



# THE BEDFORD ESTATES

HAMILTON HOUSE, SOUTHAMPTON ROW  
COMMUNAL AREAS – DESIGN CONCEPTS

ADD NEW METAL BUILDING NAME  
'HAMILTON HOUSE' TO RENDERED  
BEAM - NONRUSTING FINISH IN  
DARK BRONZE METAL FINISH  
STYLE AND FONT AS SHOWN

SMALL MOSAIC TILES TO BE REMOVED TO BEAMS AND BEAMS TO BE RENDERED AND PAINTED IN  
LITTLE GREENE PORTLAND STONE - PALE - EXTERIOR MASONRY PAINT

ADD NEW METAL ENTRY GATE IN  
POWDER COATED MATT/SATIN RAL  
9002 - GREY WHITE FINISH WITH  
BUILDING NAME SIGNAGE, 'HAMILTON  
HOUSE' IN DARK BRONZE FINISH  
STYLE AND FONT AS SHOWN FOR  
BUILDING NAME SIGNAGE  
GATE STYLE AS SHOWN WITH  
BUILDING NUMBER ADDED IN DARK  
BRONZE METAL FINISH WITH WALL  
LIGHT ABOVE AND ENTRY KEYPAD  
TO GATE PANEL OR ALTERNATIVELY  
ENTRY KEYPAD AND WALL LIGHT TO  
BE ADDED TO INSIDE FACE OF WALL  
TO RIGHT OF GATE

SMALL MOSAIC TILES TO BE REMOVED  
TO COLUMN AND COLUMN TO BE  
TILED WITH:  
JOHNSON TILES  
MINERALS - CHALK NATURAL  
SIZE OF TILE TO SUIT COLUMN AND  
WALL DIMENSION TO ACHIEVE  
MINIMAL GROUT LINES  
9MM THICKNESS  
WITH MAPEI - SILVER GREY III GROUT  
AND WITH MITRED CORNERS,

ADD NEW METAL BUILDING  
NUMBERS TO TILED COLUMN - NON  
-RUSTING FINISH IN DARK BRONZE  
METAL FINISH IF BUILDING NUMBERS  
AREN'T ADDED TO ENTRY GATE

EXISTING TILES TO BE RETAINED  
DUE TO RESTRICTIONS TO WORK  
ON THIS SPACE TO BE  
CLEANED & REGROUTED WITH  
DARKER GROUT IF POSSIBLE -  
MAPEI - CEMENT GREY I13



NEW DECORATIVE ELECTRONIC  
GRILLE ROLLER SHUTTER/GARAGE  
DOOR TO BE ADDED TO ALLOW  
FOR VENTILATION AND LIGHT TO  
THE COVERED GARAGE AREA.  
POWDER COATED IN MATT/SATIN  
RAL 9002 - GREY WHITE FINISH -  
POSSIBLE SUPPLIERS - HVP SECURITY  
SHUTTERS, ADV CONTRACTORS,  
SHUTTERS STOP OR EQUIVALENT  
COMPANY

DOORS AND SURROUND TO BIN  
STORE TO ALSO BE REFINISHED IN  
THE MATT/SATIN RAL 9002 - GREY  
WHITE POWDER COAT FINISH.

NEW SMARTER LOOKING SIGNAGE  
TO BE ADDED TO DOOR .

EXISTING DATED AND DAMAGED  
HAMILTON HOUSE SIGN TO BE  
REMOVED.  
HOLES FILLED TO TILES.  
EXISTING BLUE TILES TO BE  
RETAINED AND TO BE CLEANED  
AND REGROUTED WITH DARKER  
GROUT IF POSSIBLE -  
MAPEI - CEMENT GREY I13

HAMILTON HOUSE

EXTERNAL ENTRANCE AREA  
RENOVATION SUGGESTIONS -  
OPTION 1

ADD NEW METAL BUILDING NAME  
'HAMILTON HOUSE' TO RENDERED  
BEAM - NON-RUSTING FINISH IN  
DARK BRONZE METAL FINISH  
STYLE AND FONT AS SHOWN

