design.

The development will maintain service and access routes to all properties within the estate for the duration of construction works. Enhancements to the existing landscape including replacement trees and planting.

1.02 Schedule of Accommodation

Areas are based on tp bennett drawing numbers: -

A19766C0098 revision C1 A19766C0099 revision C1 A19766C0100 revision C1 A19766C0101 revision C1 A19766C0102 revision C1 A19766C0103 revision C1 A19766C0104 revision C1 A19766C0105 revision C1 AREA BREAK DOWN BY FLOOR LEVEL:

Basement Level -2: GIA – 2121m ²
Basement Level -1: GIA – 2249m ²
Ground Floor Level: GEA - 2599m ² GIA – 2511m ² NIA - 1852m ² Office / 194m ² Atrium / 173m ² Reception
First Floor Level: GEA - 2470m ² GIA – 2394m ² NIA - 2059m ²
Second Floor Level: GEA - 2581m ² GIA – 2509m ² NIA - 2172m ²
Third Floor Level: GEA - 2584m ² GIA – 2512m ² NIA - 2175m ²
Fourth Floor Level: GEA - 2411m ² GIA – 2319m ² NIA - 1987m ²
Fifth Floor Level: GEA - 287m ² GIA – 230m ²

AREA TOTALS:

Nett Area: 10,612m² 114,227ft² Gross Internal Area: 12,475m² 134,281ft² Note:

NIA includes reception and atrium ground floor nett areas GIA excludes basement accommodation. These areas are based on survey information provided, TP Bennett do not take responsibility for verifying survey information, additionally areas may vary because of (e.g.) construction tolerances, statutory requirements or re-definition of the areas to be measured. Any decisions to be made on the basis of these predictions should include due allowance for variation inherent in the design development, building survey, rights to light survey and the building process.

Areas are based on information provided by Murphy Surveys as attached in Appendix C and as listed below:

- MSL11112-OH-FPLB rev D - Floor Plan Lower Basement
- MSL11112-OH-FPB rev D - Floor Plan Upper Basement
- MSL13578-FPG - Floor Plan Ground Floor
- MSL13578-FP1 rev E - Floor Plan First Floor
- MSL13578-FP2 rev E - Floor Plan Second Floor
- MSL13578-FP3 rev D - Floor Plan Third Floor
- MSL13578-FP4 rev D - Floor Plan Fourth Floor
- MSL11112-OH-RP - Roof Plan
- MSL11112-OH-T rev E - Topographical Plan

The accommodation comprises: -

5 levels of office accommodation

Plant area and terrace at roof level

2 levels of basement accommodation providing car parking, cycle parking, showers, lockers, changing rooms, drying rooms, squash court and gym plus plant accommodation.

Refuse accommodation at basement level.

2.0 Approvals

2.01 Planning Approval

A resolution was approved by London Borough of Hammersmith & Fulham on the 19th of May 2015, Subject to section 106 agreement , which is currently be finalized with London Borough of Hammersmith & Fulham

2.02 Building Regulations/Fire Safety

The design and construction of the development will be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice.

Fire Strategy Report Issue 1 MLM/FS/620082/V1

2.03 Health & Safety

The work is to be organised and undertaken in accordance with the requirements outlined by the Construction (Design and Management) Regulations 2007 for the avoidance and reduction of risk.

3.0 Materials & Workmanship

3.01 General Requirements

The work is to be executed in accordance with the relevant current British and European Standards and Codes of Practice whether or not named in this document and unless stated otherwise. In the absence of an appropriate Code of Practice, the Contractor will be required to conform to current good practice.

All materials are to comply with all relevant British and European Standards current at the time of development and are to be incorporated into the works in accordance with the manufacturer's written recommendations.

Where no other standard is included the development should be constructed in accordance with the British Council for Offices "Best Practice in Specification for offices" latest edition.

The design and construction of the works are to comply with the latest edition of the following publications: -

- Town & Country Planning Act and Associated Acts.
- Building Regulations.
- Office, Shops and Railway Premises Act.
- Health and Safety at Work Act, (The Workplace, Health, Safety and Welfare).
- Environmental Health, Fire, Petroleum and Highways Local Bye-Law.
- CDM Regulations and other relevant legislation.
- All Relevant CIBSE Guides.
- IEE Wiring Regulations.
- The Institute of Plumbing Services Design Guide.
- Disability Discrimination Act.

All timber, timber products, paper and paper products to be FSC certified as proof of sustainable origin.

3.02 Prohibited Materials

The following is the list of prohibited materials, which are not to be specified or used on projects unless specifically instructed to do so by the client:

- a) High alumina cement in structural elements.
- b) Wood wool slabs in permanent formwork to concrete or in structural elements
- c) Calcium chloride in admixtures for use in reinforced concrete
- d) Asbestos or asbestos containing products
- e) Naturally occurring aggregates for use in reinforced concrete which do not comply with BS 8110:1985 and naturally occurring aggregates for use in concrete which do not comply with the provisions of BS 882:1992
- f) Calcium silicate bricks or tiles
- g) Lead or any products containing lead for use in connection with drinking water
- h) Urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous or an irritant. Reference should be made to the limits set from time to time by the Health and Safety Executive
- i) Materials which are generally comprised of mineral fibres, either man-made or naturally occurring, which have a diameter of 3 microns or less and a length of 200 microns or less or which contain any fibres not sealed or otherwise stabilized to ensure that fibre migration is prevented
- j) Polyisocyanurate or polyurethane foam
- k) Polytetrafluoroethylene (PTFE), except the use of PTFE tape on threaded joints to pipework
- l) Glass-reinforced cement
- m) Galvanised wall ties, fixings, angles or supports where used in structural elements
- n) Other substances or materials, which prior to specification for use in a project have been publicized by the Building Research Establishment as being deleterious to health and safety or the durability of buildings or environmentally hazardous in the particular circumstances in which they are used.

