



CONNECT -OUTLINE SPECIFICATION

CONNECT
HARVEST DRIVE, NEWBRIDGE,
EDINBURGH

Date:
30 April 2009

Number:
SH2/RPT

OUTLINE SPECIFICATION

1.00 DEVELOPMENT PROPOSALS

The project comprises of a new office building and car park at 2A, Harvest Drive, Newbridge, Edinburgh, EH28 8QJ.

The new building consists of three storey office space arranged around two cores entrances, stairs and lifts and WCs. Internal plantrooms and screened external plant compounds are located at roof level for all mechanical and electrical plant.

The car park and landscaped area in front of the building is included in the development.

1.01 DESIGN

Unless otherwise noted, the Design is in accordance with the Regulations and Standards current at May 2008. The design being approved by the Local Authority for the purposes of showing compliance with the Technical Handbook for Non Domestic Buildings, May 2007 version.

1.02 MATERIALS AND WORKMANSHIP

Materials and standards of workmanship shall comply with the relevant British Standards Specifications and Codes of Practice and where no such standards exist shall be in accordance with good building practice.

All materials, fittings and components used in the project shall be constructed in a technically proper and workmanlike manner.

1.03 ENVIRONMENTAL POLICY

1.03.1 IMPROVEMENT TO THE ENVIRONMENT

The Contractor shall use the best available design and construction techniques which contribute to an improvement in the environment, examples being:

The potential for the use of recycled materials and for the recycling of construction waste.

The safe disposal of waste products from the site.

Noise during construction: Contractors shall bear in mind the increasing awareness of noise as an environmental hazard.

Excellence in cleaning and maintenance of roads and pavements surrounding the project shall be considered of paramount importance.

Use of Diesel/Lead free petrol or LPG

Contractors to specify for site deliveries the use of Diesel or LPG powered vehicles. Any petrol driven equipment to use lead free fuel and vehicles to be fitted with catalytic converters.

Avoid ozone depleting chemicals and chemicals contributing to global warming

Refrigerants shall be selected to have zero ozone depletion potential.

Please also refer to the note below regarding insulation.

1.03.2 THERMAL/FIRE/ACOUSTIC INSULATION

All insulation shall have zero ozone depletion potential and a global warming potential of less than 5.

If a fibrous insulation material is selected, it shall be selected to ensure that fibres are not released. This fibre release requirement shall apply to all surfaces of the selected material including any joints and penetrations.

1.03.3 TIMBER

The Contractor shall obtain all of the timber products from a timber or wood supplier which has adopted the Environmental Policy established and published by Forest Stewardship Council UK (FSC) or shall provide evidence of compliance with an alternative and comparable policy.

The Contractor shall provide evidence that:

The supplier is committed to an environmental policy.

The supplier's adopted environmental policy is being implemented.

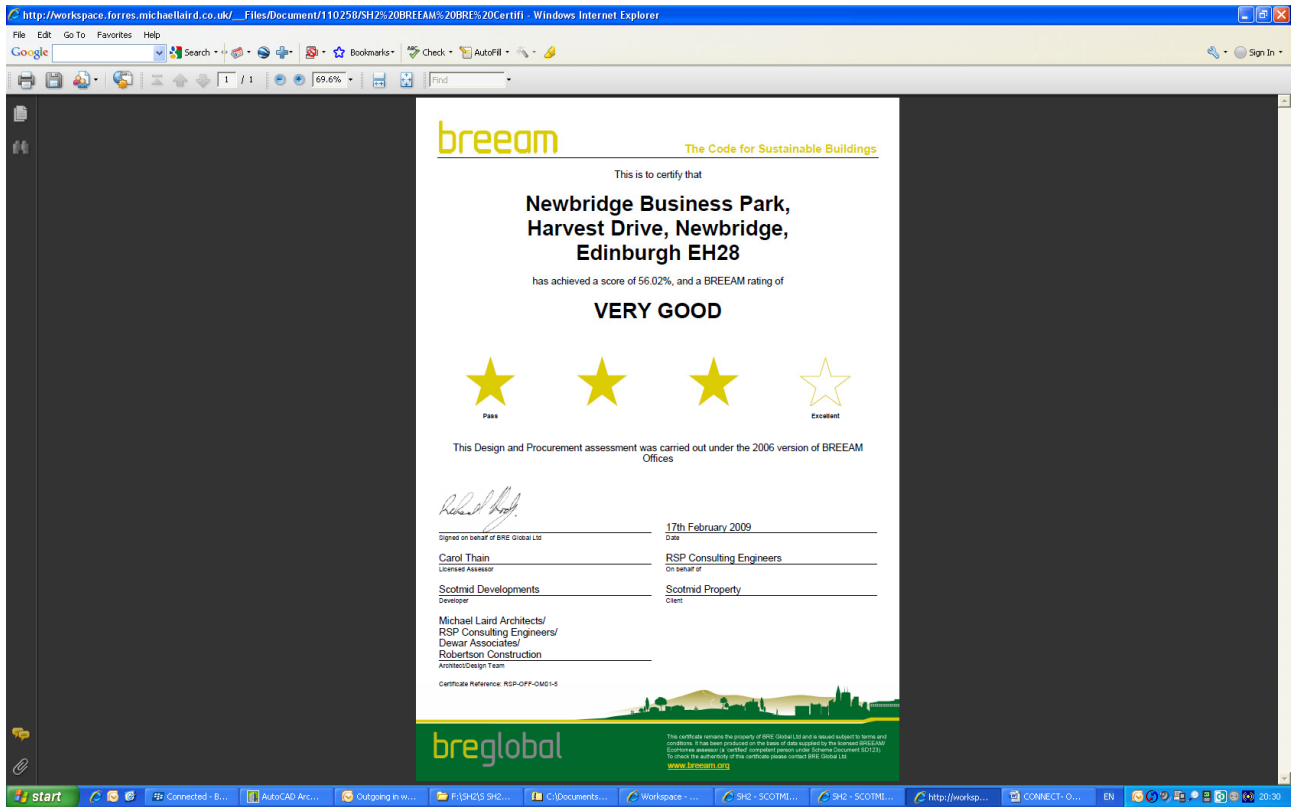
All timber being supplied is derived from legal and sustainable sources which are being managed in accordance with the laws and regulations governing forest management in the producer country or countries.

