

## HXRUK (KP DEV) LIMITED – BLOCK A, CENTRAL PARK, RUGBY

### Building Elements

Structure: Steel frame construction designed to span the entire width of the building. The office ground floor slab shall be designed to take an imposed load of 6kN/m<sup>2</sup>. The upper floors are constructed of hollow cast in-situ flooring to take a 5kN/m<sup>2</sup> load.

Roof: Curved roofs in composite steel construction formed to give a continuous radius. Rainwater goods discharge into square section gutters, external metal colour coated down pipes.

External walls: Facing brickwork in a combination of multi red and buff facing brick with contrasting soldier courses. The walls are insulated to meet Building Regulations.

Windows & Doors: High performance double glazed aluminum powder coated doors and windows.

Canopy: A cantilevered canopy is provided complete with clear perspex roof

Internal Walls: All internal walls are of blockwork construction keyed for plaster finish.

### Finishes

Doors: Solid core, self finished American Light oak veneered doors are provided, ironmongery is good quality satin anodised aluminum. Frames linings and architraves are hardwood to suit.

Walls: Office and Reception areas are plaster finish, painted with a mist and coats of vinyl matt emulsion. Full height wall tiling is provided to toilet areas.

Floor: Office areas receive a raised access flooring system with a heavy duty anti static carpet tile. Reception and toilet areas are provided with ceramic floor tiling. Skirtings to office areas are painted softwood.

Ceiling: Ceiling finishes is a 600 x 600mm tegular edge, self finish mineral ceiling tile and a 25/50mm shadow edge trim.

Sanitaryware: White vitreous china is used throughout. The WC's are close coupled with matching white seats and covers. Taps are good quality, metal

bodied chromium plated, monoblock mixer units with lever operation. Wash hand basins are wall mounted throughout. Disabled WC suites comply with Part M of the Building Regulations.

Fittings: Toilet cubicles to be Bushboard System One with matching vanity units. IPS paneling and toilet doors to be laminate beech. All toilets are fitted with 600 x 400 mirrors above WHB's.

Incoming Utilities: The units are provided as follows:-

Block A (all Units) – 32mm MDPE metered water supply, 45kW metered gas supply and 50kVA metered electricity supply to each unit.

Heating and Plumbing: Heating and hot water is provided by individual gas fired boilers with a wet feed radiator system incorporating thermostatic control valves. Mechanical ventilation is provided to the toilet areas and main offices areas (where required to comply with Building Regulations).

Lighting Installations: Lighting to the toilet, ancillary lobbies and staircase areas is 300 lux provided by either recessed fluorescent luminaires or good quality surface mounted bulkheads. Lighting to the office areas is 500 lux (1m above FFL) provided by 600 x 600 recessed modular, fluorescent luminaires. A system of emergency lighting is provided to meet BS5266 and Building Control.

Protective Installations: A fire alarm system is provided to meet the requirements of British Standards and Building Control.

### External Works

Main access roads from Road D2 and car parking bays are of tarmac construction, the circulation areas from to the front of the offices are of brindle pavior construction. Unit specific individual numbered car parking spaces are provided. Footpaths to the front of the units are block pavements, to the rear footpaths are pre cast concrete paving slabs. Soft landscaping comprises grass, ornamental shrubs and trees.

Refuse areas are constructed of timber enclosures with hit and miss stained timber to a chevron pattern with matching timber double lockable gates.