4.0 Design Standards

4.01 Occupancy

Although the BCO recommends an occupancy standard of 12-17m² per person in conjunction with Client consultation the proposed occupancy of the Building is to be set at one person per 8m² of nett lettable office area and the design of lifts and building services are to reflect this population.

- i) Toilet provision as per BS6465-1:2006, 6.4 based on a total population of one person per 8 m² of nett lettable office area and a 60/60 split between male and female.
- ii) Building Regulations fire escape calculations and staircase widths will also be based on population density of one person per 6m² of nett lettable office area.
- iii) The roof terrace is designed to a maximum capacity of 100 persons. This is restricted by the existing staircase widths and extending the two north staircases to roof level

4.02 Internal Planning Grid & Dimensions

The existing structural grid is 7,200mm, 6,000mm and 4,800mm with 5,440mm grid at external corners this provides for an 1800mm square planning grid which is offset from the structural grid by 450mm.

The ceiling grid is designed on the basis of a linear grid comprising 300mm wide planks and 1200 & 1500mm x 300mm wide tiles to suit the 1800mm planning grid.

The maximum depth between perimeter windows and central light well varies between 17 and 18 metres.

The ratio of nett internal area to gross internal area is circa 84%

The NIA has been calculated in accordance with the RICS Code of Measuring (incorporating IPMS).

4.03 Ceiling Heights & Service Zones

The building refurbishment to be designed to provide a nominal floor to ceiling height within the Office areas of 2,650mm. There will be downstand beams to the perimeter at ground floor level only and an area with a ceiling of 2,450mm at each corner of the building at ground floor due to existing downstand beams. In addition on ground, first, second, third and fourth floor levels there are existing steel beams which penetrate the ceiling grid reducing the floor to underside of steelwork to 2,450mm.

The new ceiling heights are assumed to provide for a ceiling services zone below the floor slabs which excludes suspended ceiling/lighting zones. These clear service zones and exact floor to ceiling heights are subject to confirmation on site..

Over all floor build-up is 130mm with a clear floor void depth of approximately 100mm below the raised floor will be provided. Subject to confirmation on site.

The raised floor will be fully accessible with 600mm square steel faced panels.

A new ceiling with full 4 pipe fan coil mechanical services above will be installed as part of the base build.

4.04 Environmental Statement

The building is to be refurbished and designed to attain BREEAM Office 2008 Excellent. The new office is also targeted to achieve an EPC B rating.

In designing the building, to minimise energy consumption the following principles will be employed:

- i) Reduction in energy loss through the building fabric by achieving an optimum U-value for the building envelope with a maximum glass area. Achieve Building Regulations AD Part L2A/B minimum standard plus 5%.
- ii) Reduction in energy losses by reducing infiltration rates.
- iii) Reduction in cooling loads by minimising unwanted solar gain with sun shading devices to Main Entrance façade and solar protective glass.
- iv) Maximising natural daylight into working areas with the rooflight.
- v) Inclusion of renewable energy sources on site with the installation of photovoltaic arrays and solar water heating panels at roof level.

4.05 Plant Areas

Circulation routes – the minimum headroom in all circulation areas is to be not less than 2,300mm generally, but in exceptional areas with restricted overhead services and structure, a minimum of 2,000mm will be accepted. Allowance will be given to provide a space on the roof for tenant plant equipment.

A landlord's generator (for back up of life safety systems) and space for a future tenant's generator will be provided.

4.06 Shafts, Ducts and Voids

The design provides for vertical and horizontal ducts and voids as required for all Cat A services, and access for their proper maintenance and operation. These shafts will be within a vertical fire compartment in accordance with the agreed fire strategy documents.

4.07 Acoustics

External noise intrusions will not exceed:

Open Plan Offices

To be determined following site assessment and acoustic consultant advice

The mechanical plant and equipment will be insulated to the following levels:

Open Plan Office areas	NR 38
Reception, Atrium and Circulation Spaces	NR 40
Toilets	NR 45
Underground car park	NR 55

Minimum sound level differences between offices of DnTw 48db will be achieved when tested in accordance with BS EN ISO 140=4:1998. Sound barriers to separate floor slab and cladding junctions and other service slab penetrations will be in accordance to latest BCO standards to overcome potential flanking noises.

Internal generated structural vibrations whether due to service plant or other impact sources will not

approach 'Curve 4' guidelines of BS 6472:1992/ISO 2631-:2 1989.

Building services plant external noise emissions will comply with Local Authority noise guidelines. Sound attenuation screens and louvres are provided as necessary to all plant areas to prevent an unacceptable break-out of sound.

4.08 Provisions for the Disabled

The building is designed to meet Part M (2004 edition) of the Building Regulations 2004 and in accordance with the recommendations of BS 8300:2009.

All areas (excluding plant rooms) will be fully accessible for wheelchair users with level thresholds at every entry. The main doors into the entrance foyers are revolving doors, however separate wheelchair accessible doors are provided each side of the main entrance. Sesame Waterloo wheelchair access platform will be located in the entrance hall to provide level access from street level to ground floor.

Every floor will be provided with wheel chair accessible unisex WC's fully compliant with current Part M of the approved document. There are currently two accessible cubicles on each floor to meet the maximum travel distances required in the Approved Document offering right and left hand transfer to the WC. Additional ambulant disabled WC cubicles will also be provided in both male and female toilet accommodation on all floors.

2 level means of escape for wheelchair users is provided at the roof terrace level

4.09 Car Parking Facilities

Existing car parking facilities in the basements will be maintained.

The Foundry will be allocated 75 spaces. There will be a provision of 10 spaces for electric charging vehicles with provision for a further 18 spaces to be connected at a future date. Two of these will be accessible parking bays.

4.10 Lifts

4 new 17 person capacity lifts will be provide within the principle core. These will be machine room-less electric traction passenger/goods lifts. The lift will be of a standard car type with wide entrance doors and fully AD Part M compliant.

