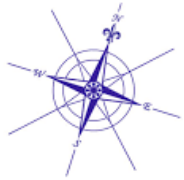




EDMOND
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TRISTAN
CAPITAL PARTNERS

MICA



NORFOLK HOUSE

STAGE 3 SPECIFICATION

710-MICA-XX-ZZ-SP-A-6000-ST3_PL1

Nov 2021

710: Norfolk House
Holborn Links Estate

STAGE 3 SPECIFICATION

SCHEDULE TO BE READ WITH DRAWINGS:

710-MICA-NH-00-DR-A-19000
710-MICA-NH-00-DR-A-19001

710-MICA-NH-B1-DR-A-19100-BASEMENTPLAN - EXISTING
710-MICA-NH-00-DR-A-19101-GROUNDFLOORPLAN – EXISTING
710-MICA-NH-01-DR-A-19102-FIRSTFLOORPLAN – EXISTING
710-MICA-NH-02-DR-A-19103-SECONDFLOORPLAN – EXISTING
710-MICA-NH-03-DR-A-19104-THIRDFLOORPLAN – EXISTING
710-MICA-NH-04-DR-A-19105-FOURTHFLOORPLAN – EXISTING
710-MICA-NH-05-DR-A-19106-FIFTHFLOORPLAN – EXISTING
710-MICA-NH-BB-DR-A-19121-OFFICE FLOOR SECTION B-B – EXISTING
710-MICA-NH-N-DR-A-19140-NORTH ELEVATION-EXISTING

710-MICA-NH-B1-DR-A-19110-BASEMENTPLAN - DEMOLITION
710-MICA-NH-00-DR-A-19111-GROUNDFLOORPLAN – DEMOLITION
710-MICA-NH-01-DR-A-19112-FIRSTFLOORPLAN – DEMOLITION
710-MICA-NH-02-DR-A-19113-SECONDFLOORPLAN – DEMOLITION
710-MICA-NH-03-DR-A-19114-THIRDFLOORPLAN – DEMOLITION
710-MICA-NH-04-DR-A-19115-FOURTHFLOORPLAN – DEMOLITION
710-MICA-NH-05-DR-A-19116-FIFTHFLOORPLAN – DEMOLITION
710-MICA-NH-BB-DR-A-19131-OFFICE FLOOR SECTION B-B – DEMOLITION
710-MICA-NH-N-DR-A-19150-NORTH ELEVATION - DEMOLITION

710-MICA-NH-B1-DR-A-19200-BASEMENTPLAN - PROPOSED
710-MICA-NH-00-DR-A-19201-GROUNDFLOORPLAN – PROPOSED
710-MICA-NH-01-DR-A-19202-FIRSTFLOORPLAN – PROPOSED
710-MICA-NH-02-DR-A-19203-SECONDFLOORPLAN – PROPOSED
710-MICA-NH-02-DR-A-19233-SECONDFLOORRCP- PROPOSED
710-MICA-NH-03-DR-A-19204-THIRDFLOORPLAN – PROPOSED
710-MICA-NH-04-DR-A-19205-FOURTHFLOORPLAN – PROPOSED
710-MICA-NH-05-DR-A-19206-FIFTHFLOORPLAN – PROPOSED
710-MICA-NH-BB-DR-A-19211-SECTION BB – PROPOSED
710-MICA-NH-N-DR-A-19220-NORTH ELEVATION-PROPOSED

Rev	Date	Description
PL1	11.11.21	Planning Submission

1.0	Contextual background:		
	<ul style="list-style-type: none"> • Building: Norfolk House, 127-129 High Holborn, London WC1 • Date of construction: 1904 • Architect: H. Percy Adams and Charles Holden. • Heritage status: <ul style="list-style-type: none"> - Listed building: Grade II - Conservation Area: Bloomsbury (London Borough of Camden). 		Drawing reference:

2.0	Overall extent of refurbishment works:		Drawing references:
2.1	Exterior: <ul style="list-style-type: none"> • External facades - excluded other than alterations required for new balconies to north elevation • New extract ventilation openings as MEP drawings • Roof – minor repair work as described. 		
2.2	Interior: <ul style="list-style-type: none"> • Basement –new showers, WC and changing • Ground Floor – enlarged reception area in part of ground floor retail unit (currently occupied by Royal Bank of Scotland) all other areas of ground floor retail excluded. • Level 01 – Existing loadbearing masonry internal walls to be removed to structural engineer's specification • Levels 2 – 5 (1st to 4th Floors). • Entrance Lobby (enlarged). • Stair and landings. • Offices spaces. • Lift. • WCs. 		Drawing references:

