

# appendix 7.

## outline visual components specification

PROJECT	2108 Kilburn Arches
CLIENT	Transport for London
STAGE	RIBA Stage 3 - Spatial Coordination
DATE	07.10.2022
Rev. no	B

This document sets out the outline material specification for the Kilburn Mews, to accompany the RIBA Stage 3 proposed drawings, in preparation for the full specification to be compiled as part of the RIBA Stage 4 technical design.







DK-CM's approach to materials combines quality with careful consideration of the environmental impact & benefit offered by the chosen specification.





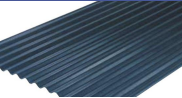

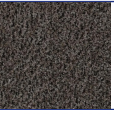
We seek good value, durable materials and components which are appropriate to their context, satisfy stringent durability requirements and which are a precise response to the stated needs of our client teams, including maintenance colleagues. For this project, off-the-shelf elements are specified from companies which through our years of experience delivering public works have demonstrated excellent longevity and quality.

The built environment plays a major role in the UK's carbon footprint. We seek to achieve minimal negative environmental impact in our material specifications through: maximising reuse of existing embodied carbon; prioritising natural and recycled materials; and seeking locally-sourced fabrication & materials wherever possible. By making use of local supply networks, investment directly benefits local companies, delivering social value and training opportunities.

Notes

Indicative schedule of visual components. A full detailed NBS specification will be prepared as part of the RIBA Stage 4 package.

Ref	DS?	Element	Product	Material	Colour / finish	Country of origin	Lead time	Maintenance	Supplier	Notes	Image reference	Client comment
A		Arch & unit 1 frontages										
001	Y	Curtain glazing	Therm + FS-I aluminium facade with T profile	Aluminium / Steel	RAL colour TBC	EU	TBC	Typical regular cleaning requirements. Maximum height of glazing allows for cleaning via access ladder under building regulations.	RAICO / Forster / Schuco (or equivalent)	Maximum size of 1,920mm x 3,000mm glazing panels. 50mm profile width, 50-200mm profile depth, infill thickness 4-64mm. Fire rating to meet FD60 in line with guidance from fire strategy. External mullion profiles and fire integrity rating requirements to be developed with manufacturer.		
002	N	Screening	Perforated steel sheets	Galvanised steel	Faux Corten RAL match	Netherlands	<4wk	Finish to be specified for corrosion resistance and low maintenance requirements. Mounting system to allow for panel removal for maintenance of curtain glazing behind if required.	Perfox (Or equivalent)	Fire rating requirements to be checked with fire engineer, to be confirmed as part of NBS specification. Profile and perforation design to be developed with manufacturer.		
003	Y	Screening support	Varial Mesh Fix Cladding Support Systems.	Stainless steel	Mill finish	UK	<4wk	"Easy access and maintenance requirements, individually demountable panels"	Ash & Lacy	Fire rating requirements to be checked with fire engineer, to be confirmed as part of NBS specification. Max panel sizes 3500mmH x 1500mmW. Fixed back to support structure TBC by structural engineer.		
004	N	Transom	Steel sheets	Galvanised steel	Powder coated RAL	Netherlands	<4wk	Finish to be specified for corrosion resistance and low maintenance requirements.	Perfox (Or equivalent)	As per architect's drawings.Refer to details, fixings TBC.		
005	Y	Security shutters	Tube and link maximum vision security grille.	Galvanised steel	Steel (factory finish)	UK	3-4 weeks	Maintenance in line with manufacturer's guidance. One side of head box will need to be accessible for maintenance purposes.	Roche Security	Internally mounted to arches, externally mounted for unit 1 only. Guide height approx 3300mm. 360mm head box plate.		
006	Y	Roller blinds	Single / Shaped Blinds. S series concealed blind box.	TBC	TBC	Sweden	TBC	Maintenance in line with manufacturer's guidance. Roller blinds accessed from removable panel from below.	Blindspace	Blind boxes made to any size, dependent on blind size. 100x100mm TBC following confirmation of junctin detail.		
007	N	External ironmongery	Startec CARLO	Stainless steel	SS	UK	<1wk	Maintenance in line with manufacturer's guidance. Covered under Häfele's Lifetime Guarantee.	Hafele	Length 465mm Fixed to main entrance doors. 8mm hole fixing, M6. Fixing included.		
008	Y	External door actuator	SW200-1	As provided	RAL TBC/ Factory finish	UK	<4wk	Maintenance in line with manufacturer's guidance.	Assa Abloy (Faac) or equivalent.	Fire rating requirements to be checked with fire engineer, to be confirmed as part of NBS specification. 130x110x716mm head box. Recommended max. door weight and door width Inertia J = Door Weight x (door width) <sup>2</sup> /3 PUSH = 160 kgm <sup>2</sup> , PULL = 80 kgm <sup>2</sup> . Fixed to main entrance doors. Optional additional fire kit. Full specification to be developed during stage 4.		
009	Y	Sliding door kit	Slidofold 100U (or equivalent)	Stainless steel	SS/ Factory finish	UK	<2wks	Maintenance in line with manufacturer's guidance. Covered under Häfele's Lifetime Guarantee	Hafele (Henderson) or equivalent.	Fire rating requirements to be checked with fire engineer and against curtain walling requirements. TBC to suit door sizes. Maximum 3000mm height, 45-68mm thickness 100kg door leaves. 10 year guarantee. Included Full specification to be developed during stage 4.		