A new platform hoist between basement and ground level will be provided to transfer refuse from basement level to ground level for collection, this will be sized to suit 3 no. 1100 litre Eurobins plus operative with dual access

4.11 Stairs

The building will retain the 4 existing fire escape stairs in accordance with AD Part B requirements. The two north side staircase will be extended for means of escape at roof level

Staircase capacity has been calculated in line with 1 person per 6m²

Ground floor	310 persons
First floor	342 persons
Second floor	361 persons
Third floor	361 persons
Fourth floor	331 persons
Roof	100 persons

The minimum final exit widths to each levels required are 1050mm on first to fourth floor levels inclusive and 850mm on ground floor and roof level.

The minimum width required for each staircase is 1148mm for staircases serving the roof terrace and 1126mm for the other staircases. This is on the basis that the separate ground floor exits are provided. The combined width of the final exit steps to external ground level being 1,227mm min.

The staircase within the atrium is an accommodation staircase and is not included in any escape calculation.

The four existing staircases also serve the basement levels but these are separated at ground floor level

A separate cycle access staircase and wheel ramp will be provided on the north side of the building to provide access between external ground level and the basement cycle store. This will be formed by reconfiguring the existing staircase between ground and basement.

4.12 Sanitary Provisions

Sanitary provisions will meet the scale of provision as set out in BS 6465-1:2006 and based on an occupancy density of 1 person per 8 m², 60/60% male/female split.

	Female WC	Female WHB	Male WC	Male Urinal	Male WHB
Ground Floor	10	10	5	5	5
First Floor	11	11	6	6	6
Second Floor	11	11	6	6	6
Third Floor	11	11	6	6	6
Fourth Floor	10	10	5	5	5

The 2 no. accessible cubicles are included in the sanitary calculation above.
 There is also a cleaner's room on each floor level.

4.13 Refuse Area

A new refuse store is currently proposed at basement level.

4.14 Security

Conduit containment will be provided to all new external doors and staircase to enable the future installation of door security devices. Under floor ducting/containment will be provided in the new reception area ground floor to positions behind the reception desk and adjacent the proposed position for the tenants future security barriers. The existing site security office in Smiths Square will be retained.

CCTV will be provided in the car park and reception. Security around the perimeter of the campus.

4.15 Gymnasium

There are two existing squash courts spanning the first and second parking levels. It is the intent to retain and upgrade one of the courts and provide a shell for a new gym/studio with a mezzanine level. This will enable the existing multi gym space to be converted into a larger shower and changing room

facility. This area will be fitted out as a shell only, equipment to be provided by tenant/management company.

4.16 Landscape

A full landscape reworking of the campus will be provided and phased to complement the building works. The works to The Foundry will form part of a wider strategy to enhance the estate's landscaping

5.0 Maintenance

5.01 External Façade Cleaning Method Statement

All external facades will be either accessible for safe cleaning with a MEWP from the hard landscaped areas or by the use of extendable cleaning apparatus (Tucker Poles) from the soft landscaped areas with the exception of the east elevation, where the current proposal is for the façade to be cleaned by specialist contractors abseiling off a Davit system installed at roof level.

The Atrium roof is to be cleaned by specialist contractors utilizing a permanent proprietary mansafe system is to be installed accessed from the roof area over the plant rooms / stair core.

Terraced areas will be accessed via glazed doors in the cladding.

5.02 Internal Cleaning Method Statement

The current proposal for the cleaning of the atrium glazing is by specialist contractors abseiling from a davit system installed at the top (5th) level of the glazing, this will be accessed via opening lights in the atrium glazing from roof level. A permanent proprietary mansafe system is to be installed around the perimeter of the atrium and fixed anchor points at the landing / bridge are to be provided to ensure the safety of operatives while installing / fixing onto davits.

5.03 Roof Maintenance

Access to the roof plant areas and roof terrace will be via an extension to two of the existing staircase enclosures to roof level. A proprietary walkway system will be provided across the flat roof to the plant areas. The internal perimeter of the parapet upstand to the main roof will be provided with a handrail terminating at 1100mm above the roof level.

The flat roof to the plant room will be provided with a proprietary mansafe fall restraint system. Access to this will be via a ladder from the adjacent roof level which will be provided by operatives undertaking maintenance / cleaning. This will provide access to clean and maintain the atrium roof.

The external glazed walls of the atrium at roof level can be reached from the roof level walkway for cleaning and maintenance.

Rain water gullies are to be located so that they are accessible from within the protected areas of the roof.

6.0 Building Design Life and Protection

6.01 Durability

All new reinforced concrete elements will be designed to meet the durability requirements as set down in BS 8500 considering exposures to carbonation, chloride, sulphate attack and freezing/thawing effect. All

new structural steelwork will be protected by a paint or galvanising system dependent on the environmental conditions of each element.

6.02 Fire Exposure

The main elements of the building structure will be protected against failure by exposure to fire as required to meet current Building Regulations. For new reinforced concrete this will be achieved by compliance with the relevant requirements of BS 8110 regarding the minimum thickness and reinforcement covers. For new steelwork, it will be achieved with either dry board or intumescent painting

Basement requires 90 minutes fire protection

Ground floor and above require 60 minutes fire protection

Due to external fire spread the atrium glazing will require 30 minutes fire resistance (integrity only) over 2nd to 4th floor levels inclusive.

The fire protection of the existing steelwork is cementitious spray to beams and board protection to columns. Some areas appear to have no protection and will require further investigation with the Approved Inspector. Where the beams are concealed and do not compromise the proposed minimum ceiling levels the spray protection will be retained. Exposed areas and soffits of low downstand beams to CAT A office areas will require the spray to be removed and intumescent paint applied. This will include beams penetrating the ceiling at ground , first and fourth floor levels

6.03 Design Life

The design life to the first major maintenance of the main elements of the new structural work is 50 years.

The external cladding life span is 30 years and sealants 10 years

7.0 Cladding

7.01 General Description

The principal materials used for the external elevations have the following properties:

- i) Low maintenance
- ii) Optimum 'U' Value to minimise energy losses through the building fabric.