SMALL MOSAIC TILES TO BE REMOVED TO COLUMNS AND BEAMS AND COLUMNS AND BEAMS TO BE  
RENDERED AND PAINTED IN  
LITTLE GREENE PORTLAND STONE - PALE - EXTERIOR MASONRY PAINT

ADD NEW METAL ENTRY GATE IN  
POWDER COATED MATT/SATIN RAL  
9005 - JET BLACK FINISH WITH  
BUILDING NAME SIGNAGE, 'HAMILTON  
HOUSE' IN DARK BRONZE FINISH  
STYLE AND FONT AS SHOWN FOR  
BUILDING NAME SIGNAGE  
GATE STYLE AS SHOWN WITH  
BUILDING NUMBER ADDED IN DARK  
BRONZE METAL FINISH WITH WALL  
LIGHT ABOVE AND ENTRY KEYPAD  
TO GATE PANEL OR ALTERNATIVELY  
ENTRY KEYPAD AND WALL LIGHT TO  
BE ADDED TO INSIDE FACE OF WALL  
TO RIGHT OF GATE

SMALL MOSAIC TILES TO BE REMOVED  
TO COLUMN AND COLUMN TO BE  
TILED WITH :  
JOHNSON TILES  
MINERALS - CHALK NATURAL  
SIZE OF TILE TO SUIT COLUMN AND  
WALL DIMENSION TO ACHIEVE  
MINIMAL GROUT LINES  
9MM THICKNESS  
WITH MAPEI - SILVER GREY III GROUT  
AND WITH MITRED CORNERS,

ADD NEW METAL BUILDING  
NUMBERS TO TILED COLUMN - NON  
-RUSTING FINISH IN DARK BRONZE  
METAL FINISH IF BUILDING NUMBERS  
AREN'T ADDED TO ENTRY GATE

EXISTING TILES TO BE RETAINED  
DUE TO RESTRICTIONS TO WORK  
ON THIS SPACE TO BE  
CLEANED & REGROUTED WITH  
DARK GROUT IF POSSIBLE -  
MAPEI - CEMENT GREY I13



NEW DECORATIVE ELECTRONIC  
GRILLE ROLLER SHUTTER/GARAGE  
DOOR TO BE ADDED TO ALLOW  
FOR VENTILATION AND LIGHT TO  
THE COVERED GARAGE AREA.  
POWDER COATED IN MATT/SATIN  
RAL 9005 - JET BLACK FINISH -  
POSSIBLE SUPPLIERS - HVP SECURITY  
SHUTTERS, ADV CONTRACTORS,  
SHUTTERS STOP OR EQUIVALENT  
COMPANY

DOORS AND SURROUND TO BIN  
STORE TO ALSO BE REFINISHED IN A  
POWDER COATED, MATT/SATIN RAL  
9005 - JET BLACK FINISH TO  
REDUCE THE GLOSSY APPEARANCE  
THEY CURRENTLY HAVE.

NEW SMARTER LOOKING SIGNAGE  
TO BE ADDED TO DOOR.

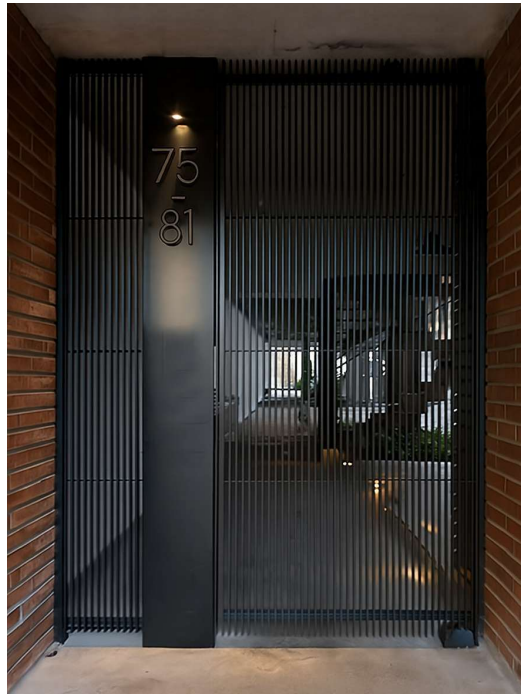
EXISTING DATED AND DAMAGED  
HAMILTON HOUSE SIGN TO BE  
REMOVED.  
HOLES FILLED TO TILES.  
EXISTING BLUE TILES TO BE  
RETAINED AND TO BE CLEANED  
AND REGROUTED WITH DARK  
GROUT IF POSSIBLE -  
MAPEI - CEMENT GREY I13