010	Y	Window actuators	Slimchain 500	Stainless steel	SS/ Factory finish	UK	<4wk	Covered under Häfele's Lifetime Guarantee	Geze	Fire rating requirements to be checked with fire engineer and against curtain walling requirements. To be fixed to window frame / curtain walling. Included. Full specification to be developed during stage 4.		
011	N	Frontage signage	-	-	-	-	-	-	-	To be provided by tennant. Allow for electricity and structural provision. Maximum size 400x2400mm.		
B		Arches & unit 1 internal										
001	Y	Entrance mats	Coral Brush matting	Econyl yarn	Shark grey (TBC) / Factory finish	UK	<1wk	Maintenance in line with manufacturer's guidance.	Forbo	9mm thickness. Size bespoke to entrance size, refer to architect's drawings.As per manufacturer's guidance.		
002	Y	Internal ironmongery	Hafele Startec range	Stainless steel	Brushed SS	UK	<1wk	Maintenance in line with manufacturer's guidance. Covered under Häfele's Lifetime Guarantee	Hafele	Varies to suit application Included. Refer to example data sheets of products from range. Full specification to be developed during stage 4.		
003	Y	Lighting track	Iluma suspended track system	Extruded aluminium	Powder coated. Standard white.	UK	TBC	Maintenance in line with manufacturer's guidance. Modular system allows for replacement of individual elements and luminaires.	Iluma Lighting	Flexible system to accomodate a range of tennant usues and lighting requirements. 1000x32.5x31.5mm units. Loading and lighting locations for pre-tenant fitout to be developed with MEP engineer to ensure compliance with relevant regulations. System to accomodate emergency escape signage and fire alarms.		
004	Y	Lighting luminaires	Luxiona basic lighting range. Luminaires size and direction varies.	Extruded aluminium	Powder coated. Standard white.	EU	3-6wks	Typically 50,000 hour life for each fitting. Track allows for replacement of individual luminaires and flexibility for luminaires to be redistributed between arches to minimise wastage following tenant fitout.	Luxiona	Loading and lighting locations for pre-tenant fitout to be developed with MEP engineer to ensure compliance with relevant regulations. Directional lighting to illuminate arch from below as well as downlighting.		
005	N	Power outlets	Varies to suit application.	Stainless steel	Brushed SS	UK	TBC	Maintenance in line with manufacturer's guidance.	Legrand (Or equivalent)	Varies to suit application, refer to MEP engineer's specification.Wall mounted directly to arch, or lining as appropriate.		
006	Y	Floor boxes	700 series floor box	Stainless steel	Brushed SS	UK	<9 wk	Maintenance in line with manufacturer's guidance.	Cableduct	Frame size 407x250mm, base depth 65mm, 85mm, 120mm. To be coordinated with screed design.Installed prior to screed installation. Refer to architects details.		
008	Y	Internal decoration	AmbientPro+ Premium	Matural photocatalytic paint with graphene technology with titanium oxide.	TBC/Matt	UK	<1wk	Maintenance in line with manufacturer's guidance.	Graphenstone	6-9 m2/L (2 coats)Surfaces prepared & sanded for redecoration, primer subject to manufacturer's recommendations.		
009	Y	Damp-proofing drylining	Delta MS500 / PT (or equivalent) with Delta Channel at base.	High Density Polyethylene (HDPE)	N/A	UK	<4wk	Inspection channels and ports should be fitted at installation to allow for maintenance. Ensure no fixings penetrate the waterproof lining system. Maintenance in line with manufacturer's guidance.	Delta	0.5mm sheet thickness with 8mm stud height.Roll size 2.4 x20m. Drainage capacity—2.25 L/S M, 136 L/MIN M, 8-100 L/H M. Reversible system applied directly to brick walls.		
010	Y	Floor finish	SIKA Comfortfloor PS-27	Polyurethane	Sika Latte Machiatto / Factory finish	UK	TBC	"Initial/Maintenance installation cleaning. Scrub with a red pad and wet vacuum soiled solution. Rinse with clean water and wet vacuum. Let dry thoroughly. Product: TASKI Jontec 300, Smartdose	SIKA	By tenant. Nominal thickness 2-3mm.Primer - Sikafloor®-150/-151Base coat - Sikafloor®-327Topcoat - Sikafloor®-305 W (min. 2 layers)		
011	Y	Screed	Ronascreeed - Ronafix underfloor heating screed admixture.	Liquid polymer admixture with portland cement.	N/A	UK	<1wk	No maintenance requirements for screed. Underfloor heating pipework maintenance to manufacturer's recommendation.	Ronacrete	Compressive strength after 28 days 47N/m2. 40mm minimum thickness with 16mm diameter pipes. 20mm minimum cover over heating pipes. Conforms to BS EN 13813		
012	Y	Corrugated metal damp-proof lining	Single skin corrugated metal sheeting - AS13/3/990 (or equivalent)	Steel (or equivalent metal)	Visual finish, Polyester powder coated. Colour TBC.	UK	<1wk	Little to no maintenance required. Panels can be independantly removed to inspect brickwork behind.	Steadmans (or equivalent)	For all exposed and visual areas of arch damp-proofing linings. 0.5mm panel thickness. 991mm cover width. Fixing to manufacturer's recommendations.		
013	N	Corrugated PVC damp-proof lining	Colour Clad Profiles 13/3 Single Skin 0.7mm Plastisol (PVC finish) Corrugated Roofing Sheets	PVC	Factory finish	UK	<1wk	Little to no maintenance required. Panels can be independantly removed to inspect brickwork behind.	Colourclad (or equivalent)	For all concealed areas behind wall lining at low level. 0.7mm panel thickness. 991mm cover width. Fixing to manufacturer's recommendations.		
C		Site Manager's Office										
001	Y	Entrance mats	Coral Brush matting	Econyl yarn	5714 shark grey (TBC)	UK	<1wk		Forbo	9mm thickness. Size bespoke to entrance size, refer to architect's drawings.As per manufacturer's guidance.		
003	Y	Lighting track	Iluma suspended track system	Extruded aluminium	Powder coated. Standard white.	UK	TBC	Maintenance in line with manufacturer's guidance. Modular system allows for replacement of individual elements and luminaires.	Iluma Lighting	Flexible system to accomodate a range of tennant usues and lighting requirements. 1000x32.5x31.5mm units. Loading and lighting locations for pre-tenant fitout to be developed with MEP engineer to ensure compliance with relevant regulations. System to accomodate emergency escape signage and fire alarms.		