The building facades will comprise the following: -

New curtain walling to the principle office facades incorporating Schuco or equivalent curtain walling based on 900mm and 1800mm grid horizontally with full height glass between finished floor level and underside of ceiling. On the principal facades the mullions are expressed and projecting profiled perforated aluminium panels are arranged in a random pattern. On the secondary facades the same fenestration pattern is proposed with glazing and glazed spandrels panels in the same alignment

The slab edges at first to fourth floor level are expressed in dark polyester powder coated or anodized aluminium panels. Glazing at ground and fourth floor levels are set back with full height glazed curtain walling. The balcony at fourth floor level will have a glass balcony balustrade.

The roof level is expressed by a projecting aluminium canopy.

The staircase enclosures will receive rainscreen cladding comprising of anodized aluminium undulating perforated framed panels with a precisely setout secondary fixing system

The main entrance will have a double storey height structural glazed façade with projecting entrance feature externally

7.02 Curtain Walling

General Requirements:

Compliance standard: The Centre for Window and Cladding Technology (CWCT) Standard for systemised building envelopes.

Design life: Not less than 30 years.

Warranty for finishes: 10 years minimum.

Integrity: Design to meet building wind loads, dead loads and design live loads.

Air permeability: Should not exceed $5\text{m}^3/\text{m}^2/\text{h}$

Water-tightness: To BS EN 12154.

Thermal:

Average U-value of curtain walling calculated using the CAB/CWCT publication method:

1.6 $\text{W}/\text{m}^2\text{K}$ including frames

Solar and light control:

g value: 0.4

Light transmittance: 71%

Acoustic performance: To be confirmed

Security: As required for BREEAM

Manufacturer and product reference: Schüco FW50+ system generally, FW50 SG capless system to entrance lobby and ground floor west elevation.

Frame finish: Allow for different finish internally and externally.

Polyester powder coated aluminium RAL 9010 30% gloss internally

Polyester powder coated or anodised aluminium dark grey externally Interpon D2525 Futura Noir 2100

Glazing: Insulating glass units to meet specified performance criteria.

Saint Gobain SSG Cool-Lite SKN 176 II or equal approved

Spandrel panels to be clear float toughened glass with ceramic coating internally colour to be agreed to match selected glazing, with foil backed insulation bonded to rear. Pressed flat panel internal lining panel with insulated cavity internal finish to be PPC RAL 9010(white) matt.

Metal panels:

Solid aluminium flat panels mounted externally finished to match frames with matching return edges and concealed fixings

To west elevation undulating profiled perforated anodized aluminium cladding panels mounted in front of solid aluminium flat panels powder coat RAL 7016 Anthracite Grey

Opening doors/vents: As required for maintenance access and fire exits. Fully glazed doors to match adjacent cladding.

Accessories:

Including all perimeter flashings to abutments, copings and cills Fire stopping seal and acoustic barriers at slab edge junction on all floors.

Horizontal fire stopping seal either side of all four existing stair towers

7.03 Rainscreen Cladding

Rainscreen cladding general requirements:

Type: Drained and vented.

Requirement: Include products, fixings and interfaces necessary to complete the fabrication and installation.

Compliance standard: Performance criteria to comply with The Centre for Window and Cladding Technology (CWCT) Standard for systemised building envelopes.

Design life: Not less than 30 years.

Warranty for finishes: 10 years minimum.

Integrity: Design to meet building wind loads, dead loads and design live loads.

Air permeability: Should not exceed $5\text{m}^3/\text{m}^2/\text{h}$

Water-tightness: To BS EN 12154.

Thermal:

Average U-value of curtain walling calculated using the CAB/CWCT publication method
 $0.26\text{ W}/\text{m}^2\text{K}$ (to be confirmed by services consultant)

Rainscreen panels: Anodized aluminium undulating perforated framed panels with a precisely setout secondary fixing system

Colour reference: To be agreed

Fixing system: Secret. precisely setout because of visual view points through the perforations

Joint type: Open.

Air gap: Not less than 25 mm.

Secondary support/ framing system: Aluminium vertical and horizontal carrier rails.

precisely setout because of visual view points

Backing wall:

Existing staircase cladding subject to site survey or new SFS metal framing to staircase extensions/modifications.

Rain screen panels will be fixed to either masonry backgrounds or SFS framed walls with cement particle board lining externally and plasterboard lining internally including all EDPM, vapour barriers, breather membranes and cavity insulation.

Visual blacking out membrane required set back behind secondary fixing points

Thermal insulation: Mineral wool.

Breather membrane: Type 1 to BS 4016.

Accessories: Parapet and abutment flashings.

Fire stopping seal and acoustic barriers at slab edge junction on all floors.

Fire stopping seal to either side of stair tower

Existing staircase windows to be removed and replaced with SFS framing, insulation, two layers of plasterboard internally and cement particle board to existing face to align with existing building envelope.

7.05 Solar Shading

Brise Soleil to be fitted where required and will be Schuco Solar Shading Systems Sun Control or similar and equal aerofoil blades on cantilevered brackets with angled restraint struts back to secondary fixing points. Finish to match external curtain wall framing

8.0 Roofing and Waterproofing

8.01 Flat Roof Areas

Existing concrete roof areas will be extended as required to accommodate plant. These will receive a proprietary waterproofing system, insulation to meet the required U-value of 0.18 W/m²K and concrete paving on support pads with pebble margins.

Waterproof upstands to the edge of the concrete slab areas will be provided with cementitious board faced insulation and aluminium parapet flashings.

1100mm high galvanised steel guarding will be provided to the open edge of all roof maintenance access routes.

External plant areas will be screened with 2.5m high louvred aluminium screen walls mounted on stub columns and steel framing/cladding rails. Acoustic performance to be confirmed.

Plant access grilles, walkways and step overs to be provided in galvanised steel as required for maintenance.

The existing lightweight metal deck to the roof perimeter bays is to be replaced with a new profiled metal deck flat roof system with insulation to meet the required U-value of 0.18 W/m²K.

