

# Acorn House

## R008 - Community Space Specification

## Document Control

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COMMUNITY SPACE SPEC

### Note

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# Community Space

## Design Strategy

A Community Room with adjacent terrace for tenants' use is provided at L9. This space is intended to provide a social area for tenants to gather. The specification for the room is set out in the S106 agreement:

### S106 requirements

- Community room 44m<sup>2</sup>
- Adjoining terrace 36m<sup>2</sup>
- Basic kitchen facilities
- Accessible WC
- Seating for 12 people (indoors)

### Newlon Review

Following discussion with Newlon some changes have been made to the design during Stage 3 including:

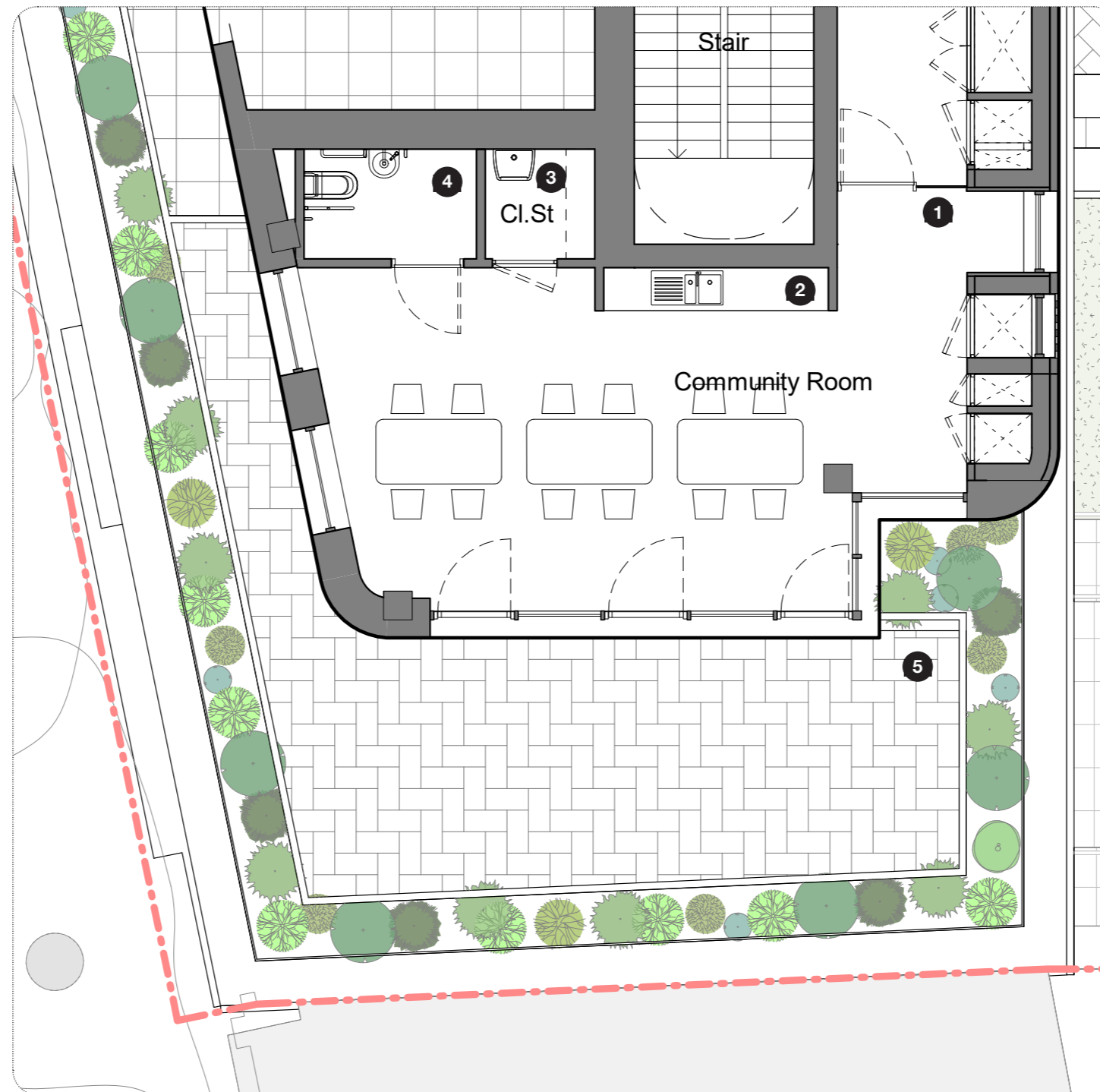
- Reduce length of kitchenette
- Allowance only for sink, hot and cold water and microwave. No allowance for cooking or fridge required.
- Bifold doors not preferred due to ongoing maintenance and tolerance - design to be developed with standard doors/sliding doors