	<ul style="list-style-type: none"> • New MEP services throughout 		
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3.0	Scope of Soft Strip – features to be retained:		
	<ul style="list-style-type: none"> • Original features including mouldings, etc • Wood panelling to entrance lobby unless otherwise annotated • Windows – paint to be removed from high level glazing 		Drawing references:

4.0	Scope of Soft Strip – features to be removed:		
	<ul style="list-style-type: none"> • MAJOR WORKS COMPLETED IN PREVIOUS CONTRACT • Minimal removal of existing floor finishes, wallpaper, etc required as drawings and subject to listed building consent 		

5.0	Refurbishment – General Requirements		
5.1	Definitions: <ul style="list-style-type: none"> • Retain: Keep in place and adequately protect from damage during the Works. • Remove / strip out: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and adhesive / bedding materials. Dispose of unwanted materials. • Fix / Fit: Unload, handle, store, place and fasten in position including all labours and use of site equipment. • Supply and fix: 		

	<p>Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise.</p> <ul style="list-style-type: none"> • Keep / set aside for re-use: Carefully remove and set aside for re-use. Do not damage designated products or work. Clean off bedding / adhesive jointing materials. Stack neatly, adequately protect and store until required for use in the Works as instructed. • Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement. • Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed. • Repair: Check condition and execute any remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement. • Refix: Fix removed products using same fastenings and fixing holes. • Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions. • Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible. All to approval of appearance. 		
5.2	<p>Hazardous materials:</p> <ul style="list-style-type: none"> • Asbestos: <i>An Asbestos Re-inspection Report</i> dated June 2013, as referred to in <i>Savills Building Surveyor's Overview/Summary Report</i> dated November 2013, identified that presence of asbestos was minor and limited to switch room/electric cupboard where flash guards were installed, labelled and managed. 		

	<p>Unknown and suspected asbestos containing materials not previously identified and managed should be reported immediately on discovery and should not be disturbed. Agree methods for safe removal or encapsulation.</p> <ul style="list-style-type: none"> Lead-based paint: It is not anticipated that work will expose any old lead-based paint which has been overpainted / encapsulated with non-lead-based paint. However, if old paint is exposed and is suspect it should be tested for presence of lead and if found, methods for safe removal or overpainting should be agreed to HSE recommendations. 		
5.3	<p>Stripping out – works:</p> <ul style="list-style-type: none"> Strip out with care to avoid damage to backgrounds of retained construction and to reduce extent of repair and making good. Take extra care next to retained features to avoid damage and reduce extent of repair and making good. Stripping out to include all support framing, bracketry, fixings and adhesive. Stripping out to include all associated redundant services back to terminated intake positions as Services Engineer's drawings and specifications. 		
5.4	<p>Stripping out – disposal:</p> <ul style="list-style-type: none"> Dispose of waste material in accordance with a Site Waste Management Plan to WRAP guidelines. Target waste diversion from landfill: 95%. 		
5.5	<p>Preparation for painting:</p> <ul style="list-style-type: none"> Standard: To BS 6150:2019. Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared. Loose, flaking or otherwise defective areas: Carefully remove to a firm edge. 		

	<ul style="list-style-type: none"> • Corrosion and loose scale: Take back to bare metal. <ul style="list-style-type: none"> - Residual rust: Treat with a proprietary removal solution. - Bare metal: Apply primer as soon as possible. • Alkali affected coatings: Completely remove. • Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings. • Retained coatings: <ul style="list-style-type: none"> - Thoroughly clean to remove dirt, grease and contaminants. - Gloss coated surfaces: Provide key. • Partly removed coatings: <ul style="list-style-type: none"> - Additional preparatory coats: Apply to restore original coating thicknesses. - Junctions: Provide flush surface. • Completely stripped surfaces: Prepare as for uncoated surfaces. • Surface irregularities: Remove. • Joints, cracks, holes and other depressions: Fill flush with surface, to provide smooth finish. • Dust, particles and residues from preparation: Remove and dispose of safely. • Water based stoppers and fillers: <ul style="list-style-type: none"> - Apply before priming unless recommended otherwise by manufacturer. - If applied after priming: Patch prime. • Oil based stoppers and fillers: Apply after priming. • Existing lining paper (stairs): To be retained. Stick down loose or peeling paper with compatible adhesive to approval. • Doors, opening windows and other moving parts: <ul style="list-style-type: none"> - Ease, if necessary, before coating. - Prime resulting bare areas. 		
5.6	<p>Paint application:</p> <ul style="list-style-type: none"> • Standard: To BS 6150:2019. • Conditions: Maintain suitable temperature, humidity and air quality during application and drying. • Surfaces: Clean and dry at time of application. 		

