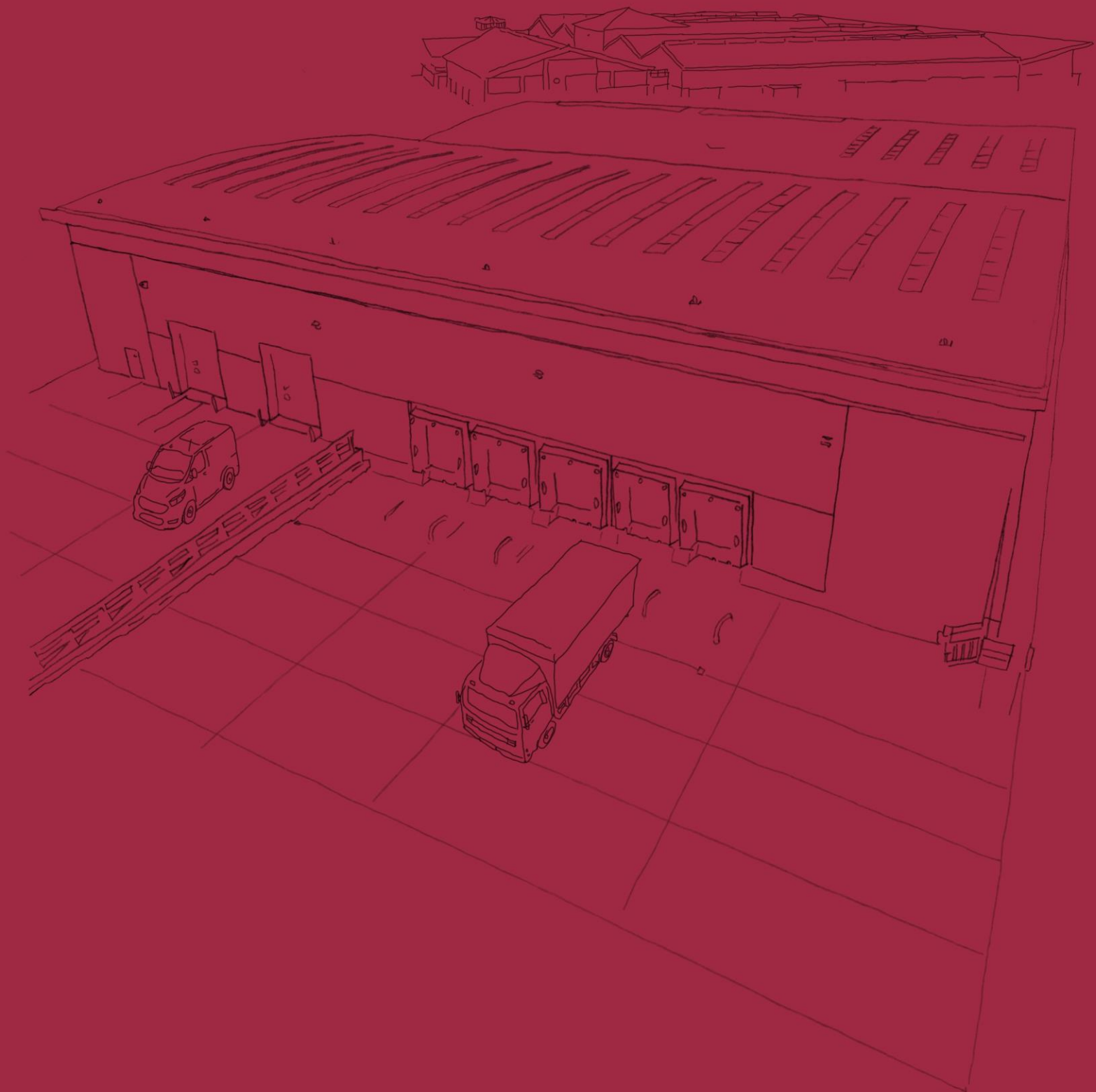




Helme +
Partners



SUMMARY BUILDING SPECIFICATION

1.01 Introduction

This document describes the summary building specification for the developer's shell and must be read in conjunction with all reports, surveys, designs, specifications and drawings included within the tender pack including those prepared by the Architect (PRC), Engineer (Baynham Meikle) and the M&E Consultant (Shepherd Brombley). In the event of any discrepancy or queries arising between any of these documents please contact the Employer's Agent (Helme + Partners) for assistance and qualification.

1.02 Location

The site is situated at Browells Lane, Feltham and comprises vacant and now redundant office and industrial buildings.

1.03 Description of Development

The development comprises of two terraces subdivided into five units and a single standalone unit, each with ancillary office accommodation at first floor, individual parking and service areas and landscaping.

1.04 BREEAM

The contractor is to achieve a BREEAM 'Outstanding' rating for the development.

Refer to information by Shepherd Robson, AES and others.

1.05 EPC

The buildings shall achieve an EPC 'A+' rating.