### Coordination

Ongoing coordination of L9 structure and services to continue into next workstage

### Management Strategy

As part of the Fire Strategy, Newlon Housing Trust will need to manage tenant access via a booking system and fob access. Refer to Fire Strategy for details



L9 Community Room and Terrace

- 1 Fob access to Community Rm
- 2 Kitchenette
- 3 Cleaners' Storage
- 4 Accessible WC
- 5 External Terrace

# Community Space Visualisation

Visualisation of Community Room & Terrace

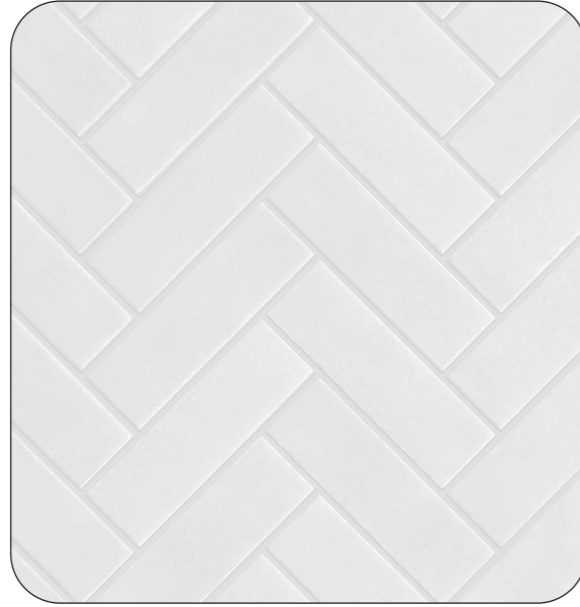


# Community Space

## Kitchenette Specification



Item: Cabinets  
Supplier: DBD or Howdens  
Matt Grey or white kitchen cabinets from the Clerkenwell range with concealed pull handles



Item: Splashbacks  
White glazed ceramic tiling in herringbone pattern



Item: Sink  
Franke stainless steel top mounted sink with drainer  
Product reference: Ascona ASK 611-100



Item: Mixer tap  
Grohe Concetto mixer tap



Item: Worktops  
Supplier: DBD or Howdens  
Stone effect laminate square edged worktop



Item: Fridge/Freezer  
Manufacturer: Bosch or similar  
Bosch or equivalent integrated fridge freezer with doors to match kitchen cabinetry



