

STRUCTURE

Building

Both buildings have solid brickwork structure to the external elevations and to the party walls. The internal walls that support the floors and roof, are predominantly of masonry construction in No. 73 and timber construction in No. 75.

New openings in the party wall will be formed at all floor levels with new steels on pad stones.

The proposed new lift shaft will be constructed out of concrete blockwork that will form a loadbearing structure to support the weight of the lift cart and associated equipment.

New rear extensions will be built at 1st floor level off the ground floor rear additions and will extend across the full width of both buildings. This will include the installation of new floor supports, external walls, roof structure and coverings. The structural alterations include forming new openings into the existing floors/ceilings at 1st floor to link the new space.

Roof

All existing pitched roofs will be stripped and insulated to current standards and then re-slatted with original slates plus additional new to match where required.

- New insulated hard core rolled lead roofs and box gutters to BS-EN 12588
- New green roofs to the rear 3 storey buildings
- New, flush, double glazed roof lights will be provided within the areas of green roof.

External Walls

Full external decorations, masonry repairs, cleaning etc is to be undertaken to the envelope to restore the building repairs to defective rainwater goods, balconies and flashings.

Stairs and Core

The original features and finishes will be retained and restored where possible or new similar ones will be laid to match and compliment.

Internal Walls

New partitions will be constructed with a mixture of metal stud plasterboard partitions and solid plaster finishes.

Ceilings

Existing ceilings to be retained and refurbished.

New ceilings to be British Gypsum Caseline MF ceilings with two layers of fireline board to give minimum one-hour fire protection to all offices and Isover acoustic insulation over. Metal clip ceilings may be incorporated in certain core areas to give access to above ceiling plant.

SERVICES

Passenger Lift

1 x 8 person/630kg dual entry passenger lift with internal dimensions of 1100mm side x 1400mm deep. Entrances with fully automatic horizontally sliding type with clear width of 900mm and side opening configuration. The lift will serve all floors providing access to people with disabilities to both buildings and will have a rates speed of 1.00 m/s.

Entrance: brushed stainless steel doors.

Car: Finishes to the lift are to be mixture of back painted glass, mirrors and satin stainless-steel control panels and rails. The Floor will be stone, ceramic or hardwood to match the existing building.

The lift will comply with BS EN 81-20/50, 28, 58, 70 and 73.

Disabled Access

Entrance step lift to be installed at the main entrance at No. 75 to provide step free access.

Electrical Services

New mains services shall be provided to the building entering at No.73 at basement level via the front vaults. A private sub-station and transformer will be provided served via a UKPN high voltage electricity supply.

A 400kVA (600A) TPN Service is proposed terminating at basement level.

Lighting

Low energy LED lighting with presence detection and solar control will be installed throughout the building except the plant space.

Emergency lighting provided throughout in accordance with Building Regulation requirements BS5266.

Telecoms

Category 6 voice/data cabling and wall mounted outlets shall be provided throughout the building, cabling distributed via floor and ceiling voids.

Mechanical Services

A new 3 Pipe VRV heating and cooling system to all rear rooms

utilising roof mounted condensers and internal wall mounted 'fan coil' units. The front principle rooms will have natural ventilation via openable windows and vents. Elsewhere a system of mechanical ventilation ductwork is proposed.

Water

A 25mm mains cold water service is to be provided, terminating at basement level within the proposed plantroom.

Hot water to be provided via centralised hot water storage at lower ground level serving the WCs, medical sinks, showers, kitchenette and any future tea points.

Capped Services

Capped off services (water, drainage and electricity) will be provided within each of the consulting rooms for the provision of medical sinks.

Security

CCTV surveillance provided at the main entrance and front lightwell.

Audio access control panel provided at the main entrance doors, ground floor with receiving handset at reception and facility to extend to additional locations within the building.

Fire detection and alarm system provided throughout to BS5839, L1 category of detection.

WCs

New WC facilities including DDA compliant toilets are to be provided throughout the building. There will be a total of 13 WCs including 3 accessible

WCs.
Disabled accessible unisex toilets are provided on lower ground, first and second floors. Standard unisex toilets are provided as follows, one on lower ground, two on ground, two on first, one on second, three on third and one on fourth floors.

Staff Facilities
Dedicated staff kitchenette and break out area provided on first floor mezzanine.

Cycle storage
12 secure cycle spaces provided at lower ground level within a front vault.

ENVELOPE

Front Vaults
The front pavement vaults to No. 73 are to be altered to accommodate a new private sub-station. The North pavement vault to No.75 houses a UKPN sub-station.

Bike storage, bin storage and incoming services are to be located within the South pavement vaults in No. 75.

Plant
The main mechanical services plant will be located at lower ground level and comprise electricity distribution equipment, cold water storage tank and booster pumps.

At fourth floor roof level, external condensers for VRV heating/cooling 'air source' heat pump will be located to the rear of No.

75. Additional external plant space will be positioned above the 4th floor main roof of No. 73.

FINISHES

Reception
Original floor finishes to the entrance hall reception and stair will be restored where possible, with new robust finishes in keeping with the style such as stone, tiles or hardwood. A new reception desk will be installed, which again will be in keeping with the building.

Stairs
Hartley and Tissier carpet runner, Herringbone Collection, colour, light grey

Walls
Ground floor be painted with colourDelux heritage emulsion to match Farrow and Ball Lamp Room Gray No. 88 with Delux satinwood skirtings.

Doors
Original doors will be retained and restored. New doors will be designed to either generally match the existing or be solid core hardwood veneered with matching solid edging and lippings. All frames and architraves will be solid hardwood to match. All doors will be fire rated as required with satin stainless-steel overhead closers. stainless steel, including lever handles, pull handles, push plates, kick plates and locks.

Windows
All existing timber windows are to be refurbished and upgraded and fitted with new brush seals to thermally upgrade.

New windows are a mixture of hardwood painted to match the existing and new PPC aluminium with glazed corners to the new dormers at the rear.

Ironmongery
Existing original ironmongery will be retained and restored where applicable. New ironmongery will be satin stainless steel generally, including lever handles, pull handles, push plates, kick plates and locks and all with suited keys.

Floors
All existing timber floors will have the existing timber boarding carefully removed to allow the floor to be levelled with timber firrings, as far as possible and have acoustic quilt fitted between the joists. The existing floor boarding will be re-laid and overlaid with a new ply T and G deck, made ready to receive floor finishes.

WCs

- Floor finishes, high quality ceramic tile
- Sanitaryware, high quality by Duravit or similar
- Full height hardwood veneered IPS panel system behind all WCs
- Wall mounted hand dryers

Accessible WCs as above with stainless steel grab rails all to fully comply with document M.

Front Vaults
Waterproof Sika render applied to vaults prior to painting.

Sustainability
The building is designed to achieve a BREEAM rating of Very Good.

EPC Rating
To be confirmed upon completion of the works.