

MATERIAL INFORMATION

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OBSERVER PARK, ARBORFIELD, READING

hla architects

RIBA 

Chartered Practice

DOCUMENT PREPARED FOR -

TUNGSTEN
PROPERTIES

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WAREHOUSE CLADDING

The cladding will be CA twintherm or a similar approved built-up cladding system.

Horizontally installed built up cladding CA 300MR to at high level.

Colour – Anthracite Grey (RAL 7016)

Horizontally installed built up cladding CA 300MR to warehouse zones.

Colour – Anthracite Grey (RAL 7016)



Vertically installed built up cladding CA 32 1000W built up cladding to warehouse zones.

Colour – Juniper Green (RAL 140 20 10)



FEATURE OFFICE CLADDING

The cladding will be fiber cement wood grain board

Colour – Dark Brown (RCM/WP11/S)

The office will be surrounded by a powder coated aluminium feature flashing.

Colour – Anthracite Grey (RAL 7016)



POWDER COATED ALUMINIUM OFFICE WINDOWS

The windows will be a fully thermally broken system comprising polyester powder coated aluminium mullions and transoms, complete with factory sealed double glazed units with glazed and insulated spandrel panels where necessary.

Frame Colour – Anthracite Grey (RAL 7016)



POWDER COATED ALUMINIUM CURTAIN WALLING/ FEATURE FLASHINGS

The curtain walling and glazing system shown to the office elevations will be aluminium and will be a fully thermally broken system comprising polyester powder coated aluminium mullions and transoms complete with factory sealed double glazed units with glazed and insulated spandrel panels, where necessary.

Frame Colour – Anthracite Grey (RAL 7016)



FASCIAS AND SOFFITS

Polyester powder coated aluminium, secretly fixed fascia soffit and capping.

Colour – Anthracite Grey (RAL 7016)



EXTERNAL PERSONNEL/FIRE EXIT DOORS

Warehouse Fire exit and personnel doors shall be proprietary solid cored to achieve required fire resistance, steel construction in steel frames, gloss painted, complete with appropriate ironmongery and panic bars. For security reasons, doors shall not be openable from the outside.

Office doors shall be galvanised steel and provided with door closers, door stops, security locks and thumb turn mechanisms with polished aluminium door handles to both sides of the door leaf.

Colour – Anthracite Grey (RAL 7016).



ROOF

The roof will be built up Kingspan Top Deck

The roof light assemblies will be triple skinned Therma-light GRP

Pitched to be 2 degrees.

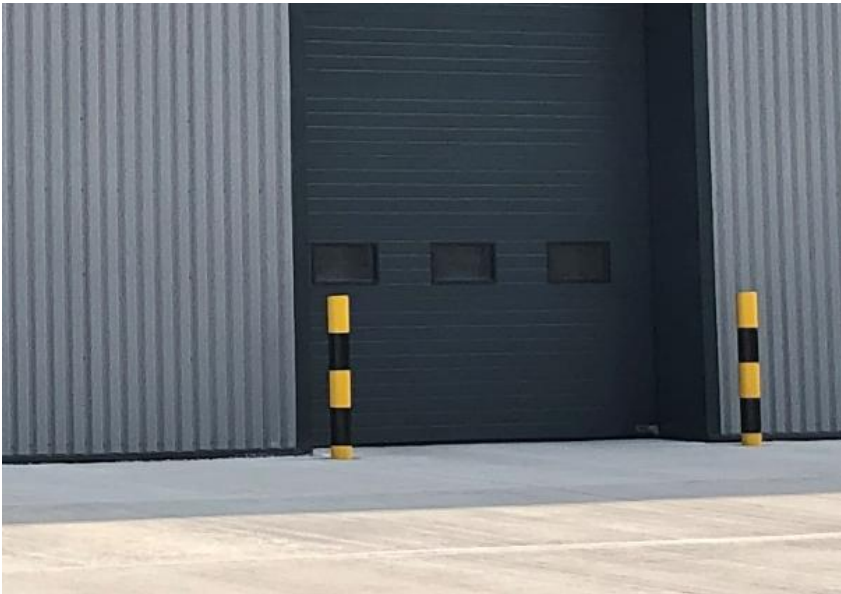
Colour – Goosewing Grey (RAL 7038)



LEVEL ACCESS SECTIONAL DOORS

4m wide x 4.8m high level access sectional doors or equal and approved, to consist of electrically operated insulated vertical lift, controls to be single impulse open and hold-to-run close.

Colour – Anthracite Grey (RAL 7016).



HGV BOLLARDS

1.2m high, tubular-steel, protection bollards will be provided (2nr) on the external elevation and (2nr) on the internal elevation to each level-access door jambs. The bollards are to be primed, undercoated and have two coats of gloss paint applied in contrasting coloured bands.



CYCLE SHELTER/HOOPS

Location of covered cycle parking. Sheffield style (or similar) cycle hoops and proprietary Langley design shelter (or similar). Number to suit planning approval and BREEM requirements.



PALADIN FENCING

A 2.4m high black paladin fence shall be provided to secure the site as detailed by HTC Architects boundary treatments plan.



BARRIER FENCE INFORMATION

A 3.0m high close boarded barrier timber fence shall be provided to secure the site as detailed by HTC Architects boundary treatments plan.



CONCRETE SERVICE YARDS

The service yard and associated access areas shall be a minimum of 190mm thick bed of concrete laid on 1000-gauge polythene or equivalent quality finished using a serrated float or wire brush.



BIN STORES

Close boarded timber to bin store with lockable gates – Langley Design, Sheldon Bin Store (or similar to be used) Total height - 1800mm

Ability to be fixed directly to a suitable finished surface or fixed down below finished ground level depending on site requirements.



TARMAC

Macadam surfacing to aisles, where indicated, shall be designed by the Structural Engineer. White lines to car parking areas shall be one coat of marking paint to a total width of 75 mm. Car parking spaces shall be of a size of 2.5m x 5m minimum or to suit local authority requirements and the road width between bays shall be 6.0m minimum. Accessible parking bays shall meet Local Authority requirements.

HGV grade tarmac to heavily trafficked areas as indicated on HTC drawings.



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