004	Y	Lighting luminaires	Luxiona basic lighting range. Luminaires size and direction varies.	Extruded aluminium	Powder coated. Standard white.	EU	3-6wks	Typically 50,000 hour life for each fitting. Track allows for replacement of individual luminaires and flexibility for luminaires to be redistributed between arches to minimise wastage following tenant fitout.	Luxiona	Loading and lighting locations for pre-tenant fitout to be developed with MEP engineer to ensure compliance with relevant regulations. Directional lighting to illuminate arch from below as well as downlighting.		
005	N	Power outlets	Varies to suit application.	Stainless steel	Brushed SS	UK	TBC	Maintenance in line with manufacturer's guidance.	Various including Legrand (Or equivalent)	Varies to suit application, refer to MEP engineer's specification. Wall mounted directly to arch, or lining as appropriate.		
006	Y	Floor boxes	700 series floor box	Stainless steel	Brushed SS	UK	<9 wk	Maintenance in line with manufacturer's guidance.	Cableduct	Frame size 407x250mm, base depth 65mm, 85mm, 120mm. To be coordinated with screed design. Installed prior to screed installation. Refer to architects details.		
008	Y	Internal decoration	AmbientPro+ Premium	Natural photocatalytic paint with graphene technology with titanium oxide.	TBC/Matt	UK	<1wk	Maintenance in line with manufacturer's guidance.	Graphenstone	6-9 m2/L (2 coats) Surfaces prepared & sanded for redecoration, primer subject to manufacturer's recommendations.		
009	Y	Damp-proofing drylining	Delta MS500 / PT (or equivalent) with Delta Channel at base.	High Density Polyethylene (HDPE)	N/A	UK	<1wk	Inspection channels and ports should be fitted at installation to allow for maintenance. Ensure no fixings penetrate the waterproof lining system. Maintenance in line with manufacturer's guidance.	Delta	0.5mm sheet thickness with 8mm stud height. Roll size 2.4 x 20m. Drainage capacity - 2.25 L/S M, 136 L/MIN M, 8-100 L/H M. Reversible system applied directly to brick walls.		
010	Y	Floor finish	SIKA Comfortfloor PS-27	Polyurethane	Sika Latte Machiatto / Factory finish	UK	TBC	"Initial/Maintenance installation cleaning. Scrub with a red pad and wet vacuum soiled solution. Rinse with clean water and wet vacuum. Let dry thoroughly. Product: TASKI Jontec 300, Smartdose	SIKA	By tenant. Nominal thickness 2-3mm. Primer - Sikafloor®-150/-151 Base coat - Sikafloor®-327 Topcoat - Sikafloor®-305 W (min. 2 layers)		
010	Y	Partitions	Gypwall Single Frame with decorative finishing layer such as plywood.	Plasterboard and galvanised steel.	N/A/ Factory finish	UK	<2wks	As per manufacturer's recommendations.	British Gypsum	Partition thickness 110mm. Two layers of Gyproc WallBoard 15mm each side of Gyframe 48 S 50 'C' Studs at 600mm centres. Maximum height of 3700mm. Fire integrity, assumed FD60. Sound absorption assumed 45 Rw (dB).		
002	Y	Internal ironmongery	Hafele Startec range	Stainless steel	Brushed SS	UK	<1wk	Maintenance in line with manufacturer's guidance. Covered under Häfele's Lifetime Guarantee	Hafele	Varies to suit application Included. Refer to example data sheets of products from range. Full specification to be developed during stage 4.		
012	N	Accessible toilet alarm	Disabled Toilet Room Audio Visual Alarm System	Plastic	White	UK	<1wk	As per manufacturer's guidance.	Commercial Washrooms	50mm dia bangles One bangle 800-1000mm above FFL Second bangle 100mm above FFL Wall mounted with concealed fixings		
013	Y	Accessible toilet	Sola rimless close coupled toilet pan	Porcelain	N/A	UK	<9wk	Regular cleaning required.	Twyford Bathrooms	360x400x510 To manufacturer's guidance.		
014	N	Doc M pack	Dolphin stainless steel Doc M pack (Doc 5 Pack) BC5083-DOC5	SS & Vinyl back cushion	Stainless steel Grade 304 satin stainless steel.	UK	2-15 days	Regular cleaning required.	Victorian Plumbing	32mm tubing. Weight capacity 200kg, 1x 450mm rail, 4 x 600mm rails, 1 x hinged support rail, 1 x padded backrest. Wall mounted with concealed fixings.		
015	N	Soap dispenser	Brushed steel refillable soap dispenser 900ml.	Stainless steel	Brushed SS	UK	<1wk	Regular cleaning and refilling required in line with use.	Commercial Washrooms	250x107x88mm. Wall mounted with concealed fixings.		
016	N	Toilet roll holder	ASI round single jumbo toilet roll tissue roll dispenser.	Stainless steel	Satin SS	UK	<1wk	Regular cleaning and refilling required in line with use.	Commercial Washrooms	270x270x114mm. Holds one roll up to 10" in diameter. Wall mounted with concealed fixings.		
017	N	Hand Dryer	Fast dry hand dryer	Stainless steel	Brushed satin SS	UK	<1wk	Regular cleaning and refilling required in line with use.	Commercial Washrooms	277x201x175mm Adjustable power from 1.6kW down to 440W (motor only) dB(A) @ 1m = 78 dB(A) @ 3m = 70.5. Wall mounted with concealed fixings.		
018	N	Mirror	Armitage Shanks Contour 21 Splash Acrylic Mirror	High gloss Acrylic material on	MDF with 3D edging mirror	UK	<1wk	Regular cleaning required in line with use.	Commercial Washrooms	500 x 1000mm Wall mounted with concealed fixings		
019	N	Waste bins	Delabie Wall Mounted Rectangular Bin With Lid - Bright Polished Stainless Steel, 13L	Stainless steel	Polished SS	UK	<1wk	Regular cleaning and emptying required in line with use.	Commercial Washrooms	D150 x W280 x H320mm Wall mounted		
020	Y	WC sink and taps	Sola medical washbasin with Sola thermostatic surgeons mixer level.	Porcelain and steel	Porcelain and polished Chrome plated	UK	<1wk	Regular cleaning required in line with use	Twyford Bathrooms	Sink 500x400x240mm. Taps - 200x233x156mm. Wall mounted with concealed fixings		