Item: Mixer tap  
Grohe Concetto mixer tap

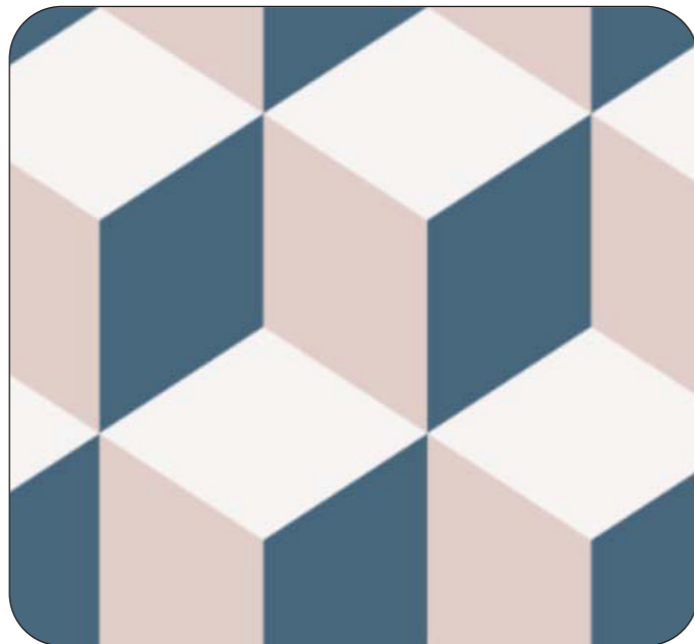
# Community Space

## WC Specification

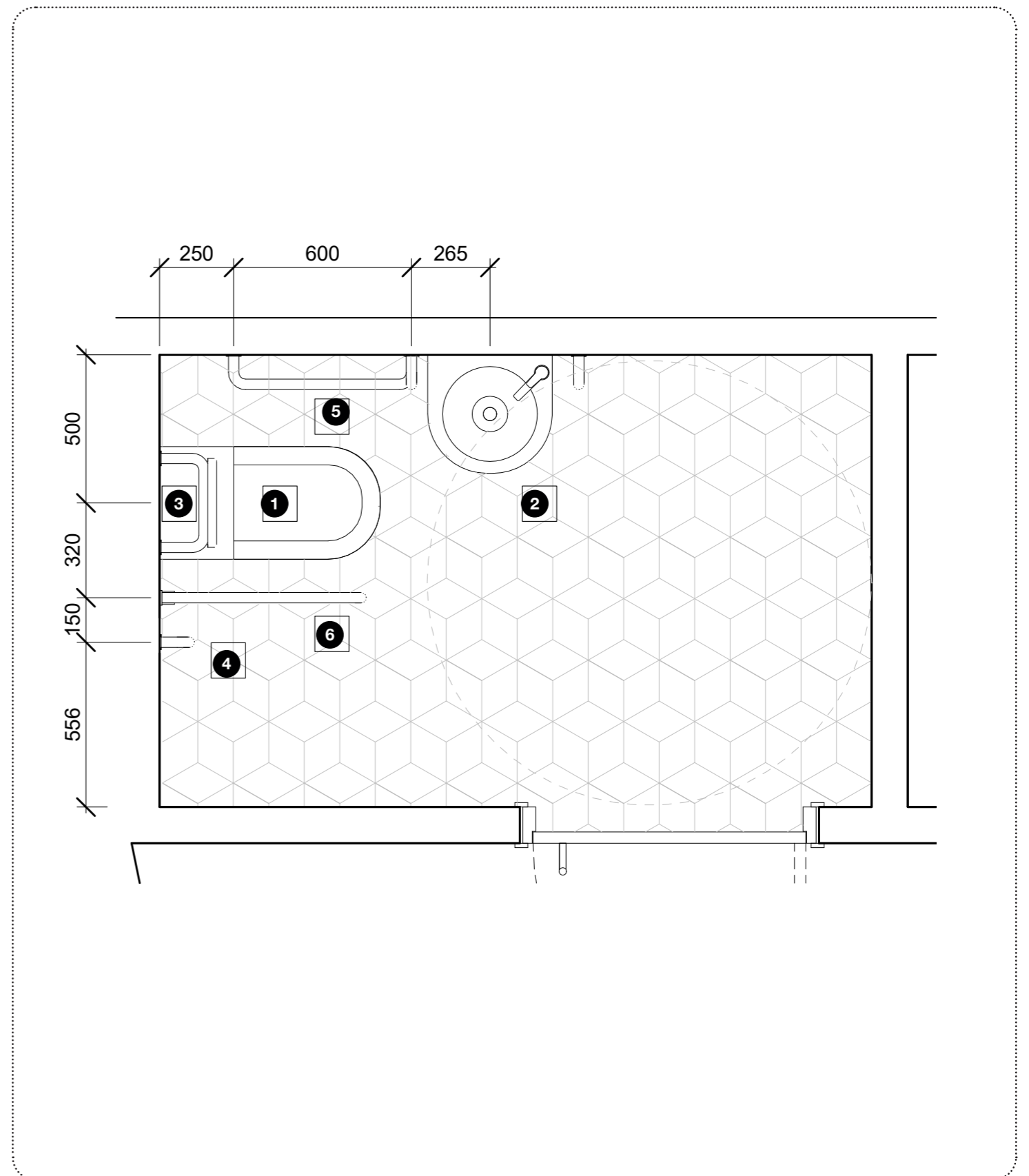
### Accessible WC

Unisex washroom on Level 09 Community Room complies to Approved Document Part M for wheelchair accessible bathroom. Specification to include:

