

Welsh Baptist Chapel

Internal Specification

1 Introduction

Empiric are characterised by the high quality of their design, the superior services they provide, their great accommodation locations within cities, and the way they are securely managed. Many developments include the leading housing amenities in their cities, with for example private cinema rooms, gyms, reading and workrooms, games rooms, common rooms, private laundry's, all on-site.

These design guidelines seek to clarify to third-party developers the benchmark quality standard and means of design compliance with the branding and financial development model.



2 Common Areas

2.1 Reception

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

1500 x 400 Armstrong Ultima Plank suspended ceiling (SL2)- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm with Forbo
'Coral Logo' entrance matting

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

SW timber planks painted with Farrow & Ball Plummet (trade equivalent) to one wall
Feature wallpaper to one wall by Mr Perswall 'Tin Tiles'.

Lighting

Recessed LED lighting
Pendant lighting: DAR Osaka 230mm diameter (3No. at reception desk and 1No. per table)
Wall lighting: 3No. Astro Eclipse Round wall light 250mm diameter

Power & Data

6No. twin switched sockets
2No. RJ45 data points
2No. single switched sockets for ESP supplied wall mounted Sonos Speakers

Specialist M&E

CCTV to entrance door
Addressable fire alarm panel to automatically signal the fire station via and 'auto dial' unit and central monitoring station via a RED CARE line
Door entry system
Reception door release system to all access controlled entrance doors & any external gate access

Fixtures and fittings

1No. mail box per unit – MailboxesGB 1300f: 370x270x110mm:
Anodised Aluminium / Silver
Reception Desk: Corien pearl grey worktop with zinc clad front
Gopak lockable felt notice board- 1800mm x 1200mm- Grey felt
4No. Texas Lounge Armchairs for a 100 bedroom development + 2No. for every additional 100 bedspaces
2No. Bullet Table Base with zinc wrapped table top for a 100 bedroom development + 1No. for every additional 100 bed spaces.

2.2 OFFICE

Wall finish
Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector) – White

Floor finish
Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting
To match walls: 15 x 75 MDF pencil round

Feature elements
1050mm high internal window to reception plus solid panel door to rear of reception desk

Lighting
Recessed LED lighting

Power & Data
6No. twin switched sockets
4No. phone points
5No. twin RJ45 data points
1No. twin switched socket & 1No. twin RJ45 socket per 50 bedspaces
over a 100 bedroom development

Specialist M&E
CCTV controls and monitors
Door entry system
Reception door release system to all access controlled entrance doors & gates

Fixtures and fittings
Perimeter wall fitted MFC gloss white desks and shelves to suit room dimensions and for approval by ESP
4 draw foolscap filing cabinet – flush front traffic white
Safe bolted to floor (£4000 cash value)
Key cabinet
Window blinds: Armour Single Roller Blind- Privacy
3No. Lotus Desk Chairs
Kitchen:
- Base & wall units: White 18mm high density melamine faced chipboard with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Integrated Combi Microwave
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin

White and Brown Goods as per Oakwood Specification

2.3 CINEMA

Wall finish
Painted plasterboard- Black

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector)- White

Floor finish
Forbo Flotex Vision Knit (No.000536)

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting
To match walls: 15 x 75 MDF pencil round

Feature elements
3No. 3mm Foamex printed wall graphics (images provided by ESP) 2.4m H x 3.0m W

Lighting
Recessed LED lighting

Power & Data
7No. twin switched sockets
1No. switched fused connection unit
4No. twin RJ45 data points

Specialist M&E
CCTV
Door entry system
All by MCC Audio:
- Surround sound receiver: Anthem MRX 510
- Blu-ray player: Sony to MCC Audio specification
- Projector: Epson EH-TW7200
- Speakers: Millenia 7.1 surround sound- Black
- Subwoofer: Millenia 7.1 surround sound
- Projector screen: Projecta 2.5m Fixed Frame Matte White
- 7" touch screen controller: Control4 7" Touch Screen
- Processor: Control4 HC-250
- Rack: MCC Audio
- Cabling: MCC Audio- Black

Fixtures and fittings
Window blinds: Armour Single Roller Blinds- Blackout
6No. Ambient Lounge twin couch bean bag sofas (luscious grey + wildberry delux)
3No. Ambient Lounge butterfly sofas (luscious grey + wildberry delux)