021	Y	WC wall tiles	Tile: Westminster porcelain tile. Grout: Antimicrobial BAL Micromax2 Regal® Grout	Porcelain	Tile:White Grout: Grey Matt satin	UK	<1wk	As per manufacturer's guidance.	H&E Smith	96x96mm, 8mm thickness.As per manufacturer's recommendations.		
022	Y	Kitchenette sink	FC1301WH - Belfast sink	Porcelain	N/A	UK	<1wk	Regular cleaning required in line with use	Twyford Bathrooms	475x390x215mmMounted onto kitchen cabinet carcassing.		
023	Y	Kitchenette sink taps	Sola, 1/2" bib taps, cross head (pair)	Steel	Polished Crome plated	UK	<1wk	Regular cleaning required in line with use	Twyford Bathrooms	128x92mm.Wall mounted. with Sola bib extension tube wall mounting pipes (TBC following detail design).		
024	Y	Kitchenette fridge	Hotpoint HL A1.UK.1 integrated undercounter fridge - fixed hinge.	Mixed	N/A	UK	<1wk	Regular cleaning required in line with use.	Hotpoint	815x596x545mm. 144 litre capacity.Integrated within kitchen cabinetry carcass.		
025	Y	Kitchenette cabinetry	18mm birch plywood and 19mm Valchromat facing.	Birch Plywood & MDF Valchromat	Plywood: Natural Valchromat: Orange/ Oiled finish	UK	1-2wks	A finish should be applied to the Valchromat panel to protect its surface and maintain its natural appearance. Thefinish may be varnish, wax or oil.	Various & James Latham	Plywood: 18mm thickness, 1200x2400mm panels. Valchromat: 19mm thickness, up to 3660x2440mm panels. Detailed design TBC.		
026	Y	Kitchenette wall tiles	Tile: Westminster porcelain tile.Grout: Antimicrobial BAL Micromax2 Regal® Grout	Porcelain	Tile:White Grout: Grey Matt satin	UK	<1wk	As per manufacturer's guidance.	H&E Smith	96x96mm, 8mm thickness.As per manufacturer's recommendations.		
027	Y	Storage / shelving	18mm birch plywood and 19mm Valchromat facing.	Birch Plywood & MDF Valchromat	Plywood: Natural Valchromat: Orange/ Oiled finish	UK	1-2wks	A finish should be applied to the Valchromat panel to protect its surface and maintain its natural appearance. Thefinish may be varnish, wax or oil.	Various & James Latham	Plywood: 18mm thickness, 1200x2400mm panels. Valchromat: 19mm thickness, up to 3660x2440mm panels. Detailed design TBC.		
028	Y	Screed	Ronascreeed - Ronafix underfloor heating screed admixture.	Liquid polymer admixture with portland cement.	N/A	UK	<1wk	No maintenance requirements for screed. Underfloor heating pipework maintenance to manufacturer's recommendation.	Ronacrete	Compressive strength after 28 days 47N/m2. 40mm minimum thickness with 16mm diameter pipes. 20mm minimum cover over heating pipes. Conforms to BS EN 13813		
012	Y	Corrugated metal damp-proof lining	Single skin corrugated metal sheeting - AS13/3/990 (or equivalent)	Steel (or equivalent metal)	Visual finish, Polyester powder coated. Colour TBC.	UK	<1wk	Little to no maintenance required. Panels can be independantly removed to inspect brickwork behind.	Steadmans (or equivalent)	For all exposed and visual areas of arch damp-proofing linings. 0.5mm panel thickness. 991mm cover width. Fixing to manufacturer's recommendations.		