- Stainless steel doc M pack for accessible WC
- Slip resistant vinyl flooring



### GF WCs Refer to AHMM 74401 drawing



# Community Space

## Roof Details

### Level 09 Community Terrace

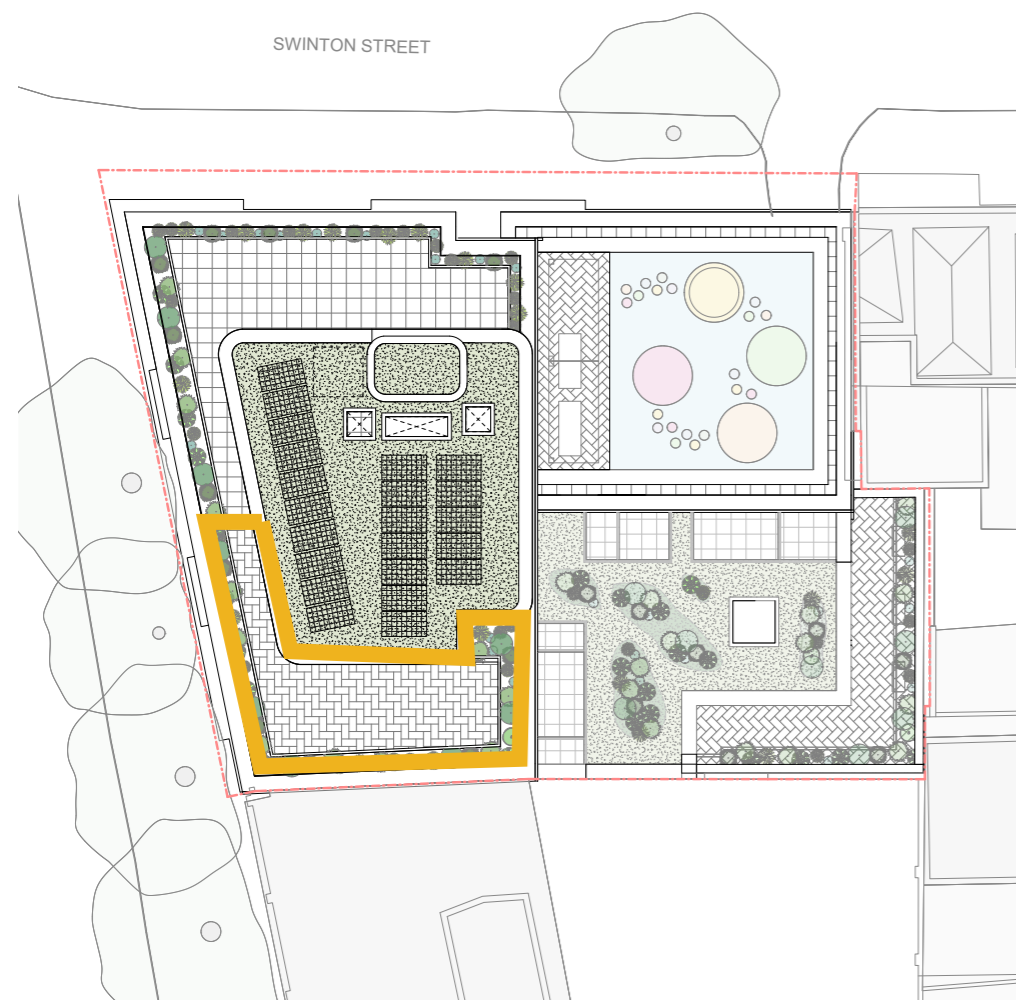
- PIR insulation omitted in favour of non-combustible Rockwool product.
- Insulation depth increased to 370mm
- Blue roof omitted
- Additional rail to outside edge of planter for maintenance safety
- Slab depth reduced to 300mm as part of structural study

#### L09 BUILD UP - PLANTERS - PLANT AREA

430 Planting build up - 390mm soil + 40mm drainage layer  
 Waterproofing membrane  
 370mm non-combustible Rockwool type warm room insulation - designed to zero falls  
 Vapour barrier  
 300mm slab

#### L09 BUILD UP - PLANT AREA

50mm paving  
 80 FR steel pedestals  
 Waterproofing membrane  
 370mm non-combustible Rockwool type warm room insulation - designed to zero falls  
 Vapour barrier  
 300mm slab



Outer railing to be developed with Landscape Architect to prevent falling debris

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 FFL +51.680 m