	<ul style="list-style-type: none"> • Thinning and intermixing of coatings: Not permitted unless recommended by manufacturer. • Overpainting: Do not paint over intumescent strips or silicone mastics. • Priming coats: <ul style="list-style-type: none"> - Primer / undercoat: As finishing coat(s) manufacturer's recommendations, to suit background condition. - Thickness / coverage: To suit surface porosity and manufacturer's recommendations. - Application: As soon as possible on same day as preparation is completed. • Finish: <ul style="list-style-type: none"> - Thickness as manufacturer's recommendations. - Even, smooth and of uniform colour. - Free from brush marks, sags, runs and other defects. - Cut in neatly. • Doors, opening windows and other moving parts: Ease before coating and between coats. 		
5.7	<p>Cleaning interior surfaces:</p> <ul style="list-style-type: none"> • General clean: Use controlled-foam, non-corrosive, antimicrobial, multi-surface cleaning agents with soft, lint-free cloths. • Deep clean: Submit proposals. 		
5.8	<p>Cleaning exterior stonework:</p> <ul style="list-style-type: none"> • Low pressure super heated water vapour system: Stonehealth (http://www.stonehealth.com) DOFF System. 		

6.0	Refurbishment - Schedule of Works		
6.1	<p>Ground Floor – Exterior (Southampton Place Entrance):</p> <p>6.1.01 Clean balustrading and steps.as 5.8. 6.1.02 Paint metal railings as 9.1. 6.1.03 Clean and revive metal hanging lantern to entrance 6.1.04 Paint entrance door and fanlight frame as 9.2.</p>		
6.2	<p>Ground Floor – Entrance Lobby:</p> <p>6.2.01 Lower level of floor adjacent to existing lift to lower lobby level to SE spec 6.2.02 Raise area of floor to extended lobby area (from existing Ground floor unit) to SE spec. 6.2.03 Remove existing structural walls and replace with new steel frame to SE spec. 6.2.04 New automated glazed swing doors (Geze) with access control and card reader 6.2.05 Install new MEP, lighting, etc 6.2.06 Install connections to future door access controls, fire shutters, reception desk power, etc (by tenant) 6.2.07 New entrance matting as 7.3. 6.2.08 New limestone/porcelain flooring 6.2.09 Clean marble steps. 6.2.10 Paint wood wall-panelling as 9.3. 6.2.11 Paint doors, door frames, architraves and skirtings as 9.4. 6.2.12 Paint walls and ceiling as 9.5. 6.2.13 New FR60 timber door to basement stair 6.2.14 New FR90 partition between lift lobby and basement stair as per proposed drawings 6.2.15 New feature wall FR60 Partition and door clad in brass panels as per proposed drawings</p>		

6.3	<p>Lift – existing to be removed following completion of strip-out works</p> <p>6.3.01 Lift interiors and architraves to be repaired where required and refurbished to a high standard</p>		
6.4	<p>Stair and landings:</p> <p>6.4.01 New carpet tiles to treads & risers as 7.1.</p> <p>6.4.02 New Gradus stair nosing profiles.</p> <p>6.4.03 Paint walls and ceilings as 9.5.</p> <p>6.4.04 Paint doors, door frames, architraves, skirtings as 9.4. Clean door ironmongery.</p> <p>6.4.05 Investigate damp penetration to walls and ceiling at Fifth 6.4.06 Floor 6.4.07 / Roof level. - Submit proposals for remediation.</p> <p>6.4.08 New bespoke timber handrail along outer wall from basement up to fourth floor</p>		
6.5	<p>First Floor – Office areas:</p> <p>6.5.01 Remove existing structural walls and install new steel frame in accordance with structural engineers' specification</p> <p>6.5.02 Board-out existing soffits, new and existing beams and perimeter columns to achieve 60 minutes fire resistance, skim and decorate achieve smooth seamless finish</p> <p>6.5.03 Make-good finishes following removal of demountable partitions structural walls, perimeter walls.</p> <p>6.5.04 Paint column boxing, perimeter walls and areas of new ceilings as 9.5.</p> <p>6.5.05 Install new raised access floor throughout.</p>		