2.4 LAUNDRY

Wall finish
Painted plasterboard- White

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector)- White

Floor finish
Forbo Safestep Aqua- Smoke 180152

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Feature elements
Chalk board paint on longest wall
Bespoke bench and counter top by Oakwood
1No. 3mm Foamex printed wall graphics (images provided by ESP)
2.4m H x longest wall length

Lighting
Recessed LED lighting

Power & Data
To suit Circuit Managed Laundry Systems requirements plus
1No. twin switched sockets
1No. twin RJ45 data points

Specialist M&E
CCTV
Door entry system
1No. washer per 75 students and 1 no. dryer for 65 students by Circuit Managed Laundry Systems

2.5 DISABLED WC

Wall finish
Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector)- White

Floor finish
Forbo Safestep Aqua- Smoke 180152

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Lighting
Recessed LED lighting

Specialist M&E
Integrated panic alarm system with external beacon and audible alarm

Fixtures and fittings
Ideal Standard Doc M Contour 21 pack (AA)
Wall mounted mirror 700Wx1200H
uPVC hygienic wall cladding splashback above WHB
Hand Dryer

2.6 Gym

Wall finish
Painted plasterboard - White

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector) - White

Floor finish
Forbo Flotex Vision Large Full Stop (no. 000542)

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting
To match walls: 15 x 75 MDF pencil round

Feature elements
1No. 3mm Foamex printed wall graphics (images provided by ESP)
2.4m H x longest wall length
1No. 2.4m H mirror x longest wall length

Lighting
Recessed LED lighting

Power & Data
6No. twin switched sockets
1No. twin RJ45 data points
4No. single switched sockets for ESP supplied wall mounted Sonos
Speakers

Specialist M&E
CCTV
Door entry system
1No. TV socket
42 inch Sharp LD145K LED HD TV or equivalent

Fixtures and fittings
2No. high level wall mounted fans
Approx. 1 piece of equipment per 20 bedspaces with a 60/40 split on
cardio to strength
Water cooler plumbed to potable water supply
Window blinds: Armour Single Roller Blinds - Privacy
RT700 Impulse commercial treadmill
RE700 Impulse elliptical trainer
RR700 Impulse recumbent bike
RU700 Impulse upright bike
IT9330 Impulse 200*2 Dual adjustable pulley
IT7011 Impulse multi adjustable bench
Concept2 Model D Indoor Rower
JLSMH Sports Mat hanger with 19mm mats



2.7 Common Room

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

600 x 600 Armstrong Ultima tile suspended ceiling (Vector)- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm
Forbo 'Flotex Vision' colour ref knit inset (No.000536)

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

Feature wallpaper to one wall by Mr Perswall ref 'Daily News'
SW timber planks painted with Farrow & Ball Plummet (trade equivalent) to one wall

Lighting

Recessed LED lighting
Pendant lighting: DAR Osaka 230mm diameter (1No. per 5m²)

Power & Data

6No. twin switched sockets
1No. TV socket
1No. twin RJ45 data points
4No. single switched sockets for ESP supplied wall mounted Sonos Speakers

Specialist M&E

Door entry system
1No. vending machine per 100 bedspaces
50 inch Sharp LD145K LED HD TV or equivalent

Fixtures and fittings

Fixed seating based on a project specific basis by The Contract Chair Company
Inox Table Base with zinc wrapped table top- to suit seating layout
2m long wall mounted workshelf per 100 bedpaces
3No. Strike bar stools per 100 bedspaces
2No. Texan Lounge armchairs per 100 bedspaces
4No. Impulse two seater sofas per 100 bedspaces
Window blinds: Armour Single Roller Blinds- Privacy



3.0 ACCOMMODATION

3.1 STUDIO

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

Painted Plasterboard- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

1No. 3mm Foamex printed wall graphics (images provided by ESP) 2.4m H x 1.2m W

Lighting

6No. switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting
Bedside lamp- Astro Fosso Switched in Brushed Nickel 0756
Switched pendant lamp- Ikea Foto Pendant in Aluminium (25mm) with Ikea LEDARE LED bulb E27 400 lumen

Power & Data

6No. twin switched sockets
2No. twin RJ45 data points
5No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E

Benchmark pod bathroom (Oak or Pennine type to suit floor plan)
1No. TV outlet
TV
Door intercom

Fixtures and Fittings

1No. Ambient lounge twin couch bean bag sofa- Ecoweave
1No. Fire blanket
1No. Lotus Desk Chair- white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws
1No. Office Depot notice board without frame- Charcoal
2No. Kuadra 1116 bar stools white seats with tubular chrome legs
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Fitted furniture:

18mm high density melamine faced chipboard carcasing colour as specified below:



- 1260Wx430Hx350D shelving unit over bed head- green grey avola
- 1260Wx1960Dx400H double bed- White textured base (gloss to out side faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss
- 1750Wx25Hx560D desktop green grey avola

Kitchen:

- Base & wall units: White 18mm high density melamine faced chip board with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Integrated Combi Microwave
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood

White and Brown Goods as per Oakwood Specification



3.2 PREMIER STUDIO

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

Painted Plasterboard- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

1No. 3mm Foamex printed wall graphics (images provided by ESP)
2.4m H x 1.2m W

Lighting

6No. switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting
Bedside lamp- Astro Fosso Switched in Brushed Nickel 0756
Switched pendant lamp- Ikea Foto Pendant in Aluminium (25mm) with Ikea LEDARE LED bulb E27 400 lumen

Power & Data

6No. twin switched sockets
2No. twin RJ45 data points
5No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E

Benchmark pod bathroom (Oak or Pennine type to suit floor plan)
1No. TV outlet
TV
Door intercom

Fixtures and Fittings

1No. Ambient lounge twin couch bean bag sofa- Ecoweave
1No. Fire blanket



1No. Lotus Desk Chair- white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws
1No. Office Depot notice board without frame- Charcoal
2No. Kuadra 1116 bar stools white seats with tubular chrome legs
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Fitted furniture:

18mm high density melamine faced chipboard carcasing colour as specified below:
- 1260Wx430Hx350D shelving unit over bed head- green grey avola
- 1260Wx1960Dx400H double bed- White textured base (gloss to outside faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss
- 1750Wx25Hx560D desktop green grey avola

Kitchen:

- Base & wall units: White 18mm high density melamine faced chip board with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood
- Free Standing Microwave
- Integrated Oven
- Integrated Dishwasher

White and Brown Goods as per Oakwood Specification



3.3 ONE BEDROOM APARTMENT

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

Painted plasterboard- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

1No. 3mm Foamex printed wall graphics (images provided by ESP) 2.4m H x 1.2m W

Lighting

6No. switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting
Bedside lamp- Astro Fosso Switched in Brushed Nickel 0756
Switched pendant lamp- Ikea Foto Pendant in Aluminium (25mm) with Ikea LEDARE LED bulb E27 400 lumen

Power & Data

7No. twin switched sockets
2No. twin RJ45 data points
5No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E

1No. TV outlet
Door intercom
TV

Fixtures and fittings

1No. Ambient lounge twin couch bean bag sofa- Ecoweave
1No. Fire blanket
1No. Lotus Desk Chair- white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws



1No. Office Depot notice board without frame- Charcoal
1No. 30mm white MFC dining room table top (2mm ABS tape edges) with 3No. 870Hx60mmØ chrome legs
2No. Pop Chairs- Grey or White
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Fitted furniture:
18mm high density melamine faced chipboard carcasing colour as specified below.
- 1260Wx430Hx350D shelving unit over bed head- green grey avola
- 1260Wx1960Dx400H double bed- White textured base (gloss to outside faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss
- 1750Wx25Hx560D desktop green grey avola

Kitchen:
- Base & wall units: White 18mm high density melamine faced chip board with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood
- Free Standing Microwave
- Integrated Oven

White and Brown Goods as per Oakwood Specification

ENSUITE

Wall finish
uPVC hygienic wall cladding

Ceiling finish
Painted Plasterboard- White

Floor finish
Forbo Safestep Aqua- Smoke 180152

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave & Skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Lighting
2No. recessed lighting IP44 GU10 spots with LED light source- PIR controlled

Specialist M&E
Wired for integrated panic alarm system with external beacon and audible alarm (to be enabled upon occupancy)

Fixtures and fittings
Ideal Standard Doc M Concept Ensuite Bathroom Pack with 60cm basin and Raised Height Standard Projections Back-to-wall WC with the following adjustments:
- Seat to be Contour 21 seat and cover
- Grab rails and back support to be standard Doc M pack white and set aside / fitted upon occupancy

Ideal Standard Doc M Concept Freedom Shower Pack – with the following adjustments
- Shower seat, Back support, Grab rails, and hinged support rails to be standard Doc M pack white and set aside / fitted upon occupancy

Impey Aqua-Dec EasyFit shower tray and trap AquaFix 10mm Wet room Glass Shower Screen