HAMILTON HOUSE

EXTERNAL ENTRANCE AREA  
RENOVATION SUGGESTIONS -  
OPTION 2

OPTION 1 -  
 ADD NEW METAL ENTRY GATE WITH BUILDING NAME 'HAMILTON HOUSE'  
 IN METAL ABOVE AS SHOWN IN MOCK-UPS TO PREVIOUS SLIDES, STYLE  
 AND FONT AS SHOWN FOR BUILDING NAME SIGNAGE.  
 GATE STYLE AS SHOWN IN POWDER COATED MATT/SATIN FINISHED  
 METAL IN RAL 9002 - GREY WHITE. POSSIBLE OPTION TO ADD BUILDING  
 NUMBER WITH WALL LIGHT ABOVE AND ENTRY KEYPAD TO GATE OR  
 ALTERNATIVELY ENTRY KEYPAD AND WALL LIGHT TO BE ADDED TO  
 INSIDE FACE OF WALL TO RIGHT OF GATE

OPTION 2 -  
 ADD NEW METAL ENTRY GATE WITH BUILDING NAME 'HAMILTON HOUSE'  
 IN METAL ABOVE AS SHOWN IN MOCK-UPS TO PREVIOUS SLIDES, STYLE  
 AND FONT AS SHOWN FOR BUILDING NAME SIGNAGE.  
 GATE STYLE AS SHOWN IN POWDER COATED MATT BLACK METAL FINISH.  
 POSSIBLE OPTION TO ADD BUILDING NUMBER WITH WALL LIGHT ABOVE  
 AND ENTRY KEYPAD TO GATE OR ALTERNATIVELY ENTRY KEYPAD AND  
 WALL LIGHT TO BE ADDED TO INSIDE FACE OF WALL TO RIGHT OF GATE



RAL 9002 - GREY WHITE, FOR  
 OPTION 1 GATE -  
 POWDER COATED METAL FINISH  
 COLOUR



ENTRY KEYPAD & WALL LIGHT COULD BE ADDED TO GATE PANEL  
 FOR OPTION 1 OR 2 OR ALTERNATIVELY ENTRY KEYPAD AND WALL  
 LIGHT TO BE ADDED TO INSIDE FACE OF WALL TO RIGHT OF GATE

RAL 9005 - JET BLACK, FOR  
 OPTION 2 GATE -  
 POWDER COATED METAL FINISH  
 COLOUR



NEW METAL BUILDING NAME SIGNAGE 'HAMILTON  
 HOUSE' IN METAL ABOVE GATE AND TO NEWLY  
 RENDERED BEAM ACROSS ENTRANCE WALKWAY.  
 STYLE AND FONT AS SHOWN.  
 DARK BRONZE METAL FINISH.

ADD BUILDING NUMBER SIGNAGE TO GATE PANEL  
 FONT TO MATCH HAMILTON HOUSE SIGNAGE - IN  
 DARK BRONZE FINISH.

POSSIBLE SUPPLIER FOR SIGNAGE - GOODWIN &  
 GOODWIN LONDON

HAMILTON HOUSE

EXTERNAL ENTRANCE AREA  
 GATE & SIGNAGE -  
 RENOVATION SUGGESTIONS -



RAL 9002 - GREY WHITE  
FOR OPTION 1 ROLLER SHUTTER GARAGE  
DOOR -  
POWDER COATED METAL FINISH COLOUR



OPTION 1:

NEW DECORATIVE ELECTRONIC GRILLE ROLLER SHUTTER/GARAGE DOOR TO BE  
ADDED TO ALLOW FOR VENTILATION AND LIGHT TO THE COVERED GARAGE AREA.  
POWDER COATED IN MATT/SATIN RAL 9002 - GREY WHITE FINISH -  
POSSIBLE SUPPLIERS - HVP SECURITY SHUTTERS, ADV CONTRACTORS, SHUTTERS STOP  
OR EQUIVALENT COMPANY



RAL 9005 - JET BLACK  
FOR OPTION 2 ROLLER SHUTTER GARAGE  
DOOR -  
POWDER COATED METAL FINISH COLOUR



OPTION 2:

NEW DECORATIVE ELECTRONIC GRILLE ROLLER SHUTTER/GARAGE DOOR TO BE  
ADDED TO ALLOW FOR VENTILATION AND LIGHT TO THE COVERED GARAGE AREA.  
POWDER COATED IN SATIN RAL 9005 - JET BLACK FINISH -  
POSSIBLE SUPPLIERS - HVP SECURITY SHUTTERS, ADV CONTRACTORS, SHUTTERS STOP  
OR EQUIVALENT COMPANY

HAMILTON HOUSE

EXTERNAL ENTRANCE AREA  
RENOVATION SUGGESTIONS -  
ROLLER SHUTTER GARAGE DOOR  
STYLE 1

PIPEWORK AND MISCELLANEOUS  
SIGNAGE ETC TO BE REMOVED AND  
REPOSITIONED IF POSSIBLE

DOOR & DOOR  
FRAME/ARCHITRAVE TO BE  
PAINTED IN  
PAINT AND PAPER LIBRARY-  
ARCHITECTS EGG SHELL - LUSI

EXTERIOR WALL LIGHTS TO BE  
ADDED TO TILED FEATURE WALL  
NEXT TO ENTRY DOOR  
ASTRO LIGHTING  
DUNBAR 160MM LED - BLACK

DOOR PULL HANDLES TO BE  
REPLACED WITH DARK BRONZE  
FINISHED IRONMONGERY

TILES TO REPLACE YELLOW MOSAICS  
TO WALL NEXT TO ENTRY DOOR:  
SCLUS  
REVOLUTION - EVOLUTIONARY -  
DÉCOR C - 2KAN102D203  
9MM THICKNESS  
WITH MAPEI SILVER GREY - III GROUT

GLASS TO BE REPLACED WITH  
FLUTED PYRO GLASS  
SUPPLIER - WOW GLASS



EXISTING FLOODLIGHTS TO BE  
REMOVED AND NEW EXTERIOR  
FLOOD LIGHTS ARE TO BE ADDED.  
EXTERIOR FLOODLIGHTS TO BE  
LOCATED ON BEAM POINTING  
TOWARDS MAILBOXES, ON BEAMS  
POINTING TOWARDS BIN STORE  
AND TO CENTRAL AREA BEAMS SO  
THAT THEY ARE MORE CONCEALED  
THAN AT PRESENT  
CORSTON  
CAMBRIDGE WALL FLOODLIGHT-  
BRONZE FINISH

SMALL MOSAIC TILES TO BE REMOVED  
TO COLUMN AND COLUMN TO BE  
TILED WITH:  
JOHNSON TILES  
MINERALS - CHALK NATURAL  
SIZE OF TILE TO SUIT COLUMN AND  
WALL DIMENSION TO ACHIEVE  
MINIMAL GROUT LINES  
9MM THICKNESS  
WITH MAPEI - SILVER GREY III GROUT  
AND WITH MITRED CORNERS,  
OR V.E OPTION IS TO REMOVE SMALL  
MOSAIC TILES AND RENDER AND  
PAINT WITH:  
LITTLE GREENE PORTLAND STONE -  
PALE - EXTERIOR MASONRY PAINT

LITTLE GREENE -  
PORTLAND STONE PALE -  
INTELLIGENT MASONRY PAINT -  
TO ALL WALLS, INCLUDING REAR  
WALL TO GARDEN.  
NEWLY RENDERED COLUMNS (A  
V.E OPTION IF TILING COLUMNS IS  
COST PROHIBITIVE), TO CEILINGS,  
CEILING BEAMS AND PIPE WORK  
TO CEILING .