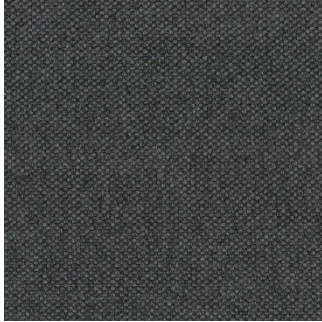
	<p>6.6.06 Paint new steel columns (centre of plan) with intumescent paint to achieve 60mins FR</p> <p>6.5.07 Paint doors, door frames, architraves and skirtings as 9.4.</p> <p>6.5.08 New FR60 leaf and a half hold open doors between landing and office lobby</p> <p>6.5.10</p> <p>6.5.11 New tea-point / kitchenette capped services only Install new MEP services, lighting and ventilation to MEP spec</p> <p>6.5.12 New FR60 Protected lobby to be constructed between lift landing and office areas including two new steps between landing and office FFLs New FR30 single leaf door between fire protected lobby and office area</p>		
<p>6.6</p>	<p>Second Floor – Office areas:</p> <p>6.6.01 Make-good finishes, remove wall papers, make good damage, re-plaster/skim as necessary to achieve good decorative finish & redecorate walls</p> <p>6.6.02 Paint boxed-out columns, perimeter walls and over-boarded plastered ceiling as 9.5.</p> <p>6.6.03 Paint doors, door frames, architraves and skirtings as 9.4.</p> <p>6.6.04 Board-out existing soffits, new and existing beams and perimeter columns to achieve 60 minutes fire resistance, skim and decorate achieve smooth seamless finish</p> <p>6.6.05 Install new raised access floor throughout.</p> <p>6.6.06 Paint existing steel columns (centre of plan) with intumescent paint to achieve 60mins FR</p> <p>6.6.07 New tea-point / kitchenette capped services only</p> <p>6.6.08 Install new MEP services, lighting and ventilation to MEP spec</p> <p>6.6.09 Partial removal of masonry walls in front of lift lobby as per proposed and in accordance with structural engineers' drawings.</p>		

	<p>6.6.10 New FR60 Protected lobby to be constructed between lift landing and office areas including min 1 in 20 sloped floor between landing and office FFLs</p> <p>6.6.11 New FR60 leaf and a half hold open doors between landing and fire protected lobby</p> <p>6.6.12 New FR60 leaf and a half hold open doors between fire protected lobby and office areas</p>		
6.7	<p>Third Floor – Office areas:</p> <p>As Second Floor</p>		
6.8	<p>Fourth Floor – Office areas:</p> <p>6.8.01 As Third Floor excluding new fire protected lobby between landing and office areas and:</p> <p>6.8.02 Provide secondary battens at 600 c/s between existing timber lath ceiling and new boarded-out soffits, new and existing beams and perimeter columns to achieve 60 minutes fire resistance, skim and decorate achieve smooth seamless finish</p> <p>6.8.03 Make good damage to existing mansard roof wall areas & replace missing insulation, repair holes in plasterboard, etc</p>		
6.9	<p>Roof:</p> <p>6.9.01 Repair / replace external door and frame to stair and paint as 9.6.</p> <p>6.9.02 Repair / replace external plywood grille panels and paint as 9.6.</p> <p>6.9.03 Repair / replace smoke vent panel. If this is automatic opening vent (AOV) check motor, repair / replace as necessary and recommission to Services Engineer's requirements.</p>		


<p>6.10</p>	<p>Basement:</p> <p>6.10.01 Demolition works as demolition drawing</p> <p>6.10.02 Install new services and drainage to MEP spec</p> <p>6.10.03 Waterproofing works to SE spec.</p> <p>6.10.04 Construct new metal stud partitions as 7.8. Construct new wall lining to north wall as 7.9</p> <p>6.10.05 Fit new doors and frames as proposed drawings</p> <p>6.10.06 Fit shower trays and shower sets as 8.4 and 8.5.</p> <p>6.10.07 Services connections to existing supply and waste as Services Engineer's drawings and specification. Exposed supply pipework to be chromium plated.</p> <p>6.10.08 Lay levelling screed</p> <p>6.10.09 Replace manhole frame and cover</p> <p>6.10.10 Lay wall tiling as 7.7.</p> <p>6.10.11 Lay floor tiling as 7.6.</p> <p>6.10.12 Fit shower screen as 8.6.</p> <p>6.10.13 Fit benches and hooks as 8.7.</p> <p>6.10.14 Paint doors, door frames architraves and skirtings as 9.4.</p> <p>6.10.15 Paint walls and ceilings (including exposed services at high level, suitably primed) as 9.5.</p> <p>6.10.17 Lay new vinyl flooring to outer corridor as 7.5.</p> <p>6.10.18 Lighting and ventilation system as Services Engineer's drawings and specification.</p> <p>6.10.19 Install new moisture resistant MF suspended plasterboard ceiling with access panels to MEP spec</p> <p>6.10.21 New blockwork to prevent access to area below existing lift pit</p> <p>6.10.22 New services/comms room to MEP spec New cleaners store and sink as drawings</p>		<p>W</p>
<p>6.11</p>	<p>Floors 01 – 04 – WCs</p> <p>6.11.01 Removal of partition walls as per demolition drawings</p> <p>6.11.02 New stud, full height partition walls as 7.8 to create 3 no. superloos inc. 1 x ambulant loo</p> <p>6.11.03 New ventilation louvres in external wall as per MEP spec</p> <p>6.11.04 Stone tile floor finish through as 7.6</p>		