013	N	Corrugated PVC damp-proof lining	Colour Clad Profiles 13/3 Single Skin 0.7mm Plastisol (PVC finish) Corrugated Roofing Sheets	PVC	Factory finish	UK	<1wk	Little to no maintenance required. Panels can be independantly removed to inspect brickwork behind.	Colourclad (or equivalent)	For all concealed areas behind wall lining at low level. 0.7mm panel thickness. 991mm cover width. Fixing to manufacturer's recommendations.		
D		Internal plant rooms										
001	Y	Lighting	A-Line	Extruded aluminium	White	UK	10-12 wks	As per manufacturer's guidance. Failed lamps/light sources should be replaced promptly or the circuit switched off to avoid possible damage to control gear. LED lighting has long bulb life meaning regular maintenance is not required, LED life - 100,000 hours.	Thorlux Lighting	121x121x1500mm.. Ceiling mounted to a maximum height of 8m.		
002	N	Power outlets	Varies to suit application.	Stainless steel	Brushed SS	UK	<1wk	As per manufacturer's recommendations.	Various including Legrand (Or equivalent)	Varies to suit application, refer to MEP engineer's specification.Wall mounted directly to arch, or lining as appropriate.		
004	N	Internal wall finish	Block wall	Concrete	Visual factory finish	UK	<1wk	As per manufacturer's recommendations.	Various, TBC Standard dense concrete	440x215x140mmTo structural engineer's details.		
005	Y	Damp-proofing drylining	Delta MS500 / PT (or equivalent) with Delta Channel at base.	High Density Polyethylene (HDPE)	N/A	UK	<1wk	Inspection channels and ports should be fitted at installation to allow for maintenance.	Delta	0.5mm sheet thickness with 8mm stud height.Roll size 2.4 x20m. Drainage capacity – 2.25 L/S M., 135 L/MIN.M, 8-100 L/H.M.Reversible system applied directly to brick walls.		
006	Y	Floor finish	SIKA Comfortfloor PS-27	Polyurethane	Sika Desert Sun / Factory finish	UK	TBC	"Initial/Maintenance installation cleaning. Scrub with a red pad and wet vacuum soiled solution. Rinse with clean water and wet vacuum. Let dry thoroughly. Product: TASKI Jontec 300, Smartdose	SIKA	By tenant. Nominal thickness 2-3mm.Primer - Sikafloor®-150/-151Base coat - Sikafloor®-327Topcoat - Sikafloor®-305 W (min. 2 layers)		
007	N	Screening	Perforated steel sheets	Galvanised steel	Faux Corten RAL match	Netherlands	<4wk	Finish to be specified for corrosion resistance and low maintenance requirements. Mounting system to allow for panel removal for maintenance of curtain glazing behind if required.	Perfox (Or equivalent)	Fire rating requirements to be checked with fire engineer, to be confirmed as part of NBS specification. Profile and perforation design to be developed with manufacturer.		
008	Y	Screening support	Varial Mesh Fix Cladding Support Systems.	Stainless steel	Mill finish	UK	<4wk	"Easy access and maintenance requirements, individually demountable panels"	Ash & Lacy	Fire rating requirements to be checked with fire engineer, to be confirmed as part of NBS specification. Max panel sizes 3500mmH x 1500mmW. Fixed back to support structure TBC by structural engineer.		
E		Refuse store										

