

TEME HOUSE AND BROOK COURT SPECIFICATION, WHITTINGTON HALL, WORCESTER

Structure

Foundation

Mass concrete pad bases with mass concrete trench fill footings.

Frame

A structural steel frame fire protected as necessary.

Floors

Ground floor slab will be made up of 200mm precast concrete planks laid on 210mm thick load bearing block sleeper walls.

Upper floors will be 130mm deep composite deck. Core areas to be screed on void formers and office areas to be raised access floors.

Design for live load of 4KN/m² plus 1KN/m² partition allowance.

External Envelope

External Walls

Generally Buff Multi-Stock facing brick with 110mm cavity and an inner skin of 140mm medium dense concrete blocks.

Heads and cills to windows to be reconstituted Stone.

The thickness of insulation has been determined by calculation not as indicated on drawings.

Canopy, Windows, Curtain walling and external doors

All windows to be Kawneer 501 series thermally broken casement sections. They will have top hung opening lights fitted with 2 position espagnolette locking handles which provides trickle ventilation, friction stays restricted to 100mm opening.

External doors will be Kawneer 605 series thermally broken sections fitted with panic bars for escape only, surface applied close, butt hinges, stainless steel tubular handles, midrails and bottom weathering.

The buildings will have a combination of curtain walling, ribbon glazing and Kawneer 1202S structural bonded curtain walling screens.

The entrance screen will be constructed from Kawneer ACS dry glazed thermally broken curtain walling sections.

All above elements are to be in a standard matt colour Syntha Pulvin polyester powder coated finish (RAL 7024 Colour).

Roof

Roof to be Kingspan KS100 TS 115mm insulated roof panel (or similar) over mono pitched roof trusses with slate tile finish.

Fascias gutters and soffits to be power coated aluminium. PPC aluminium gutters and downpipes.

Staircases and Lifts

Principal stairs to be precast with carpet, contrasting nosings, SS balustrading and handrails with 10mm toughened safety glass infill panels. The walls will be plastered.

Secondary fire escape stairs will be in steel (paint finish to exposed areas) with concrete infill treads and landings. The stairs will have polyester powder coated mild steel balustrades. The walls will be fair faced blockwork finish.

Two 8 person 1m/s machine room less traction passenger lift will be provided.

Internal Finishes

Reception/Atrium

Floor: 100x300mm Solus ceramics filed tiles: d'Arredohbu range
Skirting 100mm sit on skirting to match floor tile
Entrance Mat: Nuway Tufiguard elite

Stairs and lobbies

Ceiling: Armstrong Graphis Cuadros Microlook 600x600mm tiles
Walls: Vinyl matt emulsion
Floors: 100x300mm Solus ceramics field tiles: d'Arredohbu range
Skirting:
Doors & Frames: Solid core doors faced in natural cherry veneer, maple lippings to 2 sides.
6mm Georgian wired vision panels. Maple frames.

Offices

Ceiling: Armstrong Prime Dune Supreme Microlook 600x600mm tiles
Walls: Vinyl matt emulsion
Skirting: 147x19mm MDF

Toilets

Ceiling: Armstrong Prima Plain High Humidity 600x600mm tile
Walls: 600x300 Travertine 3 range colour 3CTL228
Vanity Units: Amwell Ultima System
Doors & Frames: Solid core doors faced in natural cherry veneer, maple lippings to 2 sides.
6mm Georgian wired vision panels. Maple frames.
Partitions: Amwell Ultima System

Cleaners Store

Ceiling: Armstrong Prima Plain High Humidity 600x600mm tile
Walls: 100x100mm white glass tile

Sanitary Schedule

White vitreous China

Ironmongery

Algood Sembla range brushed aluminium

Mechanical & Electrical Installations

Heating and cooling by electrical VRV system designed for general office areas of 1 person/10m² net internal area (with the capacity for expansion for higher density occupations).

Lighting

Office open plan: 400 Lux (LG3 & LG7 compliant)

Entrance/Reception: 300 Lux

Circulation area: 150 Lux