



**PRODUCT SPECIFICATION
JULY 2023 – TENDER STAGE**

*10 The Grange
London SE1 3AG*

COMMUNAL AREAS - LOBBY

SERVICE DOORS

White doors.
FB1 lock is acceptable.



LIGHTING

Communal lighting should operate on a PIR sensor.
Wall lights to entrance lobby.
Separate discreet emergency lighting fitting in ceiling

<https://www.industville.co.uk/products/bulkhead-outdoor-bathroom-oval-light-6-inch-black>
Specification amended

MATWELL

Recessed if possible, entrance matting, black or charcoal grey, subject to approval. Brushed stainless steel tile trim



CEILING & WALLS

Ceiling – to be painted white as standard.
Lobbies:
Brick walls – to remain as they are

FLOORING

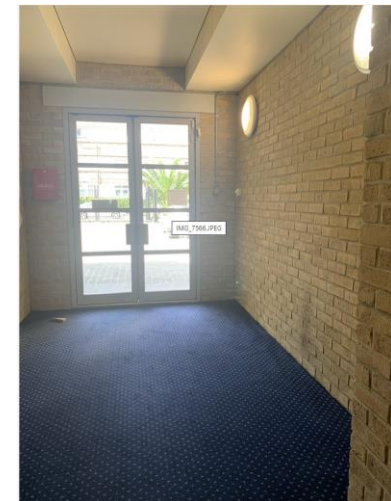
Tile: extent to include to ground floor lobby and into the lift for Core B.

Cores A & C, tiled floor to ground floor entrance lobby only (see next page)

Range: Verini Encaustic Effect Wall and Floor Tiles - 200 x 200mm.
Colour: VER-MULT

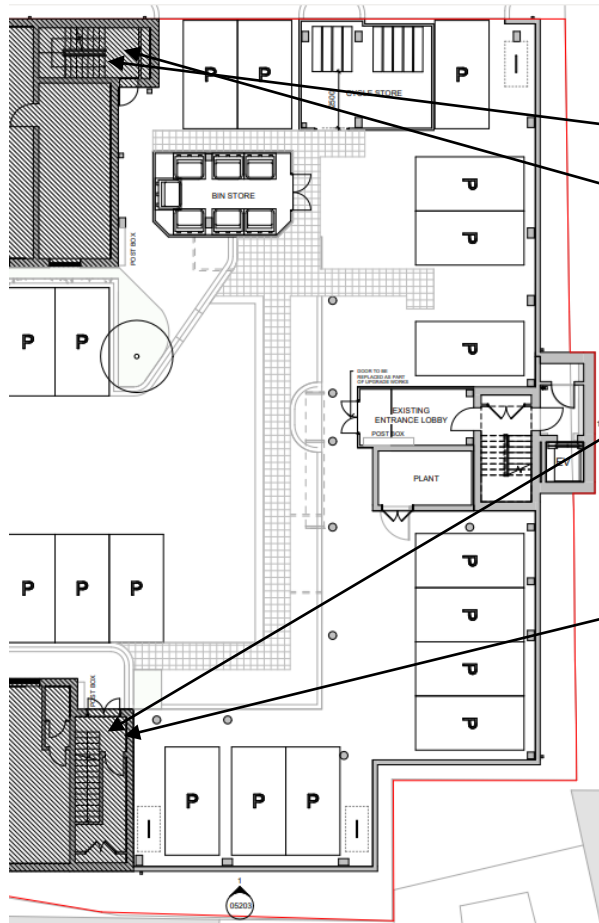


EXISTING GROUND FLOOR LOBBY



COMMUNAL AREAS – LOBBY

cont.



FLOORING

Cores A & C, tiled floor to ground floor entrance lobby only (see next page), not beyond the door

Range: Verini Encaustic Effect Wall and Floor Tiles - 200 x 200mm.
Colour: VER-MULT
Or similar approved and suitable for entrance lobbies

FEATURE WALL

Cores A & C, feature wall to be created using yellow brick slips to match the existing yellow bricks.

Core A – the short wall to the right as you enter

Core C – the short wall to the left as you enter, up to the door.

ENTRANCE DOORS

Double doors to cores B & C to be replaced and single door to core A to be replaced.

Please refer to architect's proposals.

LIGHTING



1 x light in cores A and C.

Plus 2 x lights located externally leading up to core A.

<https://www.industville.co.uk/products/bulkhead-outdoor-bathroom-oval-light-6-inch-black>

Specification amended

COMMUNAL AREAS - STAIRS

LIGHTING

Communal lighting should operate on a PIR sensor.

Wall lights by entrance lobby. Separate discreet emergency lighting fitting in ceiling

Confirmed that existing light fittings will be retained



FLOORING

Carpet to corridors leading to flats (in line with Part E requirements)

Range: Amtico or similar;

CEILING & WALLS

Ceiling – to be painted white as standard.