The roof terrace area will receive enhanced finishes, paving, timber decking, raised planters and perimeter privacy screening to meet planning privacy overlooking requirements. An external covered area will be provided with power and lighting for external catering equipment for events

Eight number Pergola Base plates to be fixed below timber decking and incorporated within the roof waterproofing system. Allowing a future tenant to erect 2 pergolas without damaging / penetrating the roof waterproof membrane .

8.02 Roof Plant Rooms

The existing enclosure and plant screening will be removed and remodelled. The plant area will be extended to accommodate additional plant.

The enclosed plant room will be clad externally with metal composite panel cladding on new cladding rails and steel frame and lined internally with taped and filled acoustic plasterboard partition emulsion painted.

8.03 Atrium

The existing atrium roof light will be removed and the opening reduced in size to match the reduced opening at floor levels. A new steel structure will be installed to support a new double glazed roof light with opening vents to provide smoke clearance ventilation to the atrium below.

New full height, internal single glazing will be provided to the atrium perimeter at each floor level. Glazing to be full height floor to ceiling and frameless. Glazing to achieve 30 minutes fire resistance (integrity only) between 2nd and 4th floor levels.

Fully glazed access doors to each office area with access control.

Spandrels to be finished with grooved hardwood panels.

Glazing module of 1800mm preferred subject to further investigation however 1200mm minimum assumed in the current design. The steel roof structure comprises RHS columns and beams with CSH ties.

Ventilation strategy to be developed further, current proposal incorporates double glazed smoke vents to be Coltlite LWT28 polyester powder coated aluminium thermally broken double glazed smoke ventilator. Glazing at roof level is to incorporate top hinged opening lights to allow access for cleaning / maintenance, ventilation strategy to be modified to suit.

Finish: Internal and external: Polyester powder coated Interpon D2525 Futura Noir 2100.

Accessories:

Closure flashing to match window frame at window heads to conceal brickwork support angles and framing.

Abutment flashings to match frames.

Ironmongery:

Satin stainless steel.

9.0 Internal Finishes Overview

9.01 General Floors

600mm x 600mm raised metal access floors to office areas.

Large format porcelain tiles to reception, atrium, lifts, lift lobbies and access corridors.
Smaller format porcelain tiles inside toilet cores.

Vinyl to fire escape staircases and ancillary areas.

Entrance matting to main entrance lobby.

9.02 Internal Partitions

New stair and lift core walls to be studwork with 2 layers of plasterboard with taped and filled finish.

Internal walls generally to be two layers of plasterboard either side of 70mm metal studs with shadow gaps to skirtings and door frames

Cubicle dividing walls 30mm high grade particle board .

9.03 Ceilings

Office ceiling tiles to be metal pan SAS system 330 or similar and equal.

Ceiling grid: 300mm wide solid plank with 1500mm x 300mm perforated tiles, reducing to 1200mm x 300mm where space is restricted.

All perimeters to receive a plasterboard taped and filled margin on m/f framing. Allow for support for blinds

Bespoke polyester powder coated steel strips to be mounted to the underside of 610mm deep universal beams on grid lines 14, 15 & 16 to achieve the specified ceiling levels.

At ground & fourth floor there are a number of 914mm universal beams that will project below the ceiling, these will be expressed below the ceiling with a matching metal trim. This trim will conceal any irregularities to the steelwork. The ceiling level at the four corners of the ground

floor will be dropped locally to accommodate a number of downstand beams.

Cores to be plasterboard taped and filled joints on m/f framing.

9.04 General Joinery

Internal doors to be solid core flush hardwood veneered doors with vision panels and self-closers (where necessary) in solid hardwood frames. Fire rated where required.

External doors to escape stairs will be plywood faced flush both sides doors painted.

Cillboards to be MDF painted satinwood or similar finish. Skirtings to be flush mounted with shadow gap to top edges and door frames.

Riser doors to be flush paint grade veneered doors and frames

9.05 Ironmongery

Satin stainless steel by Door Plan or similar and equal. Sub-mastering per floor with single grand master.

9.06 Signage

Internal Building Signs: - Fire escape signage to be illuminated at final exits from floors/non-illuminated within 2m of emergency lighting.

Internal statutory signage.

Reception Directory.

10.0 Detailed Area Description

10.01 Front Entrance Disabled Access

Flooring – Large format porcelain floor tiles and entrance matting.

Disabled access platform: Sesame Access Waterloo integrated concealed access platform.

Toughened glass frameless guarding to perimeter of raised area set into stainless steel recessed floor channel flush with the floor finish.

External face of upstand to be finished in matching floor tiles.

Front entrance handrail support posts will be brushed stainless steel and the handrail timber to match Reclaimed Oak code RECM 4011

10.02 Lifts

New Kone MonoSpace 700 or Otis GeN2 Premier or similar machine room-less electric traction 17 person passenger lifts will be provided in the new reception lift core.

The lifts will be of a standard car type with maximum clear width centre parting entrance doors and fully AD Part M compliant.

Lift car finishes – From manufacturer's standard range with brushed stainless steel wall panels with integrated controls, mirror to back wall, brushed stainless steel handrails. Flooring to match entrance hall flooring. Stainless steel ceiling panels with integrated lighting and ventilation slots. Feature wall finish to one wall.

10.03 Reception & Lift Lobby Ground Floor

External walls/Curtain walling - Front reception façade to be structural glazed curtain wall system

Schuco or similar and equal on a 2,700mm wide module and double glazed units. Front façade to incorporate automatic revolving door Boon Edam Crystal Tourniket or similar and equal and an automatic disabled access pass door and manual pass door. Entrance feature/canopy externally to match cladding.

Floor finishes - Matting to front entrance and side access doors to be Jaymart Street-King standard profile matting colour to be agreed in aluminium angle frame or similar and equal. Circulation area in front of new lifts to be large format porcelain tiles on screed on dense polystyrene void filler on slab including under floor heating/cooling

Wall finishes:

Plasterboard with taped and filled joints and vinyl silk emulsion paint.