	<p>6.11.05 3 no. Timber doors with laminate/ veneer finish into WCs as 7.3</p> <p>6.11.06 Tiled wall finish along rear wall behind WC & sink up to dado</p> <p>6.11.07 New sanitaryware as 8.8</p> <p>6.11.08 Install new moisture resistant MF suspended plasterboard ceiling with access panels to MEP spec</p> <p>6.11.09 New services and drainage as per MEP spec</p>		
<p>6.12</p>	<p>New Lift and support framework to be installed within existing enclosure:</p> <p>6.11.01 Remove existing lift from existing lift enclosure</p> <p>6.11.02 Install new lift and support framework within existing enclosure to movement consultant and MEP spec</p> <p>6.11.03 New lift car to have brushed brass effect stainless steel finishes to walls & controls, handrail and kick plate. Full height mirror to one wall, limestone tile flooring, bespoke lighting and ceiling</p> <p>6.11.04 New services connections as Services Engineer's drawings and specification.</p>		
<p>6.13</p>	<p>General works to all areas:</p> <p>6.13.01 Windows</p> <ul style="list-style-type: none"> • Remove paint from previously painted panes & repair replace glass as necessary • Repair/replace any damaged ironmongery to match existing original items <p>6.13.02 Wall, Ceiling & Linings (retained)</p> <ul style="list-style-type: none"> • Replace insulation in accordance with Breeam requirements • Make good any damage to plasterboard linings to achieve required Fire Resistance in accordance with Fire Engineer's requirements <p>6.13.03 Cleaning works (as 5.7):</p> <ul style="list-style-type: none"> • Windows and window frames. 		

	<p>6.13.04</p> <ul style="list-style-type: none"> • Ironmongery. • Handrails / balustrades (BOH). <p>New Fire Protection to all new & existing structure</p> <ul style="list-style-type: none"> • Provide Intumescent Paint to achieve FR90 to internal columns (colour: TBC) • Provide Firecase board to achieve FR90 to existing perimeter columns • Provide FR90 fire linings to all existing soffits and downstand beams 		
6.14	<p>Services works to all areas:</p> <p>6.14.01 Generally:</p> <ul style="list-style-type: none"> • As Services Engineer's drawings and specification 		

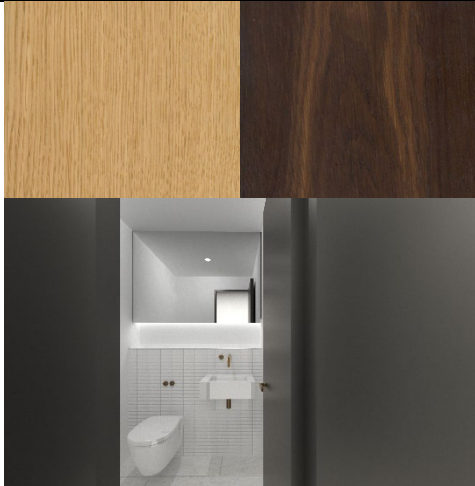
7.0	Products – Floor and Wall Finishes:		
7.1	<p>Carpet tiles – Stairs:</p> <ul style="list-style-type: none"> • Manufacturer: Quadrant (https://www.quadmod.com/) Reference: CHI Colour: Single colour 116, 911 or 010 tbc. Size: 500 x 500 mm tile or textile-backed broadloom Thickness: 5 mm/ 4mm • Type: Woven contract boucle • Material: 100% Nylon Recycled: 50% minimum. • Fire class: Cfl S1 • Use class: Class 33 heavy commercial. 	 <p>Colour 116</p>	
7.2	<p>Stair Nosings – Stairs:</p> <ul style="list-style-type: none"> • Manufacturer: Gradus (https://www.gradus.com/) Reference: Elite Aluminium – ELA3140 tbc Colour: tbc to achieve required visual contrast 		

	<p>Size: 53 tread x 35mm riser Thickness: 4mm</p> <ul style="list-style-type: none"> Type: Kinked face single channel profile Material: Aluminium with insert Recycled: Fire class: Use class: Heavy 		
<p>7.3</p>	<p>Entrance matting – Entrance Lobby:</p> <ul style="list-style-type: none"> Manufacturer: Heckmondwike FB (https://heckmondwike-fb.co.uk) Reference: <i>Hippo</i> Colour: <i>Anthracite</i> (TBC). Size: 4000 mm width Thickness: 12 mm. Type: Tufted low loop pile. Material: Polypropylene (90%) / Recycled Polyester (10%) – Rubber waffle backing. Fire class: Efl. Use class: Heavy contract. 	 	
<p>7.4</p>	<p>Vinyl flooring – Showers and changing areas</p> <ul style="list-style-type: none"> Manufacturer: Altro Ltd (https://www.altro.co.uk) Reference: <i>Aquarius non-slip vinyl</i> Colour: TBC/Swan/Tern - allow for highest price band. Size: 2000 mm wide. Thickness: 2.0 mm. Material: Vinyl. Recycled: 60% minimum. Fire class: Bfl-s1. Use class: Commercial 34, 43– very heavy, safety Slip resistance: PTV>_50. 		