The Contractor shall provide a written statement identifying the sources and describing the standards of sustainability which are being applied.

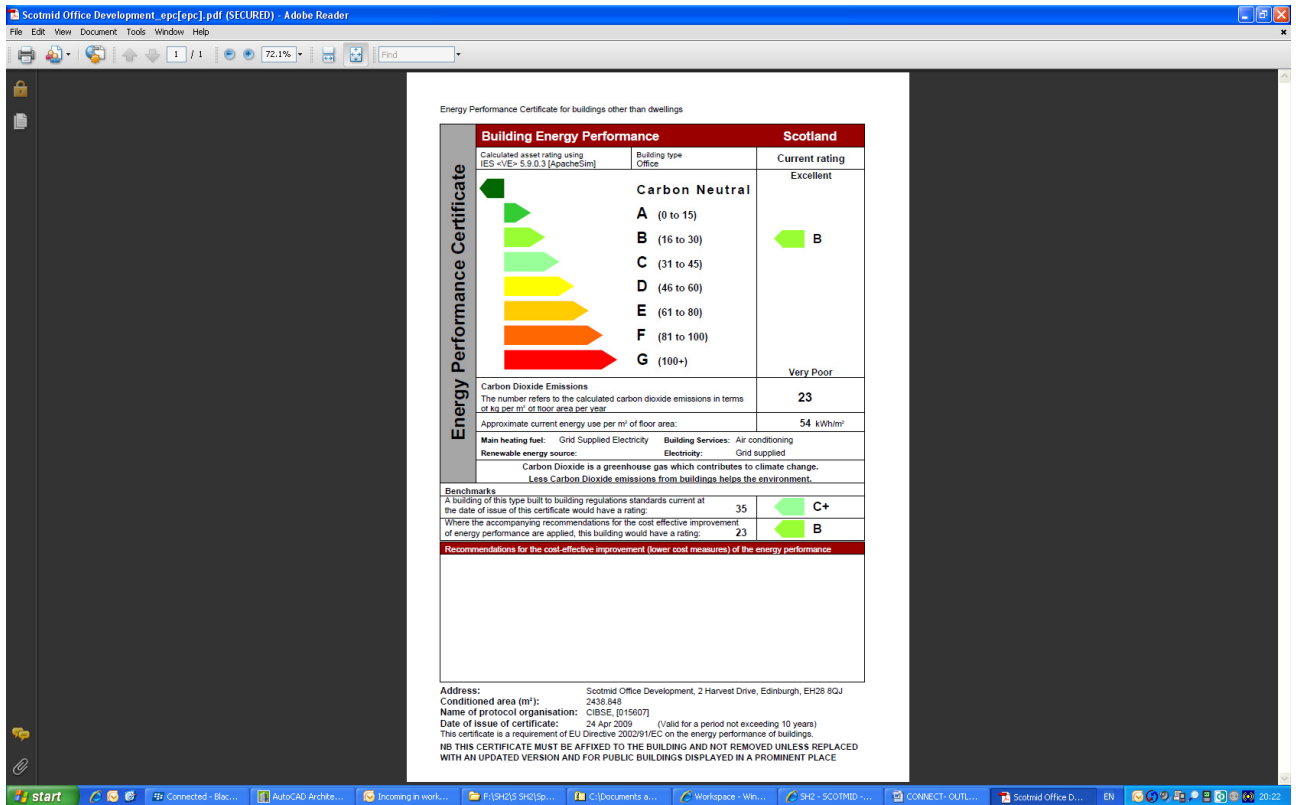
ADDITIONAL TIMBER SOURCING REQUIREMENTS

Timber from certified sources is now generally available locally and in addition to the requirement given above, the contractor shall endeavour to source non structural softwood framing from Scottish or UK sources.