3.4 TWO BEDROOM APARTMENT

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

Painted Plasterboard- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

HALL

Lighting

2No. recessed lighting GU10 spots with LED light source

Power & Data

1No. twin switched sockets

Specialist M&E

Door intercom

BEDROOMS

Lighting

3No. switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting
Bedside lamp- Astro Fosso Switched in Brushed Nickel 0756

Power & Data

3No. twin switched sockets
1No. twin RJ45 data points
1No. Remote switched fuse connection unit

Specialist M&E

Benchmark pod bathroom (Oak or Pennine type to suit floor plan)- one per bedspace
1No. TV outlet

Fixtures and fittings

1No. Lotus Desk Chair- white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws
1No. Office Depot notice board without frame- Charcoal
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Fitted furniture:

18mm high density melamine faced chipboard carcasing colour as specified below.
- 1260Wx430Hx350D shelving unit over bed head- green grey avola
- 1260Wx1960Dx400H double bed- White textured base (gloss to outside faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss



LIVING / DINING

Feature elements

1No. 3mm Foamex printed wall graphics (images provided by ESP)
2.4m H x 1.2m W

Lighting

4No. recessed lighting GU10 spots with LED light source
Pendant Light- Ikea Foto Pendant in aluminium (25mm) with Ikea
LEDARE LED bulb E27 400 Lumen

Power & Data

5No. twin switched sockets
1No. twin RJ45 data points
4No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E

1No. TV outlet
TV

Fixtures and fittings

1.5No. ambient lounge twin couch bean bag sofa- Ecoweave
1No. fire blanket
1No. 30mm white MFC dining room table top (2mm ABS tape edges) with 3No. 870Hx60mmØ chrome legs
4No. Pop Chairs- Grey or White
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Kitchen:

- Base & wall units: White 18mm high density melamine faced
chipboard with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm
Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood
- Free Standing Microwave
- Integrated Oven
- Freezer: TBC if required by HMO
White and Brown Goods as per Oakwood Specification

3.5 THREE BEDROOM APARTMENT

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

Painted Plasterboard- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

HALL

Lighting

2No. recessed lighting GU10 spots with LED light source

Power & Data

1No. twin switched sockets

Specialist M&E

Door intercom

BEDROOMS

Minimum 10m² floor area plus ensuite footprint

Lighting

3No. Switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting

Power & Data

3No. twin switched sockets
1No. twin RJ45 data points
1No. remote switched fuse connection unit

Specialist M&E

Benchmark pod bathroom (Oak or Pennine type to suit floor plan)- one per bedspace
1No. TV outlet

Fixtures and fittings

1No. Lotus Desk Chair- white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws
1No. Office Depot notice board without frame- Charcoal
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy
Fitted furniture: 18mm high density melamine faced chipboard carcas ing colour as specified below.
- 1260Wx430Hx350D shelving unit over bed head- green grey avola
- 1260Wx1960Dx400H double bed- White textured base (gloss to outside faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss
- 1750Wx25Hx560D desktop green grey avola



LIVING / DINING

Feature elements

1No. 3mm Foamex printed wall graphics (images provided by ESP) 2.4m H x 1.2m W

Lighting

4No. recessed lighting GU10 spots with LED light source
Pendant Light- Ikea Foto Pendant in aluminium (25mm) with Ikea LEDARE LED bulb E27 400 Lumen

Power & Data

7No. twin switched sockets
1No. twin RJ45 data points
5No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E

1No. TV outlet
TV

Fixtures and fittings

1.5No. Ambient Lounge twin couch bean bag sofa- Ecoweave
1No. fire blanket
1 No. Kuadra 1116 bar stools per person- white seats with tubular chrome legs
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Kitchen:

- Base & wall units: White 18mm high density melamine faced chip-board with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood
- Free Standing Microwave
- Integrated Oven
- Freezer: TBC if required by HMO

White and Brown Goods as per Oakwood Specification

4.0 ANCILLARY

4.1 COMMON CORRIDOR

Provision

Minimum 1200mm and in accordance with local statutory requirements
Student's cleaning store off corridor on every floor

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

1500 x 400 Armstrong Ultima Plank suspended ceiling (SL2)- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

1 No. per 10 m or part thereof 3mm thick clear acrylic / PET printed wall graphic (image provided by ESP) 2.4m H x 1.2m W
Painted stencilled floor numbers- numerals 600mm high outside lift

Lighting

LED wall mounted feature light above each room number- Astro Kymi

Power & Data

Single 13A cleaners socket in all corridors at not more than 15m apart

Specialist M&E

CCTV to lift
Natural ventilation to all common corridors
Corridor pass and stair doors to be on electromagnetic hold open device connected to fire alarm