7.5	<p>Vinyl flooring – Basement & L04/05 stairs/corridors</p> <ul style="list-style-type: none"> • Manufacturer: Forbo UK Ltd (https://www.forbo.com/) • Reference: <i>Eternal Design Vinyl Sheet – Eternal Colour</i> • Colour: TBC - allow for highest price band. • Size: 2000 mm wide. • Thickness: 2.0 mm. • Material: Vinyl. • Recycled: 60% minimum. • Fire class: Bfl-s1. • Use class: Commercial 34 – very heavy. • Slip resistance: R10. 		
7.6	<p>Natural Stone flooring – Entrance Lobby, Landings, Superloos:</p> <ul style="list-style-type: none"> • Manufacturer: Sonic Stone • Reference: Anatolia Ivory • Colour: Pale Cream. • Size: 285 x 196 x 2 (cm) • Slip resistance: tbc – non-slip sealant recommended (slip-stop) • Adhesive: Mapei <i>Keraflex</i>. tbc • Grout: Mapei <i>Ultracolor Plus</i>. tbc • Substrate: <ul style="list-style-type: none"> - Levelling screed to Basement shower area: Flowcrete (https://flowcrete.co.uk) <i>Isocrete 1500</i>. - Exterior grade plywood screw-fixed to raised access floor to Accessible WC. 		
7.7	<p>Ceramic wall tiles – Shower room and Accessible WC:</p> <ul style="list-style-type: none"> • Manufacturer: Solus (https://www.solusceramics.com) • Reference: <i>Opulence range, 5ACF506</i>, • Colour: White 'Server' gloss • Size: 75 x 150 x 8 mm. • Adhesive: Mapei <i>Keraflex</i>. • Grout: Mapei <i>Ultracolor Plus</i>. (grey) • Edge trim: Genesis <i>ESA - Aluminium Straight Edge</i>. • Accessories: Mapei <i>Mapelastick AquaDefense</i> waterproofing 		

	system to shower areas.		
7.8	<p>Partitions – Metal Stud:</p> <ul style="list-style-type: none"> • Fire rating: To be confirmed; allow for 60 minutes. • Location: New Showers in Basement and New Accessible WC and Lobby at First Floor. • Manufacturer: British Gypsum (https://www.british-gypsum.com) • Reference: <i>GypWall Classic</i> • Studs: 60 mm C-studs at 600 mm centres. • Insulation: <i>Isover Acoustic Partition Roll</i> – 25 mm. • Linings: <ul style="list-style-type: none"> - Standard: 15 mm <i>Gyproc DuraLine</i> (taped-and-jointed; painted as 9.5). - Tiled: 12.5 mm <i>Glasroc H Tilebacker</i> (tiled as 7.7). • Accessories: <ul style="list-style-type: none"> - Access panels: Profab Access (https://www.profabaccess.com) - Standard: <i>Profab 1000 (FR) Series</i> (beaded frame, metal door, budget lock). - Tiled: <i>Profab 8000 Series</i> • Other requirements: <ul style="list-style-type: none"> - Works as necessary to existing demountable ceiling to restrain head condition (First Floor). - Continue separation below raised access floor and above demountable ceiling (First Floor). - Partitions between showers to be free-standing to terminate at 2400mm above finished floor level (Basement). Propose any additional restraint requirements. 		
7.9	<p>Wall lining:</p> <ul style="list-style-type: none"> • Location: New Showers in Basement – lining to north / party wall. • Manufacturer: British Gypsum (https://www.british-gypsum.com) • Reference: <i>Gyproc GypLyner UNIVERSAL</i> 		