1.03.4 BUILDING PERFORMANCE : BREEAM



BUILDING PERFORMANCE : ENERGY



2.00 ELEMENTAL OUTLINE SPECIFICATION

2.01 ROOFS

TYPE 1; MAIN OFFICE ROOF, STAIRCASE ROOF & ENCLOSED PLANTROOM ROOF

Structural metal deck laid to create 1:60 falls on stooled Z purlins with polyethylene vapour control layer, extruded polyurethane, LPC approved, insulation board and single ply waterproof membrane. 25mm marine grade plywood and framing shall be used to form the return fall to rainwater outlets set back from the front parapet. Completed assembly to provide maximum 'U' value of 0.20 W/m²/°C. Galvanized metal guarding to roof inspection areas with slip resistant walkway tiles. Integral rainwater outlets and small parapet upstands with PPC pressed metal copes. Polyester power coated pressed aluminium gutters and circular downpipes to upper roofs to plant room & staircore roof areas.

TYPE 2; OPEN PLANT COMPOUNDS AT ROOF LEVEL

Single ply membrane with polyethylene vapour control layer, no requirement for screeds to falls, extruded polystyrene insulation board (grade suitable to take M&E plant loadings), with paving slab finish and stone ballast to the perimeters in the plant areas. Rainwater outlet. Completed assembly to provide maximum 'U' value of 0.20 W/m²/°C.

2.02 EXTERNAL WALLS

TYPE 1; CURTAIN WALLING TO NORTH, EAST & WEST ELEVATIONS

Glazing to entrance, staircase and office areas shall be constructed in Schuco FW50+ thermally broken high performance curtain walling system. All of the vertical & horizontal sections shall be fitted with standard facing caps. The primary glazing module is 2250mm, with staggered secondary mullions diving glazing into 1500mm/750mm wide modules.

The system is to incorporate clear transparent inner panes and clear transparent outer panes with "low E" coating to vision areas. The "low E" coating shall be on the inside face of the outer pane. All glazing to be thermally toughened, glazing system to incorporate manually operated opening lights. Non-vision areas above ceiling level shall have clear double glazed units with transparent outer pane and opaque coated inner pane to form look-alike panels. An insulated metal panel with channel detail shall be incorporated at second floor slab edge position with a standard non-metallic polyester powder coated finish. The east elevation of the system shall incorporate insulated metal panels with face of panels flush with cover caps. Pressed aluminium cills, flashings & jamb closers shall be provided to suit adjacent external wall materials, with standard non-metallic polyester powder coated finishes. The curtain wall system shall provide an overall maximum 'U' value of 2.0W/m²/°C. The contractor shall ensure that thermal bridging will not occur anywhere in the system.

Impact Loading Performance: The curtain walling system performs as a 'protective barrier' as defined by Technical Standard 4.4.2 and so must be capable of withstanding the appropriate load when calculated in accordance with BS6399: Part 1: 1996.

TYPE 2; CURTAIN WALLING RIBBON GLAZING TO SOUTH ELEVATION

Glazing to office areas shall be constructed in Schuco FW50+ thermally broken high performance curtain walling system. All of the vertical & horizontal sections shall be fitted with standard facing caps. The primary glazing module is 1500mm.

The system is to incorporate clear transparent inner panes and clear transparent outer panes with "low E" coating to vision areas. The "low E" coating shall be on the inside face of the outer pane. All glazing to be thermally toughened. Manually operated side hung opening lights. Ironmongery is to be agreed. Pressed aluminium cills, flashings & jamb closers shall be provided to suit adjacent external wall materials, with standard non-metallic polyester powder coated finishes.

The glazing system shall provide an overall maximum 'U' value of 2.0 W/m²/°C. The contractor shall ensure that thermal bridging will not occur anywhere in the system.

TYPE 3; INSULATED RENDER SYSTEM ON STEEL FRAMING SYSTEM

High performance StoTherm Mineral M proprietary insulated render system fixed to 12mm cement particle backing board supported by 'SFS' metal stud framing fixed to steel structure & concrete slabs.

The Insulated render system shall comprise of self-coloured silicon render on render base-coat with mesh, on mineral fibre insulation mechanically fixed to backing board. Supplementary Rockwool mineral fibre insulation board to shall be provided to the stud/steelwork zone, as required to obtain a overall maximum wall 'U' value of 0.3 W/m²C.

Substrate: Cement Particle Board on steel frame (min. thickness 12mm). Board to achieve a minimum pull-out value of 0.7kN when tested using Sto-Screw Fixings CS or SS, self drilling/tapping fixings in accordance with Construction Fixing Association Guidance Note: Procedure for Site Testing Construction Fixings. All board joints shall be taped for air tightness. Steel framing system to be to Structural Engineers specification, and shall support board in positions indicated on drawings.

Insulation support rails: 'M' System: Sto aluminium horizontal starter track; 2.0M, PVC horizontal intermediate holding tracks; 2.5M and PVC interlocking vertical T-splines; 494mm. Size of aluminium starter track to suit thickness of insulation. Spacing of horizontal intermediate holding tracks and vertical T-splines to suit insulation board dimensions. Rails are packed from the background using Sto plastic shims to align the insulation. Minimum packing shim: 3mm.