001	Y	First floor structure	Comflor 60	Galvanised stainless steel with concrete over.	Factory finish	UK	2-3 wks	Little to no maintenance requirements. As per manufacturer's recommendations.	Tata Steel	Refer to structural engineer's design.Ceiling mounted to a maximum height of 8m.		
002	N	Screening	Perforated steel sheets	Galvanised steel	Faux Corten RAL match	Netherlands	<4wk	Finish to be specified for corrosion resistance and low maintenance requirements. Mounting system to allow for panel removal for maintenance of curtain glazing behind if required.	Perfox (Or equivalent)	Fire rating requirements to be checked with fire engineer, to be confirmed as part of NBS specification. Profile and perforation design to be developed with manufacturer.		
003	Y	Facade cladding (east)	DeltaBox louvered screening	Galvanised steel	RAL TBC/ hot-dip galvanized to BS EN ISO 1461	UK	<8 wk	As per manufacturer's recommendations.	Lang and Fulton	Fire rating requirements to be checked with fire engineer, to be confirmed as part of NBS specification. Panel size 2000x1200 Bearing bar 30x3mm SS-34 90% visual screening, 63% free area. 33mm louvre spacing. Mounted to structural posts, refer to structural engineer's design. Integrated access door from supplier with ironmongery included and automated closer.		
004	Y	Facade cladding support	Varial Mesh Fix Cladding Support Systems.	Stainless steel	Mill finish	UK	<4wk	"Easy access and maintenance requirements, individually demountable panels"	Ash & Lacy	Fire rating requirements to be checked with fire engineer, to be confirmed as part of NBS specification. Max panel sizes 3500mmH x 1500mmW. Fixed back to support structure TBC by structural engineer.		
005	Y	Access controls	Digital Lock, Mechanical, for Panic Devices.	Die cast aluminium	Satin/ PVD coated	UK	<1wk	"No maintenance of the working parts is necessary. DO NOT OIL" Covered under Häfele's Lifetime Guarantee	Hafele	177x48x76mmFixed directly to door leaf.		
006	Y	Floor finish	SIKA Comfortfloor PS-27	Polyurethane	Sika Desert Sun / Factory finish	UK	TBC	"Initial/Maintenance installation cleaning. Scrub with a red pad and wet vacuum soiled solution. Rinse with clean water and wet vacuum. Let dry thoroughly. Product: TASKI Jontec 300, Smartdose	SIKA	By tenant. Nominal thickness 2-3mm.Primer - Sikafloor®-150/-151Base coat - Sikafloor®-327Topcoat - Sikafloor®-305 W (min. 2 layers)		
007	N	Internal wall finish	Block wall	Concrete	Visual factory finish	UK	<1wk	As per manufacturer's recommendations.	Various, TBC Standard dense concrete	440x215x140mmTo structural engineer's details.		
008	N	Waste storage bins	Eurobin	Polyethylene	To be determined on tenant occupation in line with local authority requirements.	UK	<1wk	Regular cleaning required. Tap provided in bin store for cleaning purposes.	Various	140ltr and 1100ltr.		
009	Y	Lighting	A-Line	Extruded aluminium	White	UK	10-12 wks	As per manufacturer's guidance. Failed lamps/light sources should be replaced promptly or the circuit switched off to avoid possible damage to control gear. LED lighting has long bulb life meaning regular maintenance is not required, LED life - 100,000 hours.	Thorlux Lighting	121x121x1500mm.. Ceiling mounted to a maximum height of 8m.		
		Automated closers										
<b>F</b>		<b>Public Realm</b>										
001	Y	Surfacing	Staffordshire clay pavers with Instarmac flowpoint fine: rapid set flowable grout.	Clay	Blue/ Square edged	UK	6 months notice required.	Regular sweeping, inspect paving on a quaterly basis to look for loose or damaged paving and to check joints. Vaccum road sweepers should not be used in the early life of the product. Weed killer may be necessary.	Ketley	215x102.5x50mm. 2-3mm grout joint.Instarmac pro-bed HS bulk: fine bedding mortar (10-75mm) laid on stable sub-base which is not liable to settlement or heave. To civil engineer's details.		
002	Y	Surface delineation	Cast iron marking seam	Iron	Cast iron	Sweden	TBC	No maintenance required	GH Form	50mm, 65mm depth plug fixing. Setting out TBC.Chemical fixing directly into paver surface.		
003	N	Tree benches	Bespoke bench with steel supporting frame and integrated tree uplighting.	Reconstituted stone utilising crushed aggregate from demolition phase, including birck and stone.	Natural stone (Black)/ Matt	UK	TBC	Maintenance strategy to be developed during detailed design.	TBD following detail design	1800mm diameter, 400-450mm height 300mm seat depth. Powder coated steel frame supported from concealed below ground fixings.To be determined durig detail design. Expected to be regular cleaning in line with typical street furniture.		
004	Y	Water fountain	Atlandtida drinking fountain	Cast iron	Black/ factory painted	EU	<4wk	"Maintenance is not required except the usual tasks for the push-button and inside cleaning."	Santa and Cole	Fountain - 300x150x1200mmGrill - 910x300mm.		