	<ul style="list-style-type: none"> Stand-off dimension: 25 mm nominal. Framing: 45 x 18 mm batten channels at 600 mm centres. Brackets: 800 mm centres. Lining: <ul style="list-style-type: none"> Standard: 15 mm <i>Gyproc DuraLine</i> (taped-and-jointed; painted as 9.5). Tiled: 12.5 mm <i>Glasroc H Tilebacker</i> (tiled as 7.7). Other requirements: <ul style="list-style-type: none"> Lining system to be full-height. 		
7.10	<p>Independent wall lining – services enclosure and infill:</p> <ul style="list-style-type: none"> Location: New Showers in Basement, to enclose existing ducts and services and New Accessible WCs at First Floor to infill existing openings. Manufacturer: British Gypsum (https://www.british-gypsum.com) Reference: <i>Gyproc GypLyner IWL</i> Studs: 60 mm I-studs at 600 mm centres. Lining: <ul style="list-style-type: none"> Standard: 15 mm <i>Gyproc DuraLine</i> (taped-and-jointed; painted as 9.5). Tiled: 12.5 mm <i>Glasroc H Tilebacker</i> (tiled as 7.7). Accessories: <ul style="list-style-type: none"> Access panels: Profab Access (https://www.profabaccess.com) <ul style="list-style-type: none"> Standard: <i>Profab 1000 Series</i> (beaded frame, metal door, budget lock). Tiled: <i>Profab 8000 Series</i> Other requirements: <ul style="list-style-type: none"> Lining system to be full-height. 		
7.11	<ul style="list-style-type: none"> Overboarding to existing soffits British Gypsum MF / dab system to achieve 60mins fire resistance Timber battens to L04 ceiling to SE spec Subject to Fire Engineer & Building Control comments 		

7.12	<p>New Recessed Manhole Cover and Frame:</p> <ul style="list-style-type: none"> • Location: To replace existing solid cover in Basement shower area. • Manufacturer: Howe-Green (https://howegreen.com) • Reference: 5000 Series – Light Duty Floor Access Cover • Size: To match existing; allow for 750 x 600 mm. • Infill: Sand cement screed. • Recess: To suit floor tiling 7.6; allow for 12 mm. 		
7.13	<p>New doors and frames:</p> <ul style="list-style-type: none"> • Generally: Timber veneered (oak) or Formica laminate doors (tbc) <ul style="list-style-type: none"> - Manufacturer: Door View (http://www.door-view.co.uk) Reference: Door View Timber Doors. • Fire rating: Doors from stair – FD30(S) (TBC). • Ironmongery: stainless steel. 		
7.14	<p>New Raised Access Floors to Offices, Landings and ‘Superloo’ WCs</p> <ul style="list-style-type: none"> • Generally: Raised access floor for CAT A offices. <ul style="list-style-type: none"> - Manufacturer and installer: Kingspan Access Floors Ltd (01482 781701). www.kingspanaccessfloors.co.uk • - Product reference: RMG600 Medium Grade • Level of access: Full access. <ul style="list-style-type: none"> - Shape, size and mass of fixed floor panels: Submit proposals. - Floor panel size: 600 x 600 x 31 mm. - Structural grade: PSA MOB PF2 PS/SPU Medium Grade - Installed mass of system (maximum): 36kg/m². - Height: 		

	<ul style="list-style-type: none"> - Proposed finished floor levels above structural slab level (allow for floor finishes): 140 mm (nom.) - Under-floor clear void: Subject to slab survey and build up of floor finishes. - Floor finishes: - Tenant fit-out; allow for carpet tiles. - Landlord areas: Porcelain tiles on plywood underlay - Allow for step in panel height at floor finish transitions as drawings, to suit. <p>Other requirements:</p> <ol style="list-style-type: none"> 1. Oversize panels to be used at perimeters as necessary in order to maintain minimum cut panel size. 2. Penultimate row of pedestal heads to be screw fixed to panel. 3. Copy of independent test certificates in compliance with full PSA MOB PF2 PS/SPU Medium Grade specification to be submitted for approval at tender stage. 4. Manufacturer to provide full 25-year system warranty on installed components. 5. All non-reusable panel off cuts to be returned to the supplier for recycling. Evidence of this process and facility must be provided to the clients representative. 6. Factory applied air seal tape 1.5mm x 12mm wide (neoprene foam tape) to each panel to be provided, subject to the permissible air leakage rate as K41/218. 7. Foil faced mineral wool acoustic/ fire and smoke cavity barriers to Fire Engineer requirements 		
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8.0	Products – Fixtures and Fittings:		
8.1	Reception desk: By tenant		
8.2	Kitchen units – by tenant		
8.3	Kitchen appliances – by tenant		

- 8.4 Shower tray:
- Manufacturer: Mira Showers Ltd (<https://www.mirashowers.co.uk>)
 - Reference: *Mira Flight size tbc*
 - Waste and trap: Dallmer (<http://dallmer.co.uk>)
TELOS Shower Trap - Horizontal
 - Raised base: *Mira Flight – Riser Conversion Kit – Flexible Height size tbc Square* – adjustable legs and removable side panels to raise tray above floor level (173 mm maximum).
 - Accessories:
 - Perimeter waterproof sealing system to back of wall tiles.