Insulation: Sto Mineral Fibre boards, 140mm. 500mm x 500mm, 140 kg/m³, 20 kN/sqm @ 10% compression, fixed with Sto fixings. High density polystyrene required at wall base as indicated on drawings & manufacturers recommendations.

Fire barriers: The support rail cavity between the concrete slab edge and back of render carrier board is to be filled with Lamatherm CW 60 minute fire barrier at compartment floor levels. The fire break must be positioned to be coincident with the horizontal fire compartment within the structure. Vertical fire barriers are to be provided to the cavities at positions shown on the drawings.

Reinforcing coat: Sto Armat Novo polymer-cement based reinforcing coat. Thickness to be such to ensure the reinforcing mesh is fully embedded and a level surface is provided. (Minimum 7mm - maximum 15mm). Sto Primer (Putzgrund). A water based alkali resistant primer for use on mineral substrates prior to application of finish render. May be diluted with up to 10% clean water to aid workability. Apply 1 full coat by brush or roller and allow to dry thoroughly.

Reinforcement: Reinforcement shall be Sto Glass Fibre Reinforcing Mesh with symmetrical interlaced glass fibre made from twisted multi-end strands, styrene butadiene coated to provide a high resistance to alkali attack and is manufactured so as to prevent laminar movement and deformation.

For wall areas within 2m of external ground level additional reinforcement shall be Sto Armor Mat - a specially developed heavy duty, double strand, interwoven glass fibre mesh styrene butadiene coated.

Render / Finish : Stolit cement free silicon render, thickness 1.5mm, texture: K - Stippled, Colour RAL 9010.

Sealant joints: Proprietary seal details to be used at all interfaces between insulation and dissimilar materials, in line with manufacturers recommendations. Sto beams and trims to be used at all corners, drips etc in line with Sto recommendations and details.

Wall base to incorporate high density polystyrene adhesive fixed to slab edge/upstand with Flexcell adhesive and Supalit granite based render coat as drawings and Sto recommendations.

System Integrity: The installation must be weathertight under all anticipated conditions. Consult with Sto Ltd for specific details and relating to particular conditions. The installation must be capable of resisting all dead loads and design live loads, including impact and wind loads, and accommodate all thermal movements without damage.

TYPE 4; METAL CASSETTE PANEL CLADDING

Feature framing of staircase curtain walling, (incorporating soffit panels above entrances) & side walls of plantroom. Overall wall build-up to obtain maximum 'U' value of 0.3 W/m²C.

Primary support structure: Structural liner trays fixed to steel structure. Material: Galvanized steel to BS EN 10326, grade S220GD+Z with designation 275 coating.

Thermal Insulation: Rockwool Flexislab and Rockwool RW5 slab. Thickness to be determined by the Contractor to achieve the overall wall U-Value. Attached to the outer face of the liner trays or supported within the backing wall so as not to bulge, sag, delaminate or detach during installation or in situ during the life of the rainscreen cladding.

Breather membrane: Not required, unless specifically required by the manufacturer, in which case it shall be deemed to be included.

Rainscreen cladding system: Pressure equalized, polyester powder coated aluminium cassette panels, not less than 3mm thick, with fully welded corners. Secret fixing system to recessed joints. Fasteners: As recommended by the manufacturer.

Polyester powder coated aluminium coping units, cills and jamb flashings as indicated on the drawings. Secret fixing system. 19mm plywood (BS EN 314-2 class 3) to provide additional support to copes. Single layer EPDM sheet with taped joints to fully seal parapets beneath copes, and at jambs & cills. Note that the aluminium cope units are considered to be a decorative finish and not part of the weather envelope.

TYPE 5; PROFILED METAL SHEETING EXTERNAL WALLS TO PLANTROOM & LIFT/STAIR VOID CONCEALED WITHIN PLANT ENCLOSURE

Profiled metal sheeting fixed to structural liner trays filled with mineral fibre insulation. Overall wall build-up to obtain maximum 'U' value of 0.3 W/m²C.

Smoke clearance ventilators shall be provided in the external wall at the head of the stair void. Vents shall be side hung and provide a minimum of 1sqm free area and shall be power-open and power-closed, controlled from a fireman's switch located at the ground floor level. Vents shall have a manual override to permit opening to access the window cleaning rail.

TYPE 6; MASONRY CLADDING (Below Ground Level)

Cavity wall construction to office building below rendered external walls comprising, external leaf of dark coloured engineering brick to match Hillwood House, with coloured mortar pointing to match brick, 75mm cavity with stainless steel wall ties to be used throughout incorporating rigid insulation and dense blockwork inner leaf. Insulation below ground level shall be non-compressible type and fully fill the cavity. To incorporate dpc as indicated on drawings, fully bonded to underslab tanking membrane, which will be to the Structural Engineer's Specification.

GENERAL

All external roof copings to tops of curtain walling, cladding and the like shall be finished with aluminium panels with a metallic polyester powder coated finish. Joint locations shall be set to align with curtain walling mullions

EPDM membranes shall be provided at the junction of the curtain walling elements and all other surfaces. This membrane shall be glazed into the curtain walling system and shall be sealed to adjacent surfaces using 100mm wide butyl mastic tape. The purpose of this membrane is to limit air infiltration around the curtain walling elements.