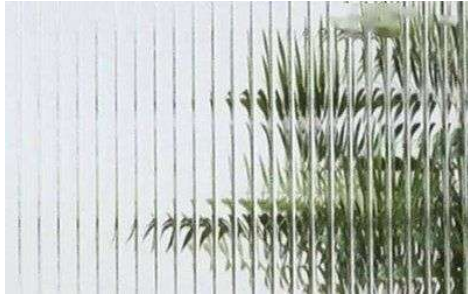
REPLACEMENT FLOORING TILES:  
MINOLI  
ATLAS CONCORDE  
MARVEL TRAVERTINO PEARL VEIN -  
OUTDOOR SENSITECH  
1200MM X 600MM TILE SIZE  
20MM THICKNESS  
STEPS IN MATCHING FINISH AVAILABLE IF  
REQUIRED FOR PAVING EDGE  
WITH MAPEI - CEMENT GREY III GROUT

HAMILTON HOUSE

EXTERNAL COMMUNAL AREAS  
WALL TILE REPLACEMENT FINISH TO  
YELLOW MOSAIC WALL & ENTRY DOOR  
REFURBISHMENT SUGGESTIONS



PAINT COLOUR:  
 PAINT & PAPER LIBRARY  
 LUSI  
 ARCHITECTS EGGSHELL –  
 TO ENTRY DOOR TO BOTH SIDES AND  
 OUTER FRAME/ARCHITRAVE  
 (VALUE ENGINEERED MATCH WITH  
 ALTERNATIVE PAINT SUPPLIER  
 OPTIONAL, WOULD ADVISE A TESTER IS  
 SAMPLED TO ENSURE A GOOD MATCH  
 WITH THE ORIGINAL IF V.E OPTION IS  
 TO BE CONFIRMED)



ENTRY DOOR PANEL GLASS TO BE REPLACED  
 WITH FLUTED LOW IRON PYRO GLASS  
 SUPPLIED AND INSTALLED BY WOW GLASS.  
 V.E OPTION TO USE PLAIN CLEAR PYRO GLASS  
 IF COST OF FLUTED PYRO GLASS IS  
 PROHIBITIVE.



DOOR HANDLE TO ENTRY DOOR – INTERNAL  
 SIDE:  
 DOORHARDWARE.CO.UK  
 HERITAGE BRASS  
 SUTTON REEDED DOOR HANDLE ON ROUND  
 ROSE  
 MATT BRONZE FINISH



PULL HANDLE TO FIRE  
 DOORS:  
 DOORHARDWARE.CO.UK  
 HERITAGE BRASS  
 DOOR PULL HANDLE DECO  
 DESIGN - 305MM SIZE  
 MATT BRONZE FINISH



FIRE DOOR CLOSER:  
 IRONMONGERY DIRECT  
 RUTLAND TS.9205 FIRE DOOR CLOSER - POWER  
 SIZE 2-5 - PUSH/PULL MOUNTING - DARK BRONZE



HINGES TO FIRE DOORS:  
 DOORHARDWARE.CO.UK  
 HINGE BRASS WITH BALL  
 BEARING –  
 SIZE TO MATCH EXISTING  
 HINGES  
 HERITAGE BRASS  
 MATT BRONZE FINISH



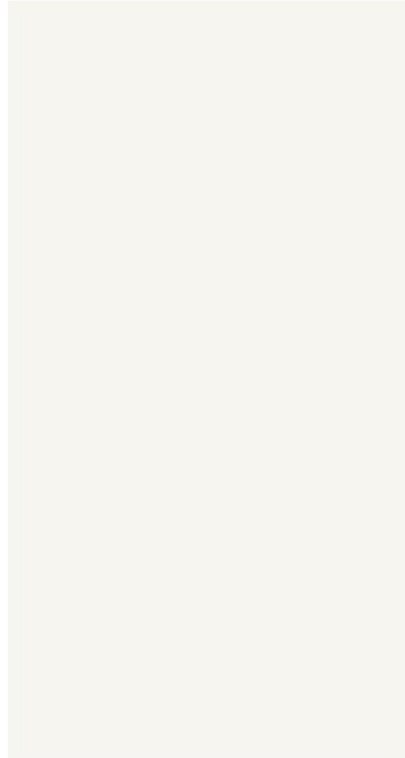
DOOR STOP TO PROTECT  
 WALLS BEHIND FIRE DOORS:  
 DOORHARDWARE.CO.UK  
 SQUARE ROUND MOUNTED  
 DOOR STOP –  
 HERITAGE BRASS  
 MATT BRONZE FINISH  
 TO BE WALL MOUNTED