005	N	External tap	Multi-functional GardenTap DP400-1024Manufacturer's standard	Plated brass TFE seats and seals	Plated	UK	<1wk	Infrequent maintenance required	Kingfisher Direct	1/2" BSP male inlet 1x 3/4" BSP male outlet 1x QR garden hose adaptor outlet 10 Bar maximum pressure <a href="#">Compatible security lock to prevent misuse.</a> Mounted back to existing structure. Cat 5 tankset requirements to be confirmed by MEP engineer.		
006	Y	Tree pit	ArborRaft system	Mixed	N/A	UK	>4wk	Manufacturer states 50 year life expectance. Sub-terranean products do not require ongoing maintenance. Top up of water required during dry periods.	GreenTech	708x354x150mm depth arborraft surface supporting crate system. Tree pit size determined by tree species, approx 15m3 required. As per manufacturer's recommendations. All services protected with root barriers, to civil engineer's details.		
007	Y	Rear yard surfacing	Rubber modified asphalt	Impermeable poured Tarmac surface with recycled rubber component.	Factory finish, black / grey.	UK	<4wks	Standard proprietary product. No sweeping required but can be power washed for cleaning purposes.	Tarmac	<a href="#">Base &amp; subbase to civil engineer's details.</a>		
008	N	Planter irrigation	Mona plant Irrigation watering system, ring.	Fill cap: stainless steel System: plastic	N/A	UK	<1wk	Requires water topping up during dry periods and during establishing period for plants approx. 1 month.	Green-Tech	60mm pipe subject to volume of plants. Specification to be provided by manufacturer.To be laid in organic planting medium around root ball.		
009	Y	Rear yard boundary fence	Palermo (or equivalent)	Galvanised steel	RAL TBC/ hot-dip galvanized to BS EN ISO 1461	UK	<8wk	Infrequent to no maintenance required	Lang and Fulton	Panel size 2910Hx1992W. RHS post size 100x50mm as per manufacturer's recommendations.Mechanically fixed to new retaining wall structure at base. Detail to be provided by structural engineer.Additional screening backing to be applied to ensure visibility is blocked to neighbouring properties.		
010		Gates	Robust steel gates to bespoke design and size. Steel framing with perforated architectural screen cladding.	Galvanised steel	Powder coated to RAL	UK	TBC	Robust design will require little maintenance except irregular cleaning when required.	Bespoke, manufacturer to be confirmed. Perforated screen by Perfox or equivalent.	Located to east and west of mews and within arch 16. Design of perforated screening to allow for visibility through for security purposes. Single door to operate independantly as access door when gates are closed. To be manufactured by a local fabricator, DK-CM will compile shortlist during stage 4.		
011	Y	Removable bollards	Public bollard	Stanless Steel	Stainless steel	EU	<9wk	Manufacturer provide patented 'break point' system which means that below ground damage is not caused when bollard is knocked or vandalised. Bollard can be re-fixed with minimal damage. Hardwearing stainless steel finish require low maintenance.	Burri	- Height 1000 mm - Height 800 mm - Height 400 mm (optional) - Diameter 104 mm or 76 mm		
012	N	Security CCTV	Dome CCTV camera	To manufacturer's recommendations	To manufacturer's recommendations	UK	TBC	Manufacturer provides ongoing maintenance programme contract.	Brittania security (or equivalent)	To manufacturer's recommendations.Support fixing fixed directly to new gates or existing arch structures at high level. Location to be agreed with security specialist.		
013	Y	Waste bins	Public bin - double waste bin 50ltr - 90 degrees (final configuration TBC)	Stainless steel	Faux corten RAL match/ Powder coated	EU	<9wk	User-friendly tilting mechanism for easy bin liner replacement. Regular emptying and cleaning of bin required.	Burri	50ltr per bin. Miltiple confirugrations available. 366mm diameter 700mm height.Concealed fixing below ground to manufacturer's specification.		
014	Y	Rainwater downpipes	Metal paint	Paint	Black/ Smooth satin	UK	<1wk	Manufacturer notes 8 year corrosion resistance life.	Hammerite	As per manufacturer's recommendations. Note likely presense of lead in base coat so care to be taken during application. Preparation of surfaces to be undertaken in line with manufacturer's guidance.		
015	Y	Cycle parking (short stay)	Sheffield stand	Galvanised steel.	Powder coated Corten RAL colour match.	EU	<9wk	Low maintenance requirement.	Turvec	800x800mm		