Feature metal wall cladding Metalsheets.co.uk Blue/Grey steel to first floor office walls to the west face with a perimeter frame to form a recessed glazed light box for branding/advertising.

Concrete feature wall finish to lift core- DB11 – Shuttered effect Concrete panels by Mass Concrete, 15mm in thickness. All elements are bespoke units cast to order and to suit surveyed site dimensions. Panels to consist of 4, 3 or 2 plank widths with staggered joints to maintain the seamless feel. Colour of concrete DB11 light grey. At 15mm thickness panels will weigh approx 30kgs/m².

Fixing System: consists of 2-part fixing: mild steel brackets with vertical batten system. Brackets fixed to existing structure (block wall, metsec), vertical batten hung onto brackets, adjusted to level and plumb. Vertical batten and panel then to have SikaTack Panel System applied. Brush stainless steel corners to the main core areas which will be design into the fixing system

Ceilings:

Plasterboard with taped and filled joints and vinyl matt emulsion paint.

Exposed steel beams to be stripped back and finished with intumescent paint

Lighting a combination of flush mounted light fittings with feature lighting installation to double height space.

Joinery - Hardwood veneered solid core flush doors with vision panels and self-closers (where necessary) in solid hardwood polished frames. Fire rated where required.

Skirtings - Stainless steel finish tile skirtings or similar and equal.

Control panels - Fire alarm control to be incorporated into wall cladding. Other controls to be located in reception desk.

Reception desk to be fully DDA compatible including fitted induction loop, to accommodate 2 No people with provision for built in security monitors, door and gate access control switches, intercom, and general access controls, phones and power facilities etc. Containment to be provided to desk position in floor screed.

Desk to be finished in polished concrete with light box feature.

Cantilevered bench seating built into wall on the north side of reception.

Visitors toilet fitted out

Containment for future turnstiles within floor finish. Current design based on Boon Edam Speedlane Swing turnstiles, 2 no. regular lanes, 1 no. DDA compliance lane

Gallery to first floor lobby with exposed steel beams and structural glass balustrade.

10.04 Atrium

Atrium wall and roof cladding as clause 8.03.

Large format porcelain tiles to atrium floor on screed and insulation.

Balconies to end of atrium to receive large format porcelain tiles on screed with hardwood trims and structural glass balustrade set into recessed stainless steel floor channel flush with the floor finish,

Fully glazed doors to offices with access control.

Atrium Feature stair- (access stair from ground to 4th floor level)

The atrium feature stair is a steel construction clad in the Blue/Grey steel panels to match reception 1st floor wall cladding panels. Timber tread over a steel plate, timber to match atrium spandrel panels. Treads to have LED lighting set into underside of nosing. Soffit to be formed in Blue/Grey steel panels with oxidised finish to match steel panels at entrance, folded at edges with secret fixings to steel angle welded to stringer steel stringer with countersunk bolt fixings for balustrade clamp to inner face Toughened laminated glass balustrade with oval timber handrail to match atrium spandrel panels, silicone fixed to glass.

10.05 Lift Lobbies to Upper Floors and Atrium Balcony

Floor finish - Large format porcelain tiles on screed on dense polystyrene void filler on slab

Wall finishes:

Plasterboard with taped and filled joints and vinyl matt emulsion paint.

Concrete shuttered panel system feature wall finish

Frameless glazed wall to office fire rated between 2nd and 4th floor levels incorporating glazed doors with access control.

Ceilings:

Plasterboard with taped and filled joints and vinyl matt emulsion paint.

Lighting a combination of flush mounted light fittings with feature lighting installation to double height space.

Joinery - Hardwood veneered solid core flush doors with vision panels and self-closers (where necessary) in solid hardwood polished frames. Fire rated where required.

Skirtings - Skirtings to have stainless steel finish or similar and equal.

Gallery to first floor lobby with exposed steel beams and structural glass balustrade.

Balconies – Hardwood edge trim to floor and ceiling void to match atrium cladding with structural glass balustrade.

10.06 Male and Female Toilets

Wall finishes

Vinyl silk emulsion paint to taped and filled moisture resistant plasterboard.

Safety mirrors above vanity backsplash extending to ceiling.

Tile panel beside vanity worktop.

Full height mirrors to end walls adjacent vanity units

Floor finishes:

Floor screed on dense polystyrene void filler on slab with porcelain floor tiles and skirtings.

Ceiling finishes

Moisture resistant plasterboard on m/f suspended ceiling system with taped and filled joints finished with vinyl matt emulsion paint. Suspended ceiling height 2,400mm or 2650mm as indicated on drawings.

Feature lighting:

Recessed adjustable lighting above vanity units.

Surface mounted square down lights in main area: to services engineer's specification, architect's approval.

Vanity Unit:

Purpose made reconstituted stone top to be Maxwood Xeista vanity top, colour D11-0959

Burgondi with counter top vitreous china basins, Front panels to vanity unit to be moisture resistant particle board with polyrey high pressure laminate facings, F006 FER FA or similar and equal. Mirror over to be Maxwood standout mirror system or similar and equal.

Basins to be 370mm x 370mmx150mm high Catalano Verso Trentasette 37 or similar and equal.

Brassware:

Lovair L874C chrome satin wall mounted infrared sensor basin mixer tap with temperature control or similar and equal.

WC suites:

White glazed vitreous china Duravit 017509 wall mounted 'Foster' toilet with 006021 'Foster' toilet seat and cover.

Urinal bowls:

Armitage Shanks Contour Higen IQ 67cm or similar and equal.

Cubicle system and cistern duct panel back walls:

Toilet cubicles to be Maxwood Marante Veneer with natural oak real wood doors and pilasters, particle board partitions and rear panels with polyrey high pressure laminate facings, F006 FER FA, or similar and equal. Urinal IPS system

Maxwood Marante veneered particle board with polyrey high pressure laminate facings, F006 FER FA, or similar and equal. Joinery - Hardwood veneered solid core flush doors with vision panels and self-closers (where necessary) in solid hardwood polished frames.