Corridors

- paint walls the soft grey RAL 7047, and leave the skirting white
- or paint the walls RAL 7047 and the skirting and door frames RAL 7021, a darker colour for contract
- Or paint the lower half the grey and the higher area white to blend in with the ceiling

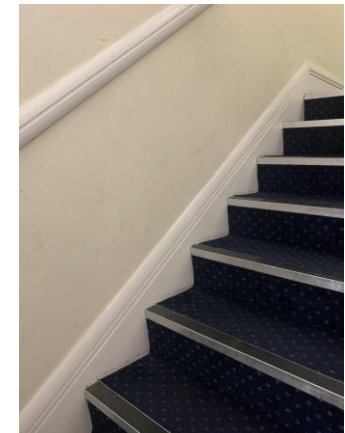
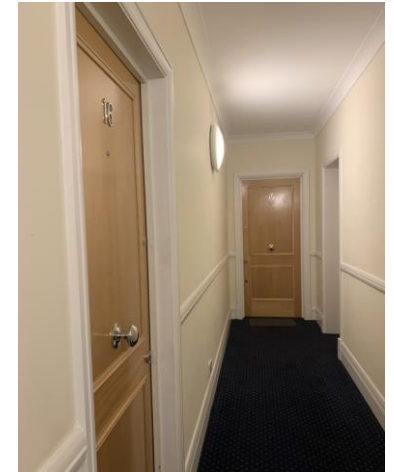
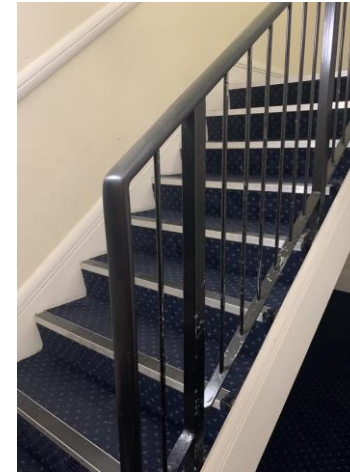
Balustrade should be repainted – perhaps gunmetal grey, OR black

Door furniture refresh

- Change numerals and door knobs
- Replace numerals with similar options to minimise door damage but with a black finish



EXISTING STAIRCASE & CORRIDORS



COMMUNAL AREAS - POST

POSTBOXES

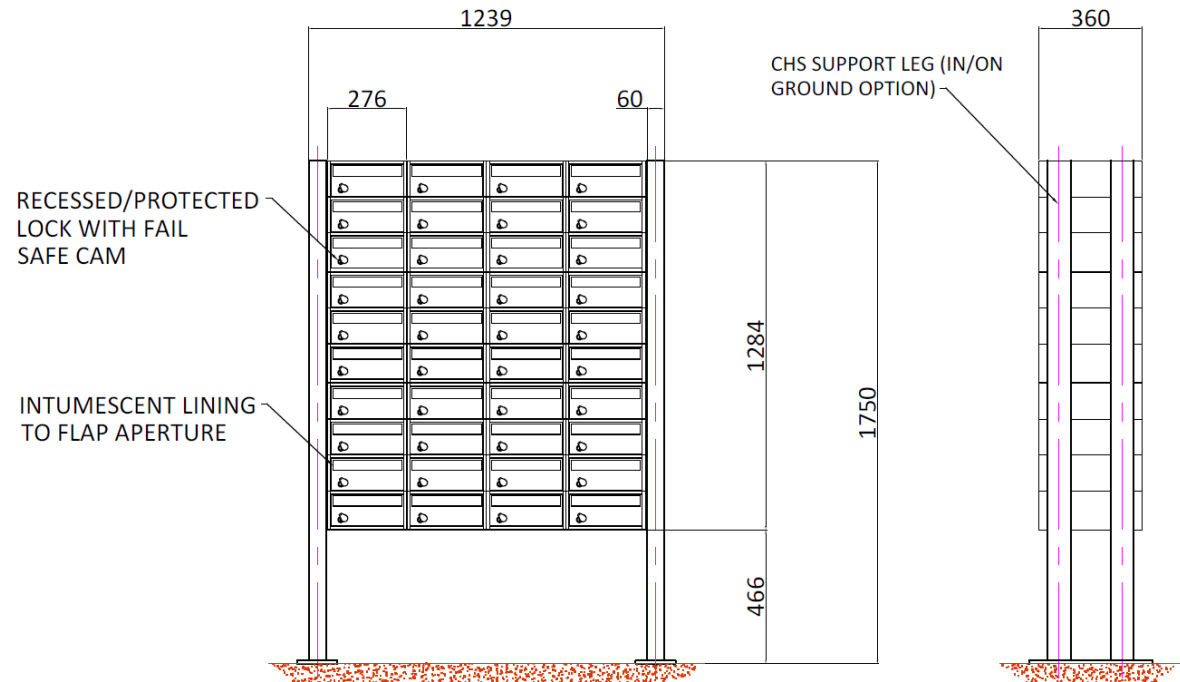
The initial request was for an internal postbox location therefore the main entrance in the central block will be used as the post location.

The proposal therefore is that all units can have their post delivered to individual letterboxes wall mounted in the lobby. As this is a fire escape route these will need to be fire rated.

These would be horizontal A4 size and would take all standard post.

For parcels, we could look at parcel drop off boxes which would allow secure drop off without requiring residents to be at home or provide access. We have had an "intelligent" parcel solution proposal which we will issue under separate cover for your consideration.

40 MAILBOX BANK, 10 HIGH X 4 WIDE



COMMUNAL AREAS - LANDSCAPING

PLANTING OPTIONS

There are limited options for planting within the courtyard therefore we are proposing using planters with built in trellis panels incorporated.

This would allow the opportunity of incorporating some greenery through the design and utilising the wall space that is available.

We recommend adding planters around the main entrance and to various locations – allow for 10 planters. This may be superseded by L.Arch recommendations.