4.2 COMMON STAIR

Width

Minimum 1200mm and in accordance with local statutory requirements

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

600 x 600 Armstrong ultima tile suspended ceiling (Vector)- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm (aluminium Gradus nosing with Dark Grey insert)

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Power & Data

Single 13A cleaners socket in all corridors at not more than 15m apart

Specialist M&E

CCTV to final exit / entrance door where applicable

Feature elements

Painted stencilled floor numbers- numerals 600mm high

Lighting

Wall Lighting: Astro Eclipse Round wall light 250mm diameter

4.3 CLEANERS STORE

Wall finish
Painted plasterboard- White

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector)- White

Floor finish
Forbo Safestep Aqua- Smoke 180152

Doors
To match walls

Architrave & Skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Lighting
Recessed LED lighting

Fixtures and fittings
Ideal Standard Alder Heavy Duty Cleaner's Sink

4.4 STUDENT CLEANERS STORE

Wall finish
Painted plasterboard- White

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector)- White

Floor finish
Forbo Safestep Aqua- Smoke 180152

Doors
To match walls

Architrave & Skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Lighting
Recessed LED lighting

4.5 PLANT

Provision
Provided on a project specific basis based on prior agreement between the third party developer and ESP.

4.6 BIKE STORAGE

Provision
As per local council minimum requirements

Specialist M&E
CCTV
Door entry system

5.0 SIGNAGE AND WAYFINDING

5.1 EXTERNAL SIGNAGE

Provision

Adequate signage should be provided to highlight the building entrance. An illuminated sign stating the building name to be agreed with ESP. Developments tend to have controlled access at door or gate entry locations and operational instructions should be provided adjacent to intercom units for visitors.

Where developments are divided into several blocks, signage should be provided at each block entrance to identify the relevant access point and recep tion location.

5.2 INTERNAL SIGNAGE

Provision

Adequate signage should be provided to assist residents and visitors to orientate themselves around the building.In addition to statutory signage for escape purposes each floor is identified with large painted stenciled numbers- numerals to be in font to suit the brand (600mm high). Room numbers and names are identified on each door using 150x200mm 1.5mm thick clear acrylic / PET printed on the rear:





6.0 LANDSCAPING

6.1 DESIGN AND SPECIFICATION

Specialist M&E

CCTV to building perimeter, cycle store, bin store, and all the building's and development's entry and exit points. Door entry system All bedroom, flat and studio entrance door locks are battery powered. External entrance doors and other high traffic flow doors are controlled by mains powered on-line solution. All locks, other than external entrance doors, make use of the ANSI Grade 1 lockcase, complete with anti pick snib, anti friction latch and emer gency recodable override cylinder. The cylinder must have the facility to be re-coded up to 5 levels in the event that a key is lost.

Controls:

Front Desk
- VingCard Vision Advanced Software
- VingCard Vision Lock Link
- VingCard Mifare Proximity Encoder

Cards / Fobs:
- VingCard 1K Mifare fob (for the initial order allow for 2no cards per bedroom door)

All common doors other than corridors will be fitted with a VingCard Remote Wall Mounted reader with electronic locking device. All flat entrance and bedroom doors are to be fitted with the VingCard Signature RFID lock as follows.

7.0 GENERAL

7.1 BUILDING PERFORMANCE

Acoustics

INTERNAL

The following acoustic separation level between rooms should be provided unless minimum statutory requirements override this criteria:

Apartment to apartment & apartment to circulation / common areas

Airbourne sound insulation 56DnTw
Impact sound transmission 56LnTw

Room to room within an apartment

Airbourne sound insulation 43dB Rw
Post completion sound testing to be carried out demonstrating compliance in accordance with:

1. BS EN ISO 140-4: 1998 and BS EN ISO 717-1: 1997, for airborne sound transmission
2. BS EN ISO 140-7: 1998 and BS EN ISO 717-2: 1997, for impact sound transmission.

At least two different loudspeaker positions should be used for the
source noise, in accordance with BS EN ISO 140-4: 1998.

EXTERNAL

External acoustic measures shall be provided on a project specific basis based on prior agreement between the third party developer, ESP and any local council requirements.