016	Y	Cycle parking (long stay)	Josta 2-tier racks	Galvanised steel.	Factory finish.	UK	6-8wk	Manufacturer states "There are very few moving parts, and the nylon bushes have an extremely long life. Replacement components are readily available if the rack is damaged, e.g. by cars or trucks"	Cycle Works	Cyce racks enclosure to have decorative metal screening to macth arch frontages, and integrated access gate / door.  • A minimum headroom of 2600mm is required for maximum capacity. • 300mm to any adjoining side wall. • Minimum of 400mm centres (450mm recommended). • Allow 2000mm for the rack itself, plus a minimum of 1700mm in front for access.		
G		Lighting and Wayfinding										
001	Y	Catenary lighting	City Pendant	Aluminium	Powder coated to RAL TBC	Sweden	<4wks	Lowerable wire suspension structure to be developed during technical design to minimise working at height. Pigeon deterant system to be developed with manufacturer. 80,000hr life.	Zero Lighting			
002	Y	Wall lighting	Pathfinder wall light	Aluminium	Powder coated to RAL TBC	Sweden	<4wks	Pigeon deterant system to be developed with manufacturer. 50,000hr life.	Zero Lighting			
003	Y	Wall lighting 2	Kalmar	Aluminium	Powder coated to RAL TBC	Sweden	<4wks	Pigeon deterant system to be developed with manufacturer. 80,000hr life.	Zero Lighting			
004	Y	Wall directional lighting	Ginza wall (or equivalent)	Aluminium	Powder coated to RAL TBC	Sweden	<4wks	Pigeon deterant system to be developed with manufacturer. 80,000hr life.	Zero Lighting			
005	Y	Tree uplighting	Gecko	Aluminium	Powder coated to RAL TBC	EU	<4wks	LED with long life (approximately 50,000 hrs). Low level with production provided from vandalism by bench structure.	Erco Lighting	206x250mm Integrated within and mounted to support frame for public realm bench. Refer to lighting and signage setting out.		
006	Y	Arch perimeter lighting	LINEARlight FLEX® Protect POWER 2000 (or equivalent)	-	-	EU	<4wks	As per manufacturer's guidance. 60,000 hour life.	Osram	To be installed to the perimeter of each arch frontage.		
007	N	Signage	Bespoke signage from perforated steel sheets.	Galvanised steel	Powder coated Corten RAL colour match.	Netherlands	TBC	Fixed to existing arch structure. Details of signage and fixings to be developed with manufacturer and structural engineer.	Perfox (Or equivalent)	To be manufactured by a local fabricator, DK-CM will compile shortlist during stage 4.		
008	N	Arch signage	Arch numbering signage sourced to match existing heritage signs on site.	Cast iron	To match existing	UK	<1wk	Little maintenance required. Product to be specified with high quality robust finish.	Various TBC			
009	N	Clocks (Smith of Derby)	Smith of Derby bespoke illuminated clock	As per manufacturer's design and guidance.	RAL TBC	UK	TBC	As per manufacturer's recommendations.	Smith of Derby	Fixed to existing arch structure. Location to be dertermined. Allowance to be made during detail design for routing of power cabling and structural support.		