HAMILTON HOUSE

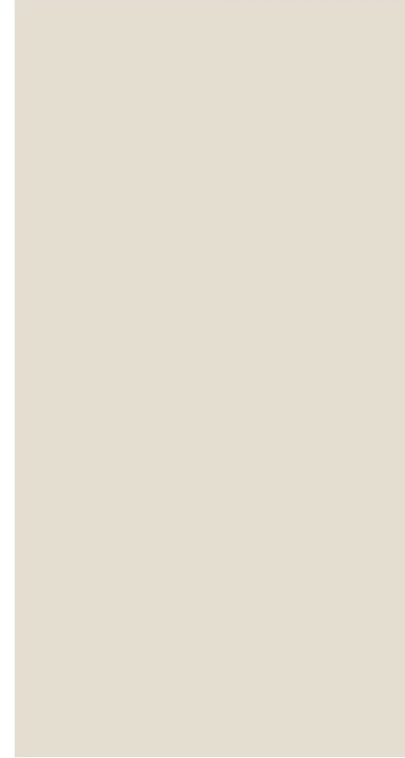
MAIN ENTRY DOOR –  
 PAINT COLOUR, GLAZING &  
 IRONMONGERY



PAINT COLOUR:  
 PAINT & PAPER LIBRARY  
 LUSI  
 ARCHITECTS EGGSHELL –  
 TO MAIN ENTRY DOOR INCLUDING  
 OUTER FRAME  
 (VALUE ENGINEERED MATCH WITH  
 ALTERNATIVE PAINT SUPPLIER. OPTIONAL,  
 WOULD ADVISE A TESTER. IS SAMPLED TO  
 ENSURE A GOOD MATCH WITH THE  
 ORIGINAL IF V.E OPTION IS TO BE  
 CONFIRMED)



PAINT COLOUR:  
 LITTLE GREENE –  
 PORTLAND STONE PALE –  
 INTELLIGENT MASONRY PAINT –  
 TO ALL WALLS, INCLUDING REAR  
 WALL TO GARDEN. NEWLY RENDERED  
 COLUMNS, TO CEILINGS , CEILING  
 BEAMS AND PIPE WORK TO CEILING .  
 (VALUE ENGINEERED MATCH WITH  
 ALTERNATIVE PAINT SUPPLIER  
 OPTIONAL, WOULD ADVISE A TESTER. IS  
 SAMPLED TO ENSURE A GOOD MATCH  
 WITH THE ORIGINAL IF V.E OPTION IS  
 TO BE CONFIRMED)



PAINT COLOUR:  
 LITTLE GREENE –  
 PORTLAND STONE –  
 INTELLIGENT EXTERIOR EGGSHELL–  
 TO DOOR AND ARCHITRAVE TO  
 ELECTRICITY CUPBOARD AND SIDE  
 ACCESS DOORS AND OUTER FRAMES.  
 (VALUE ENGINEERED MATCH WITH  
 ALTERNATIVE PAINT SUPPLIER  
 OPTIONAL, WOULD ADVISE A TESTER. IS  
 SAMPLED TO ENSURE A GOOD MATCH  
 WITH THE ORIGINAL IF V.E OPTION IS  
 TO BE CONFIRMED)