2.03 WINDOWS AND EXTERNAL DOORS

CORE ENTRANCE DOORS

Glass doors to be integral to curtain wall system. Doors to have aluminium kick and head plates, complete with full weather stripping. Ironmongery: Stainless steel threshold strip, pivot hinges, hydraulic overhead door closer and electronic shear lock linked to electronic entry system and fire alarm system. Doors shall also have full height stainless steel D handles.

ROOF LEVEL PLANTROOM DOORS

Aluminium framed and faced insulated external doors with metal frames, polyester powder coated finish, colour to match adjacent cladding. Hydraulic overhead door closers. Lever handles & latches.

2.04 INTERNAL WALLS AND PARTITIONS

PARTITION WALLS

All walls to be to manufacturer's details to achieve required performance. Outer board to be ames taped, finished smooth and be finished with a minimum of 3 full coats matt emulsion paint. Wall lengths less than 600mm shall be skimmed. Ex 50x75mm treated softwood inserts encased in metal studs at door openings. Ceramic skirtings to tiled floor areas (as described with floor finishes); elsewhere redwood skirtings shall be provided, 70x15mm with eggshell paint finish. Moisture Resistant boards to shower & lavatory areas.

TYPE P1

Twin wall with 60min Fire Resistance; overall wall thickness 300mm. Acoustic performance RW 55dB min.

Two layers of 12.5mm wallboard to the outer faces of two 70mm I studs at 600mm centres.

Min. 50mm mineral wool in the cavity, Wall to accommodate steel cross bracing & services where required.

Partition height approx 3470mm from top of structural floor slab to underside of composite slab, sealed to maintain fire and acoustic integrity.

TYPE P2

Single stud wall with 60min Fire Resistance; overall wall thickness 120mm. Acoustic performance RW 55dB min.

Two layers of 12.5mm wallboard to each face of 70mm studs at 600mm centres. 12mm plywood with eggshell paint finish to partition faces within risers.

Min. 50mm rock fibre acoustic insulation to be incorporated between studs. Plywood dwangs between studs to be provided where required for wall mounted fixings in lavatory core spaces.

TYPE P3

Single stud wall with no fire resistance requirement; overall wall thickness 120mm. Two layers of 12.5mm wallboard to each face of 70mm studs at 300mm centres.

Min. 50mm rock fibre acoustic insulation to be incorporated between studs. Plywood dwangs between studs to be provided where required for wall mounted fixings in lavatory core spaces.

PLASTERBOARD WALL LININGS

All linings to be to manufacturer's details to achieve required performance. Vapour barriers to be incorporated in all external wall linings. Outer board to all linings be ames taped, finished smooth, with a minimum of 3 full coats matt emulsion paint. Wall lengths less than 600mm shall be skimmed. Redwood skirtings shall be provided, 70x15mm with eggshell paint finish. Plywood dwangs shall be provided to receive handrail fixings where required.

STEELWORK FIRE PROTECTION

Structural steelwork shall be fire protected to achieve 60 minutes fire resistance using a proprietary water based/solvent free fire protection .

2.05 INTERNAL DOORS

Doors shall generally be factory lacquered solid core walnut veneered internal quality door leaves. Door frames and architraves to be solid oak with factory lacquered finish. Doors to have concealed 8mm thick solid oak lippings on all edges. All doors to the stairs shall incorporate glazed vision panels and surface applied satin stainless steel push and kick plates. All doors to the lavatory core lobbies shall incorporate surface applied satin stainless steel push and kick plates only, but shall not have vision panels. Push and kick plates shall be satin stainless steel sheet screwed and glued to the doors. All stair doors shall have a 60 minute fire rating. Lavatory doors are not to be fire rated.

Doors shall be fitted with three hinges (1.5 pairs), one overhead hydraulic door closer and push plate on one side and 600mm pull handles on the other, non locking. Kick plates are specified above. All ironmongery shall be satin stainless steel.

The vertical risers shall be fitted with groups of hinged doors to allow full-width access to the services installations. These doors shall be painted and fitted with Stanley pivot hinges (No 327) to allow each door to open independently. Doors shall also be fitted with budget locks.

2.06 STAIRS AND BALUSTRADES

Main entrance stair in welded and painted mild steel folded plate construction with solid risers, suspended from the structure with steel brackets & tension rods, stainless steel pin joints. Painted metal balustrades to exposed stair and floor edges with stainless steel dome headed bolts/nuts. No openings greater than 100mm. Wall mounted handrail to solid walls with painted steel brackets. Handrails to be 50mm circular stainless steel.

2.07 WALL FINISHES

Single layer dry lining to the inside faces of the external walls, the stairwells, concrete lift shaft walls and to encase all of the internal columns. Dry linings shall be formed using one layer of 12.5mm thick wallboard on gyplyner framing system. Use vapour check wallboard on external walls and moisture resistant board within lavatories. The surfaces of the dry lining shall generally be ames taped and filled. The column encasures and the entrance area drylining shall be finished with a skim coat plaster. The lining shall be built between the top of the raised access floor to 100mm above the underside of the suspended ceiling above or full height in the case of the external walls and stairwells. Crack control joints shall be inserted at six metre intervals and at the junctions between partitions and dry lining.