1.06 Area Requirements

The units shall be constructed such that the areas as set out in the table below can be achieved:

Unit	Ground Floor GEA (ft2)	First Floor GEA (ft2)	Total GEA (ft2)
1	11,840	2,734	14,574
2	10,818	2,185	13,003
3	7,653	1,431	9,084
4	7,093	1,324	8,417
5	12,680	2,863	15,543
6	8,934	1,884	10,818
Total			71,437 ft2

BUILDING ENVELOPE (SHELL)

2.0 Roof

- Metal standing seam roof with Colorcoat HPS200 Ultra® coated steel sheets.
- Backed by Confidex® Guarantee (up to 40 years).
- Insulated to achieve a minimum U-value of 0.16 W/m²K.
- Insulation to be non-combustible, LPCB-approved glass fibre.
- Approx. 8% of the roof area to include non-fragile, man-safe vaulted roof lights. Minimum U-value: 1.6 W/m²K; g-value: 0.51; LT value: 0.55.
- Roof, roof lights, and rainwater goods to have a 25-year manufacturer's warranty.
- Fire performance: Internal roof lining to be Class O rated; roof lights to be Class 1 rated. Ratings per BS 476 Part 7:1997. All liner fillers to be flame retardant.
- Design: Minimum roof pitch: 2.0°. Roof and roof lights to meet Class B Non-Fragile standard for 25 years, tested to ACR(M)001:2011.
- An appropriate horizontal life line system will be incorporated to permit safe roof and gutter access for maintenance purposes.

3.0 Rainwater Goods

- Gutter systems to be membrane-lined, compliant with MGMA standards and with a minimum 25-year guarantee to match roof system.
- Drainage system to be siphonic and compliant with BS EN 12056-3:2000. Design criteria to include building location, 25-year design life and category 3 risk protection.
- Pipework to be installed above portal haunch to maintain clear height, internal rainwater pipes within steel web (protected from damage) and all components to meet relevant British/European standards.
- Outlets evenly distributed along gutters to suit siphonic design with approved discharge locations.
- Overflow/Blockage management: Indicative weirs at valley ends and every 50m on perimeter gutters for blockage warning.

4.0 External Walls

- Twin-Therm® Wall system with Colorcoat HPS200 Ultra® or Colorcoat Prisma® steel sheets (0.7mm thick).
- Supported by Confidex® Guarantee (up to 40 years).
- Full system to carry a 25-year manufacturer's warranty.
- Liner panel specification: CA LT 17 1000S liner panel, min. 0.4mm thick with internal finish in Colorcoat PE15 bright white to exposed face.

4.1 Thermal & Fire Performance

BROWELLS LANE, FELTHAM TW3 7ES

- Non-combustible glass fibre insulation with min. U-value of 0.26 W/m²K.
- System tested to LPS1181, achieving min. EXT-B grade (LPCB cert. 443a).
- Internal lining rated Class O for surface spread of flame (BS 476 Part 7:1997).
- All liner fillers to be flame retardant.
- Fire rating to meet current regulations, especially near boundaries and external plant areas.

5.0 Curtain Walling, Windows and External Doors

5.1 Windows

- High-performance aluminum with thermal break.
- Polyester powder coated in a British Standard colour.
- Designed for easy internal cleaning.
- Weather-tested to BS 6375.
- Double-glazed, hermetically sealed units to BS 6262:2005.
- Ground floor units: laminated toughened inner pane, clear toughened outer pane (PAS24 compliant).
- One pane to comply with BS EN 356 P1A (attack resistance).
- Average U-value: minimum 1.6 W/m²K.
- Solar control glazing: Pilkington Suncool 66/33 (or equal) to all elevations; Suncool 30/17 (or equal) to entrance lobby.

5.2 Doors

- Concealed door closers, security locks, thumb-turn mechanisms.
- Polished aluminium handles on both sides.
- Letter plate at or near main entrance.
- Conduit for future powered openers.
- All locks to meet insurance security requirements.

5.3 Fire Exit and Personnel Doors

- Hollow steel construction in steel frames.
- Polyester powder coated to match cladding.
- Fitted with panic bars and appropriate ironmongery.
- Not openable from outside for security.
- U-values to meet BREEAM and Building Regulation standards.

5.4 Canopies

- To be provided to glazed entrance screens.
- Colour: RAL 7016 (Anthracite).

5.5 Level Access Doors

- Electrically operated, insulated sectional panel doors with vertical lift.
- Size: 4000mm (W) x 4500mm (H).
- Low-level spring support beam for ease of maintenance.
- 25mm thermal movement allowance on tracks.
- 1 row of neutral acrylic double-glazed vision panels (33mm thick) with Duratec scratch-resistant coating in the 3rd panel section.
- Compliant with Secured by Design or LPCB standards,
- Composite doors with galvanized steel inner/outer faces.
- Thermal performance: U-value of 1.3 W/m²K.
- Wind resistance: Tested to EN 12424 Class 3 (min. 700 N/m²).
- Integral finger pinch protection at all joints.
- Safe bottom edge reverses 150mm when obstruction is detected.
- Door tracks and jam components fully enclosed with side-track covers.
- Compliant with safety directives to eliminate crushing, shearing, and cutting risks.
- Bollards: Two 1.2m high tubular-steel protection bollards per door (external elevations). Finished with primer, undercoat, and two coats of gloss paint in contrasting bands.