Fittings:

Shaver socket in male toilets.

Concealed paper towel dispensers behind vanity mirrors

Allow spurs for future installation of hand driers

Vanity counter to female toilets.

10.07 Fully Accessible Toilets

Wall finishes:

Vinyl silk emulsion paint to taped and filled moisture resistant plasterboard to two walls.

Walls with fittings attached to have 100x100mm feature ceramic tiles on taped and filled moisture resistant plasterboard.

Floor finishes

Floor screed on dense polystyrene void filler on slab with porcelain floor tiles and skirtings.

Ceiling

Moisture resistant plasterboard on MF suspended ceiling system with taped and filled joints finished with vinyl matt emulsion paint. Suspended ceiling height 2400mm.

Sanitaryware:

Armitage Shanks 'Luxury Doc M' pack colour white. Hand and grab rails to be in contrasting colour.

WC to be Ideal Standard Contour 21 rimless, raised height, back to wall.

Washbasin to be Ideal Standard Contour 21, 37mm handrise washbasin, 370x305mm with Ideal Standard Sensorflow 21 washbasin mixer tap.

Fittings:

Mirror above hand basin and wall mounted mirror to AD Part M requirements.
Grab rails, rests and Doc M fittings in colour contrast to meet ADM

Joinery:

Hardwood veneered solid core flush doors with delayed action self-closers in solid hardwood polished frames.

10.08 Cleaner's Cupboards

Wall finishes:

Vinyl silk emulsion paint to taped and filled moisture resistant plasterboard. 100x100mm white ceramic tiles on taped and filled moisture resistant plasterboard as splash back behind cleaners sink.

Floor finishes:

Floor screed on dense polystyrene void filler on slab with rubber flooring Freudenberg 'Norament' or similar and equal and integral coved skirtings.

Ceiling:

Moisture resistant plasterboard on MF suspended ceiling system with taped and filled joints finished with vinyl matt emulsion paint. Suspended ceiling height 2400mm.

Sanitaryware:

Armitage Shanks Belfast cleaners sink or similar and equal.

Brassware:

Armitage Shanks bib taps or similar and equal.

Joinery:

Hardwood veneered solid core flush doors with self-closers (where necessary) in solid hardwood polished frames. Fire rated where required.

10.09 CAT A Office Areas

Wall finishes:

Vinyl silk emulsion paint to taped and filled impact resistant plasterboard to new metal stud walls and existing internal and perimeter columns where relined. Curtain wall spandrel panels PPC RAL 9010 matt white. Curtain walling detail of abutment with ceiling to allow for provision of blinds by tenant. Shadow gaps to skirtings and door frames.

Floors:

Raised access floor PSA MOB medium grade to provide a nominal zone of 100 mm average clear void using 600 x 600 mm fully encapsulated panels on an adjustable steel pedestal system. Floor finishes by tenant.

Carpet tiles to marketing suite area – location and size to be confirmed.

Ceilings:

SAS system 330 metal pan ceiling or similar and equal in suspended grid to perimeter. Flush mounted modular LED light fittings 1500mm x 300mm or 1200mm x 300mm where restricted.

Joinery:

Hardwood veneered solid core flush doors with vision panels and self-closers (where necessary) in solid hardwood polished frames. Paint grade flush veneered doors to risers.

Skirtings and cill boards:

MDF painted satinwood (by Dulux) finish.

Tea point:

Capped off services including drinking water adjacent to core at each floor level.

10.10 Fire Escape Stairs

Means of Escape stairs:

Existing staircase structures retained and extended/modified to suit new layout where required.

Existing walls to be retained and made good as required including new wiring for lighting, smoke detection, fire alarm and security.

Floors to receive vinyl floor finish with Gradus or similar and equal anti-slip DDA compliant contrast nosings.

Existing handrails and balustrades to be retained and refurbished including modifications to layout where required.

Wall and skirting finishes:

Plasterboard with taped and filled joints and Vinyl silk emulsion paint finish. Skirtings to be MDF painted satinwood (by Dulux) finish.

Ceiling finish:

Plasterboard with taped and filled joints and Vinyl matt emulsion paint finish.

Joinery:

Fire rated Hardwood veneered solid core flush doors with vision panels and self-closers in solid hardwood polished frames.

10.11 Plant Rooms

Wall finish:

Internal wall linings to be acoustic plasterboard partition system joints taped and filled and emulsion paint finish. New concrete or existing brickwork perimeter wall plinths to be emulsion paint.

Floor and banded skirting:

Plant room to be asphalt tanked and drained. Painted floor.

Ceiling finish:

CA Building Products River Therm Roof System or similar galvanised steel liner sheet with water and air sealed laps/joints and finished on the exposed side with Pasteline Lining Enamel Smooth, colour bright white.

Standard of fitting:

Covered in M&E specification.

Joinery:

Flush both sides ply faced solid core doors, softwood rebated frames, all painted.

Finish/ Coding of Services:

Covered in M&E specification.

10.12 Basement Cycle Store, Basement WCs, Shower & Changing Rooms

The current shower and drying space beside the squash courts will be refitted and expanded to satisfy BREEAM requirements.

The existing basement cycle provision will be rationalised and consolidated to a new area adjacent to the new squash court facilities to provide a minimum of 150 cycle spaces (200 spaces currently indicated) in the form of double stacked cycle stands and 28 no. lockers for folding bicycles. A maintenance area will be provided with bicycle pump and repair stands.

Floor finish to cycle area to be epoxy floor paint. Walls to receive vinyl wall graphic to match the building branding.

A drying room will be provided with hanging rails.

Separate male and female shower and changing rooms incorporating separate shower cubicles, 10 no. male, 6 no. female and 1 no. fully accessible with solid core laminate walls and doors, tiled walls and ceramic tiled floor and skirtings.