Wall finishes within protected zones to provide Class O surface spread of flame performance (Low Risk).

2.08 LAVATORY CORE

Lavatory, shower & store cubicle walls and doors shall be laminate faced panels, "*Interplan Sylan*" or equivalent finished with oak veneer - to be full height from floor level to just below the suspended ceiling. Lavatory & shower cubicle doors shall be fitted with gravity hinges, cubicle locks with indicator/emergency release devices, coat hooks and door buffers.

Rear walls of lavatory cubicles shall be formed of coloured laminated faced panels from 100mm above the floor to suspended ceiling level. The top part of the rear walls is to be hinged and secured with twin carriage locks to provide access to the concealed wc cisterns & soil vent pipes. A recess is to be formed above the basin to accommodate the hand towel dispenser, with laminate cill & reveals.

Wash hand basin mirrors shall be fitted flush with the walls with hand towel dispensers behind. Dress mirrors in the disabled persons lavatories shall be 500 x 2050mm high fixed to plasterboard walls with adhesive. Full height mirrors shall be provided to the end wall in the lavatory corridors. All Mirrors to be plywood backed.

Shower cubicles shall have 150x150mm white ceramic tile finish to ceiling level.

2.09 FLOOR FINISHES

OPEN PLAN OFFICE AREAS

150mm high (overall) medium grade, without the use of stringers, full access raised flooring to all open plan office areas. Two coats of dust-proofing sealer to be applied to the concrete slab.

STAIRS

The steel stair treads and landings are to be finished with PVC backed loop pile tile carpeting: Desso, Libra Lines, A248-9021. Carpet tiles to be 500mm x 500mm, fixed with adhesive to the steel stairs. Stair treads to incorporate Gradus carpet nosings in aluminium with contrasting non-slip inserts mechanically fixed to the leading edge of each tread.

ENTRANCE, STAIR LANDING & LAVATORY CORES

Ceramic tiling on floating screed to concrete slab to take up the difference in floor levels to adjacent raised access floors core areas including cleaners stores and plantroom access ladder rooms.

Ceramic Tiles: Chromtech 1.0 Naturale Squadrato. Supplier: Ora Ceramics, Colour: Warm 5.0, ref 715627. Finish: Matt. Size: 600 x 300 mm. Thickness: 10mm. 'Point' finish anti-slip version of above tiles to shower room.

Incorporate skirting to all tiled areas: Battiscopa Naturale, Warm 5.0, 100 x 60mm, ref 716325. Provide stainless steel trims at the junction with other materials.

Washed oval pebbles min. 50mm wide to be provided at ground floor beneath lower stair flights, on geotextile terram on polystyrene insulation.

Pedimat Ultra, Platinum - CS102 entrance matting recessed into floor with anodised aluminium matwell frames. Setting out shall suit joints in ceramic tile flooring.

LIFT CAR

Lift car floor finish shall match the entrance area floor finish.

PLANT ROOM

Concrete floor slab to be finished with two coats of water based epoxy floor paint.

DUCT RISERS

Compartment floors in service risers to be filled using fire resistant batts with intumescent finish providing 60 minute fire stopping between floors. Where apertures in the duct risers exceed 75mm in width, holes to be filled using load bearing timber infill panels around services (in addition to the fire resistant batts with intumescent finish).

2.10 CEILING FINISHES

Office ceilings shall be suspended ceiling system with 600mm x 600mm mineral fibre tegular edged tiles. Suspension grid to have a narrow flange and be recessed from surface of ceiling to express tegular edge of ceiling tiles. Perimeter trims to be provided. Blind boxes shall be formed at the perimeter of the suspended ceiling adjacent to the glazed areas. Cavity barriers to the ceiling void at not more than 20m centres.

The Entrance, lift land & stair areas shall have plasterboard painted ceilings, to be constructed using one layer of Gyproc Gyptone "Quattro 47" tapered edge plasterboard in the middle of the room with a plain plasterboard margin of Gyproc wallboard to the perimeter of the room, with ames taped and filled joints on MF suspension system.

A painted tubular steel rail shall be provided above the staircase, suspended below ceiling level from the structural frame, to facilitate the use of ropes to clean the inside face of the glazing.

The lavatory core areas to have plasterboard painted ceilings, to be constructed using one layer of 12.5mm moisture resistant plasterboard with ames taped and filled joints on MF suspension system. 600x600mm powder coated metal access units where required for services.

2.11 DECORATION

OPEN PLAN OFFICE AREAS AND STAIRWELLS

Three coats of matt emulsion paint to plasterboard lined walls & ceilings in open plan office areas and stairwells. Eggshell oil paint to skirtings. Eggshell oil paint to undersides of steel stairs, stair stringers, balustrades (where applicable).

LAVATORIES, SHOWER ROOMS & STORES

Three coats of silk emulsion paint to plasterboard lined walls & ceilings in lavatory core areas.

RISERS

Three coats of silk emulsion paint to plywood lined walls to service risers within office areas. Three coats of matt emulsion paint to riser doors.