Excessive Heat Gains or Losses

The development should be designed to mitigate excessive heat gains or losses. Particular problematic locations are large amounts of glazing with minimal ventilation, accommodation above / adjacent to Plant, lack of cross ventilation. Necessary measures in the form of solar shading, solar film or glass, adequate ventilation and increased thermal insulation should be adopted where this is identified as problematic. ESP preferred window arrangement incorporates mesh / louvred side panel with opening glazed or opaque panel behind to provide rapid and secure purge ventilation.

Lifts

Any lift installations shall be to suit requirements of the Lift Regulations 1997, the LEIA Industry Association guidelines and ISO9001. All lifts to have 8 person capacity, stainless steel doors and finished internally with stainless steel panels, two half height mirrors, CCTV, and telephone line for emergency voice communication. Flooring: Forbo 'Allura' white raw timber planks (0.55) - 120 x 20 cm

Security

DOORS
All external door specifications to meet the requirements of PAS 23- 1:1999 and PAS 242-1:2007

WINDOWS
Glazing beads to be internal and windows generally to open outwards on tamper proof restrictors (any alternative opening methods designed to be clear of blind operation).

CCTV: Network video recorders, cameras, mounts, PC, monitors, data protection signage and audit trail pack to be provided. All cameras linked back to the management office and capable of having a DVR recording facility continuously running 24/7 and holding recordings for all cameras for 31 days with a DVD/CD ROM recorder for backing up images. Cameras must have infra red capability for clear night recording. Image quality should be of a sufficient quality to be used by police as prosecutable evidence in court. The size of an object on the monitor screen should have a relation to the operator and it is recommended under BS EN 50132-7.

Lighting

To design and provide illumination to all areas to the standards set out in CIBSE guides, Health & Safety legislation and relevant British Standards. Directional spots to feature walls and graphics.

Telecommunications

A complete Cat 5E voice and data structured cable system is required in conforming to the requirements of ASK4 / Cablecomm or similar. A development wide WiFi network is required conforming to the requirements of ASK4 / Cablecomm or similar WiFi must cover all internal common and communal areas along with external courtyard or amenity areas as applicable.
A TV aerial distribution system shall be provided offering digital terrestrial freeview TV.

Design Life
The developments durability and predicted service life including building elements, products and components should be in accordance with BS 7543:2003.

Operations and Maintenance
A strategy should be prepared and agreed with Empiric Student Property during the design stage on the following aspects:
- Safe roof access
- Window cleaning strategy
- Building fire strategy
- Lift maintenance contract
- O&M manual format to be agreed with ESP

7.2 KEY SUPPLIERS

Kitchens / Fitted furniture / White goods / Appliances / TV

Oakwood Kitchens By Furniture Flair Ltd
Unit 22 - Willow Rd
Pen-y-fan Ind Estate
Crumlin
Gwent
NP11 4EG
T: 01495 249745
W: www.oakwood-kitchens.com

Loose furniture

The Contract Chair Company
135 Glenthorne Road
Hammersmith
London
W6 0LJ
T: 0800 8494 135
W: www.thecontractchair.co.uk
Ambient Lounge
T: 0844 8700 186
W: www.ambientlounge.co.uk

Pod shower rooms

Benchmark Pods Ltd
5 Bank Side
Hull
HU5 1AP
T: 01482 470970
W: www.benchmarkpods.co.uk

Gym equipment

Anytime Leisure
Alexandra House
21 Cliftonhall Road
Newbridge
EH28 8PW
T: 0131 335 3145
W: www.anytimeleisure.co.uk

Laundry

Circuit Managed Laundry Systems
Victoria Court
Halifax Rd
Ripponden
West Yorkshire
United Kingdom
HX6 4AJ
T: 01422 820325
W: www.circuitgroup.com

Wall graphics / Internal signage

Digipress Ltd
Unit 1a Trident Park
Basil Hill Road
Didcot
Oxfordshire
OX11 7HJ
T: 01235 750700
W: www.digipressltd.co.uk

Mail boxes

Mailboxes GB
Aspec House
Middlemore Lane
Aldridge
Walsall
West Midlands
WS9 8SP UK
T: 01922 452111
W: www.mailboxesgb.co.uk

Telecommunications

ask4
T: 0845 123 8710 / 0114 303 3232
W: www.ask4.com
Cablecomm
T: 0800 058 2662
W: www.cablecomm.co.uk

Cinema installation

MCC Systems / Acoustic Streams
3 Pensans
Rospeath Lane
Crowlas
Penzance
TR20 8DU
T: 01736 362730
W: www.mccsystems.co.uk / www.acousticstreams.com

Blinds

Armour
T: 08453 838383
E: sales@armour-uk.com