Showers to have Ideal Standard Avon 21 concealed thermostatic mixer with polished chrome controls and fixed shower head to be Ideal Standard Sensorflow 21 with chrome finish. Shower trays to be Just Trays JTUltracast rectangle acrylic capped ABS and polymer resin, white with integrated tile upstand, 700x1000mm and 900x1000mm to Male Showers and 1200x800mm to Female Showers. Shower doors to be Twyfords OF2100CP Outfit Pivot door 700mm or 800mm wide to Male Showers, Females to have door and side panel, Ideal Standard L6205 (EO) Synergy 1200mm pivot door and inline panel, ideal clean clear glass, to have bight silver finish. Sizes and locations as indicated in L-Series drawings. All as specified or equal and approved.

Heated lockers 300mm wide x 450mm deep double stacked, timber slatted benches.

64 lockers within female changing rooms

78 lockers within male changing rooms

74 unisex lockers adjacent gym/squash court

Each changing room to be fitted with 1 no. semi-counter top wash hand basin, to be Ideal Standard Concept Sphere 43cm 430x430x125mm with Ideal Standard Sensorflow 21 washbasin variable tap, ref A4176-AA. Laminate vanity top by Shore Laminates, to be Metro Abet Laminati 20mm solid grade laminate, finish Madarin, 20mm thick, or similar and equal.

Changing benches to be Decra Oak slatted benches with PPC RHS frame, Lockers to be Decra Cascade Z lockers or similar and equal.

Paper towel dispensers to be Loviar wall mounted with satin finish or similar approved.

Space provided for towel service, shelving and recessed trolleys for towel return.

Basement WCs to have Ideal Standard Concept Sphere 45cm 450x450x140mm semi-counter top basin with Ideal Standard Sensorflow 21 washbasin variable tap, ref A4176-AA, WCs to be white glazed vitreous china Duravit 017509 wall mounted 'Foster' toilet with 006021 'Foster' toilet seat and cover.

10.13 Fitness Areas

One squash court is to be retained and refurbished including glazed wall/viewing at basement level 2.

The redundant court will be removed with an infill slab to provide additional shower and changing areas at basement level 1 and a fitness studio and gym at basement level 2.

These areas will be fitted out as a shell only. Equipment to be provided by tenant/management

company. Finishes to be agreed

10.14 Roof Terrace

The roof terrace will provide an external amenity space for the building tenants and will include the following facilities: -

Space for functions/events with a maximum capacity of 100 persons.

Level access to an area with hard and soft landscaping to include paving, timber decking, raised planters and privacy screening to adjacent neighbouring properties.

Provision for an external covered area will be provided with power and lighting for external catering equipment for events.

2 no. unisex toilet cubicles and 1 no. accessible toilet will be provided within the enclosed plant area adjacent the core. All finished to the same standard as the main office toilets.

Screen walls will provided to separate external and covered plant areas from this amenity area.

11.0 Drawings

11.01 Drawing Schedule

For further information refer to **tp bennett** Drawing and Document Schedule no. A10766OT0001C1.

12.0 Area Schedule

The Foundry, 77 Fulham Palace Road

Area Schedule for The Foundry Existing & Proposed

Revision C1 12th October 2015 - Construction Issue

New Reception, New Lifts and Toilet Core, Infills to Internal and External Balconies, 4 no. Existing Stairs Retained.

Existing	GEA (sq.m)	GEA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	NIA (sq.m)	NIA (sq.ft)
Ground	2,106	22,669	1,997	21,496	1,335	14,370
First	2,187	23,541	2,065	22,228	1,690	18,191
Second	2,235	24,057	1,942	20,904	1,699	18,288
Third	2,235	24,057	2,019	21,732	1,691	18,202
Fourth	1,947	20,958	1,824	19,633	1,379	14,844
	10,710	115,282	9,847	105,993	7,794	83,895
Ground Floor Reception and Atrium					413	4,446
Basement Level 2			2,135	22,981		
Basement Level 1			2,135	22,981		
			4,270	45,962		

Proposed	GEA (sq.m)	GEA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	NIA (sq.m)	NIA (sq.ft)
Ground	2,599	27,976	2,511	27,028	1,852	19,935
First	2,470	26,587	2,394	25,769	2,059	22,163
Second	2,581	27,782	2,509	27,007	2,172	23,379
Third	2,584	27,814	2,512	27,039	2,175	23,412
Fourth	2,411	25,952	2,319	24,962	1,987	21,388
Fifth	287	3,089	230	2,476		
	12,932	139,200	12,475	134,281	10,245	110,277
Atrium (Ground Floor)					194	2,088
Reception (Ground Floor)					173	1,862
					367	3,950
Basement Level 2			2,121	22,830		
Basement Level 1			2,249	24,208		
			4,370	47,038		

Notes:

The existing area schedule above is based on the latest survey information provided
 TP Bennett do not take responsibility for verifying survey information
 The proposed areas are based on drawing numbers A10766C1098C1, C1099C1, C1100C1, C1101C1, C1102C1, C1103C1, C1104C1 and C1105C1
 Any floor sub-division will reduce NIA.
 NIA Excludes: All internal columns
 GEA Includes: Atrium on ground floor only

These areas are approximate. They relate to areas of the building at the current state of design and are reliant upon the information available

They may vary because of (eg) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured

Any decisions to be made on the basis of these predictions should include due allowance for variation inherent in both the design development, building survey, rights to light survey and the building process.

A10766AS0001C1.xlsx

13/10/2015

Revision History

Rev	Date	Details	By	Checked
P1	28/07/14	Preliminary Issue	PJS	
P2	31/07/14	Final Issue	GSP	
P3	24/10/14	Amended Issue	WMS	
P4	28/10/14	Amended to Clients requests	JW	
P5	13/01/15	Amended to Planning Application December 2014	JCJ	
P6	27/01/15	Updated to comments received from URS	JCJ	
P7	23/03/15	Updated for Stage D/Stage 1 Tender	JCJ	
P8	10/07/15	Updated for stage E/Stage 2 Tender	JN	
P9	13/10/15	Updated in line with design development	TH	

Appendix A

Structural Specification

Appendix B

Services Specification