2.12 FITTINGS AND FURNISHINGS

METALWORK LADDERS TO ROOF

Galvanized steel fixed ladder from second floor to plantroom, with metal hoops from 2500mm above floor level to ceiling. 1100mm high galvanized steel guarding in plantroom around exposed edges & wall mounted grip rails.

METALWORKSTEPS & PLATFORMS WITHIN PLANT ENCLOSURES

Galvanized steel steps and platforms within plant enclosure to facilitate inspection of upper roof areas and maintenance of rainwater gutters.

SIGNAGE

Statutory signage system included throughout.

2.13

SANITARY APPLIANCES

WC PAN AND CISTERN

Bracket mounted cantilevered WC pan, white plastic seat with cover and concealed cistern.

WASH BASIN

Wall mounted basin mounted on laminate panels: Ideal Standard 'White' ref. E0013, 450mm white wall mounted washbasin, no tapholes, no chainstay hole. Outlet adaptor E0091. Wall fixing accessories E0062

Taps: Ideal Standard ref. S7423 "Contour" 2 single control wash basin mixer, quarter turn ceramic disc operation, 230mm projection spout with alternative aerator or flow straightener outlet (fixed for aerator flow of water), flexible inlet tails with integral combined filter and regulating valves, chrome plated. Chrome trap and pipework.

PAPER TOWEL DISPENSOR

Behind mirror stainless steel dispenser to Lavatory cubicles - FC Frost 09.1107

Wall mounted stainless steel dispenser to Disabled WC cubicles - FC Frost 09.3103

LAVATORY ROLL HOLDERS AND SOAP DISPENSERS

One stainless steel lavatory roll holder in each of the lavatory cubicles - FC Frost 11.3690. Position to be agreed with the CA/Architect.

DISABLED PERSONS WC PAN AND CISTERN, & BASIN

Ideal Standard Doc M Wall mounted pack: S6956.

HANDRAILS AND SUPPORT BARS:

Full complement of stainless steel handrails, hinged support bars and backrests for the disabled persons' lavatories.

SHOWER CUBICLE

Tray: Ideal Standard L5331 "Simplicity" 800mm x 800mm, white, resin stone tray. Top access shower waste with 70mm diameter flange.

Door: Ideal Standard "Chiara" Ref. L8620 800mm pivot door with plain clear glass. Confirm arrangement of mounting panel with Architect prior to placing order.

Shower fittings: built-in concentric thermostatic shower mixer valve only, chrome plated, short projection shower head for concealed supply.

SHOWER ROOM BENCH

Wall mounted bench with painted steel brackets and beech slats.

CLEANERS SINK

Type: Ideal Standard ref S5910 "Angus" wall mounted sink, 440mm with 250mm high back, 1.5in integral strainer waste, stainless steel bucket grating.

Taps: One pair of Ideal Standard ref S7205 (6610400) Nimbus 0.5in inclined bib taps with Armitage Shanks ref S8331 (81460PR) 0.5in wall mounts for exposed plumbing.

Trap: Armitage Shanks S8905 (70198Q4) 1.5in bottle trap with 75mm seal.

2.14

MINOR BUILDING WORKS

FIRESTOPPING

Openings in compartment floors in service risers shall be filled using fire resistant mineral wool batts with intumescent coated finish. To provide 60-minutes fire resistance from below.

Voids in the external wall construction shall be separated with continuous horizontal barriers at floor level & vertical barriers at locations not more than 20m. Barriers to be fire resistant mineral wool batts with intumescent coated finish, to provide 60-minutes fire resistance from below. Horizontal barriers shall be provided at

Services fitted through penetrations in compartment walls and floors and through cavity barriers shall be fitted with fire collars or fire dampers as appropriate - refer to Mechanical Engineers specification

3.00 ACCESS & MAINTENANCE STRATEGY

3.01 WINDOW CLEANING

All external glazing shall be accessible for with water fed pole cleaning systems from external ground levels.

A structural steel rail shall be provided at the upper ceiling above the staircases to enable access to the internal face of the stair curtain walling for cleaning.

3.02 ROOF ACCESS

The roof finishes shall be low maintenance requiring minimal periodic inspection. The guarded roof inspection areas behind the roof level plantroom enclosures shall allow visual inspection of the roof without exposure to roof edges. Rainwater outlets to the main roof area shall be located inboard of the front edge of the roof, accessible by mobile elevated working platform from the car park area. A man-safe system is not to be provided.

The upper plantroom roof areas shall have rainwater gutters and downpipes accessible from within the external plant enclosure.

3.03 BIRD HAZARD INSPECTIONS

The guarded roof inspection areas behind the roof level plantroom enclosures shall allow visual inspection of all main roof areas. Positions for temporary ladders shall be provided within the external plantroom enclosure to allow for visual inspection of upper roof areas.

4.00 DESIGNING FOR PEOPLE WITH DISABILITIES

4.01 ACCESS STRATEGY

This Access Statement is restricted to design matters and does not cover operational, management or staff training issues, which are all matters for the future building users to address.

This document has been prepared in-house by Michael Laird Architects and is the architects' assessment of how inclusive design principles have been incorporated into the development. This document has not been prepared by a registered Access Audit Consultant.