BUILDING WORKS INTERNALLY (CORE)

6.0 Upper Floors

- Designed to support: 4 kN/m² superimposed load and Additional 1 kN/m² for lightweight partitions.
- Minimum 75mm thick reinforced concrete screed.
- All floor-to-wall junctions to be sealed for thermal, acoustic, and fire resistance.
- Gap between structural floor and cladding to be solidly filled to maintain fire integrity.
- Exposed soffits of first-floor slabs to be insulated with suitable insulation boards.

7.0 Stairs

- Pre-cast concrete, complete with stainless steel, tubular handrail and balustrades.
- All joints and intersections to steel / stainless steel shall be fully butt-welded, ground, filled and polished to provide a final smooth finish.

8.0 Internal Walls and Partitions

8.1 Compartment Wall (Offices/Warehouse Interface)

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- Constructed in fair-faced blockwork to underside of first floor.
- Above first floor: whitewall construction or heavy-duty stud partition to underside of roof.
- Wall to provide 1-hour fire resistance.
- Doors/windows in this wall to match fire resistance of wall.
- Whitewall facing offices to be lined with plasterboard and skimmed.

8.2 Internal Partition Walls (Offices)

- 100mm blockwork or 100mm Gyproc partition, depending on location.

8.3 Core Walls (Staircases)

- Constructed in 100mm blockwork.

CATEGORY A FIT-OUT

9.0 Internal Doors

- Solid core, flush doors.
- Self-finished in American light oak laminate.
- Concealed lipped edges on all sides.
- Door frames, architraves, and skirtings (in carpeted areas): MR MDF with single chamfer and satin paint finish.
- Doorstops provided where door swing is <135°.
- Ironmongery: High-quality satin anodised aluminium.
- Mortice latches with lever handles on all doors.
- Toilet doors to include appropriate locks.
- Master key and sub-suited system.
- Integrated with external locks.

10.0 Wall Finishes

- Internal walls to be tape and jointed.
- Finished with mist coat + 2 full coats of vinyl matt emulsion.
- Full-height tiling in all toilet areas and ancillary lobbies.
- Splashbacks in Cleaners Stores and Kitchen areas.
- Tile spec: 200mm x 200mm Geotiles Serie Blancos Blanco Brillo, Marfil Brillo, or equivalent.
- 2 boxes of spare tiles (from original colour batch) to be provided at Practical Completion.

BROWELLS LANE, FELTHAM TW3 7ES

- Dow Corning or equivalent silicone sealant at tile/sanitaryware and floor/wall junctions.
- Window boards: Moisture-resistant MDF or softwood with painted finish (office areas) and Bull-nosed leading edge with minimum 25mm projection.

11.0 Floor Finishes

11.1 Warehouse / Production Areas

- Power floated concrete floors.

11.2 Offices

- Heavy-duty carpet tiles by Interface or equivalent.
- Raised access floor to all first-floor offices:
- Minimum 150mm clear void between structural slab and underside of panels.
- 3 boxes of spare carpet tiles (original colour batch) to be provided at Practical Completion.

11.3 Toilets, Ancillary Lobbies, Disabled WCs/showers

- Ceramic floor tiles, generally Solus Travertine range
- Floor and wall tile joints to be Symmetrically set from room centre-line.

11.4 Stairs

- Treads and risers carpeted with contrasting nosings.
- Painted MDF strings.
- Stair soffits: painted plaster finish with shadow gap at string junction.

11.5 Skirtings

- Typically 25 x 100mm painted MDF

11.6 Entrance

- Clean-off entrance mat (or equivalent) in recessed mat well at main entrance.

12.0 Ceiling Finishes

- Warehouse: self-finished soffit of the internal liner sheet.
- Offices and associated areas: Lay-in suspended ceiling system, 600mm x 600mm tegular edge Armstrong Dune Evo mineral fibre tiles, Exposed grid with mitred joints.
- WCs: Moisture-resistant equivalent ceiling tiles.

13.0 Fittings

BROWELLS LANE, FELTHAM TW3 7ES

- WC duct paneling: Bushboard System One or equivalent quality.
- WC fittings: Mirror above washbasins, Mediclinics' or equivalent toilet roll holders at each WC, indicator bolts on doors, coat hooks. disabled toilets to include all required grab rails and fittings.
- Refuge areas to be fitted with specified call points and evacuation apparatus.

14.0 Sanitary Appliances

- Armitage Shanks or equivalent white vitreous china sanitaryware.
- All horizontal and waste pipework to be concealed.
- Accessible for maintenance.
- Disabled WC: To comply with Building Regulations (Doc M), Includes visual and audible disabled alarm adjacent to toilet.