- 8.5 Shower set:
- Manufacturer: Grohe Ltd (<https://www.grohe.co.uk>)
 - Reference: *Tempesta 210.*
 - Fixed head: 210 mm rain head, wall mounted for concealed connection.
 - Hand spray: *New Tempesta Cosmopolitan 100 – Rain.*
 - Wall holder: Grohe.
 - Flexible hose: Grohe *Relaxaflex.*
 - Supply inlet: Water inlet with wall flange for concealed supply connection.
 - Thermostatic valve: *Grohtherm 1000 Thermostatic Shower Mixer*
 - Escutcheon / face plate: Round (ø210 mm).
 - Supply pipework: Concealed.

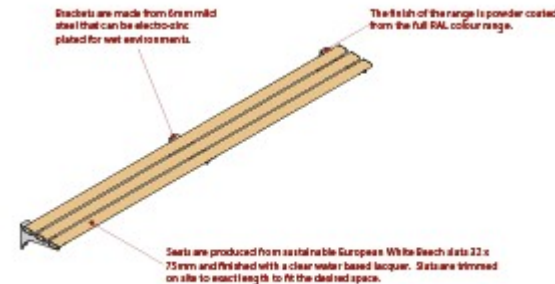


- 8.6 Glass shower door / screen:
- Manufacturer: Kudos (<https://www.kudosshowers.co.uk>)
Original Classic – Straight 900 Pivot Door
 - Width: 900 mm.

- 8.7 Bench to shower enclosures:
- Manufacturer: A J Binns (<https://www.ajbinns.com>)
 - Reference: *Variset VZ1A*
 - Type: Single sided bench with hooks, backrest and compact-grade laminate slatted seat.
 - Size: 375 (w) x 415 (h) x 1000 mm (nominal length).
 - Colour: (TBC).

- 8.8 WC – WCs, Sinks, Taps, wastes, hooks, etc
Sinks: Ideal Standard, STRADA | ASSEMBLY
60cm wall-mounted basin, tap and waste
- Hand drier.
 - Mirror.
 - Services connections: As 10.14 and Services Engineer's drawings and specification.
 - Exposed pipework: Chrome plated/Brushed Brass
- Taps - MPRO Brass Wall Mounted 2 Hole Basin Tap
PRO120WNF
- 60 x 140/220mm (Height x Spout Projection), brushed brass finish basin mixer tap. Operating pressure: MP - 0.5 bar or more.

Wall & door hooks – brushed brass:



Timber bench seating



- JTP VOS Robe Hook

WCs –

- Wall hung WC pan Ideal Standard *Concept Space Compact*
- Geberit *Duofix* support frame and *Sigma* cistern.



8.9

External steel planters – Ground Floor Entrance:

- Manufacturer: Iota (<https://www.iotagarden.com>)
- Reference: *Steel Trough 500*
- Size: 1000 (l) x 400 (w) x 500 (h) mm (TBC).
- Material / finish: Galvanised steel / polyester powder coated.
- Colour: RAL 7016 “Anthracite Grey” (TBC).
- Filter membranes, planting medium, planting: As required.

9.0	Products - Painting systems:		
9.1	Exterior metal railings: <ul style="list-style-type: none"> • International Paint Ltd (https://www.international-pc.com) <i>Intercryl 525</i> • Colour: <i>RAL 9005 "Jet Black"</i> • Finishing coats (minimum): Two. 		
9.2	Entrance door and frame: <ul style="list-style-type: none"> • Dulux Trade (https://www.duluxdecoratorcentre.co.uk/) <i>Weathershield Exterior High Gloss</i> • Colour: (TBC). • Finishing coats (minimum): Two. 		
9.3	Wood panelling (Entrance Lobby): <ul style="list-style-type: none"> • Dulux Trade <i>Diamond Eggshell</i> • Colour: (TBC) • Finishing coats (minimum): Two. 		
9.4	Wood doors, frames, architraves, skirtings: <ul style="list-style-type: none"> • Dulux Trade <i>Diamond Eggshell</i> • Colour: <i>Pure Brilliant White</i>. • Finishing coats (minimum): Two. 		
9.5	Walls and ceilings: <ul style="list-style-type: none"> • Dulux Trade <i>Durable Flat Matt</i> • Colour: <i>Pure Brilliant White</i> (TBC). • Finishing coats (minimum): Two. 		
9.6	Exterior door and plywood ventilation panels – Roof level: <ul style="list-style-type: none"> • Dulux Trade <i>Ultimate Opaque Satin</i> • Colour: <i>BS 00 E 53 – Black</i> • Finishing coats (minimum): Two. 		

10	Specialist Metalwork		
40.1	<ul style="list-style-type: none">• Bespoke brass handrail to Stair L00-04• BMA finish	