4.02 DESIGN PRINCIPLES

The building is designed for conventional office use and it is assumed that any disabled persons accessing the buildings will be doing so in the course of their everyday employment.

Design Standards adopted are listed below.

4.03 Fire Escape: Section 2.9

General means of escape will be designed in accordance with Section 2.9 of the Technical Handbook for Non-Domestic Buildings, May 2007 version (abbreviated to TH for the remainder of this report).

4.04 Fire Escape: TH Clause 2.9.25

Temporary waiting spaces 1.2m x 0.7m with emergency call points linked to the main reception will be provided at each upper level within all escape stairs.

Management of escape of disabled persons is a matter for the building user to address as part of their fire management plan.

- 4.05 Design of Accessible Sanitary Facilities: TH Clause 3.12.8
- An accessible wc shall be provided within the toilet core at each floor level. The dimensions and layout of the accessible cubicles shall be as shown in TH Clause 3.12.8 and the interior of the accessible cubicles will include a certain degree of contrast in colour and/or tone between the fixtures and wall/floor finishes as recommended in clause 12.5.14 of BS 8300.
- Accessible sanitary facilities are located so that the travel distance will be less than 45m, which is in accordance with the requirements of TH Clause 3.12.7.
- There is no client instruction to provide accessible showers, only conventional showers. There is no requirement in the Technical Handbook to provide accessible showers in office buildings so accessible showers suitable for disabled persons have not been provided.
- 4.06 Heights of switch points and controls: BS 8300
- Heights of switch points and controls will be in accordance with clause 10.5.2 of BS 8300-2005.
- 4.07 Access to buildings - car parking: TH Clause 4.1.1
- Accessible car parking spaces will be provided in the common car park at 1 space per 20 and sized in accordance with the requirements of TH Clause 4.1.1. A 1.2m clear zone to one side and each end of each accessible car space will be provided.
- 4.08 Approach to buildings: TH Clause 4.1.2
- Pedestrian approach to the buildings will be in accordance with the requirements of TH Clause 4.1.2. The routes over the courtyard will be largely level except for falls for drainage. The main approaches will be surfaced in hard paving material which is a suitable trafficking surface suitable for most disabilities.
- Generally free-standing bollards in the landscape will be avoided however the design is yet to be fully developed.
- 4.09 Access to buildings: TH Clause 4.1.6
- The length of the access route from a road, or from any car parking space provided for disabled people, to the principal entrance of a building shall not exceed 45m. Both entrances comply with this principle.
- The access route will be a minimum unobstructed width of least 1.2m
- 4.10 Principal Entrance: TH Clause 4.1.7
- The design of the principal entrance to each building will be in accordance with the requirements of TH Clause 4.1.7 and features an accessible threshold design and a hinged, glazed door which provides a clear opening width of at least 800mm with an unobstructed space on the side next to the leading edge of at least 300mm.
- External swing doors will be specified as power operated or assisted low energy doors.
- 4.11 Access Between Storeys: TH Clause 4.2.1.
- Passenger lifts complying with the requirements of TH Clause 4.2.2 serve all storeys.
- The stairs are designed as ambulant disabled accessible to comply with requirements of Technical Handbook and not to BS 8300.
- Stair nosings shall have a contrasting colour or tone.
- 4.12 Accessibility within storeys: TH Clause 4.2.1
- Access within storeys will be either level or ramped and corridors and passageways are at least 1.2m wide.

4.13 Internal doors: TH Clause 4.2.5

Internal doors accessible to disabled people have been designed in accordance with the requirements of TH Clause 4.2.5, that is;

Contain a leaf which provides a clear opening width of at least 850mm and an unobstructed space on the side next to the leading edge of at least 300mm.

Where the door is across a corridor or passageway, have a clear glazed panel or panels giving a zone of visibility from a height of no more than 900mm to at least 1.5 metres above finished floor level.

Swing doors are not specified as power operated or low energy doors so closing devices will be specified to conform with the requirements of BS EN 1154 which requires that the closing force at the leading edge of a door should not exceed 20 N.

Lever handles specified to assist those persons with hand grip problems.

Doors will have a degree of visual contrast with the surrounding painted walls.

4.14 Aids to Communication: TH Clause 4.7.1

TH clause 4.7.1 does not require aids for people with a hearing impairment to be provided in non-public access office buildings and there are no client instructions to install induction loops so they have not been included in the design.

4.15 Collision with Glazing: TH Clause 4.8.2

Glazing in areas where collision is likely to occur will be designed to resist human impact as set out in BS 6262 Part 4: 1994 and glazing positioned where accidental collision with it is likely, shall be made apparent by manifestation markings as recommended in TH Clause 4.8.2.

4.16 Wayfinding - Design of signage

The only signage to be provided under the contract are emergency, fire safety and toilet signs and these will be designed in accordance with the appropriate BS.

Company and departmental signage are a client/tenant matter.

4.17 Lighting - Design of lighting in offices and common areas.

Designed by the Building Services engineers to normal speculative office standards. For design standards adopted please refer to the submission by the Building Services engineers which will be contained in the project Health & Safety File / Building Manual.

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