HAMILTON HOUSE

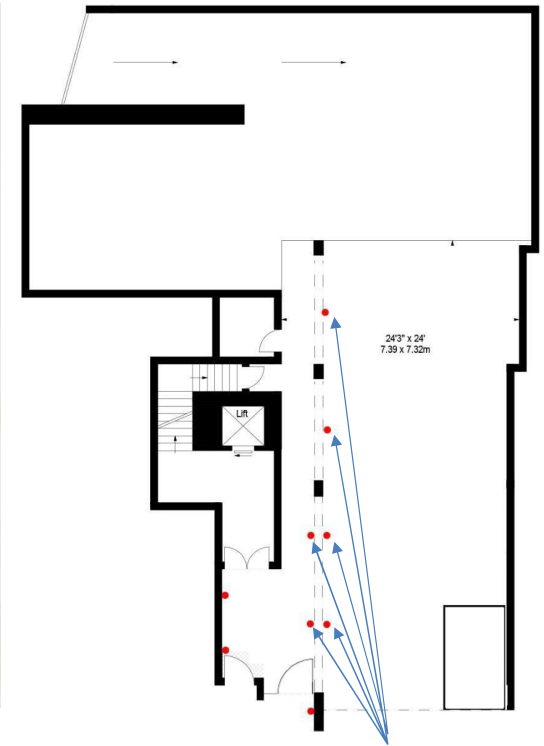
EXTERNAL COMMUNAL  
 AREAS  
 PAINT FINISHES



TILES TO REPLACE YELLOW MOSAICS TO WALL NEXT TO ENTRY DOOR:  
SOLUS  
REVOLUTION – EVOLUTIONARY – DÉCOR C - 2KANI02D203  
TILE SIZE 600MM X 1200MM  
9MM THICKNESS.  
WITH MAPEI SILVER GREY – III GROUT

HAMILTON HOUSE

EXTERNAL COMMUNAL AREAS  
WALL TILE REPLACEMENT FINISH  
TO YELLOW MOSAIC WALL



EXTERIOR FLOODLIGHTS LOCATED ON BEAM POINTING TOWARDS MAIL BOXES, ON BEAMS POINTING TOWARDS BIN STORE AND TO CENTRAL AREA BEAMS SO THAT THEY ARE MORE CONCEALED THAN AT PRESENT  
CORSTON  
CAMBRIDGE WALL FLOODLIGHT- BRONZE FINISH

- WARM WHITE LIGHT BULBS TO BE USED TO ALL FIXED LIGHTING – 2700K COLOUR TEMPERATURE
- CLIENT TO CONFIRM WITH ELECTRICIAN IF ALL FLOODLIGHTS ARE TO BE OPERATED VIA MOTION SENSORS. SUFFICIENT QUANTITY OF SENSORS TO BE PROVIDED TO ENSURE INSTANT ILLUMINATION WHEN TENANTS ENTER OR EXIT THE BUILDING.

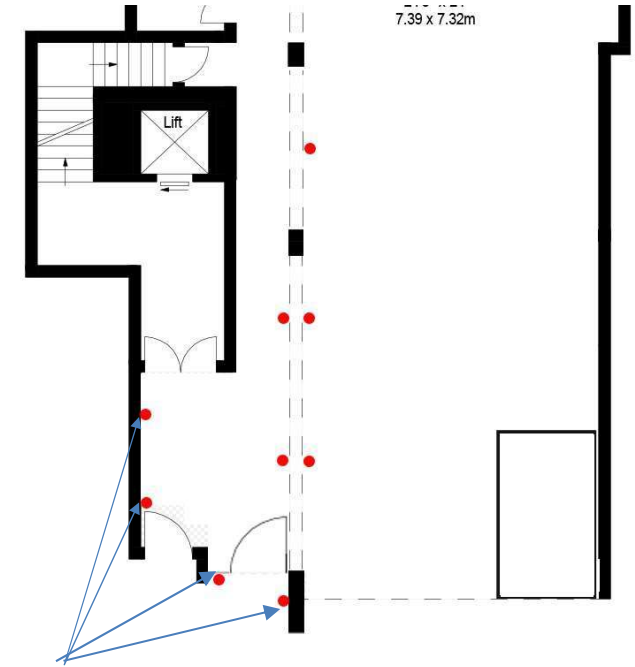
EXTERIOR FLOODLIGHT LOCATIONS TO UPPER BEAMS.

HAMILTON HOUSE

EXTERIOR COMMUNAL  
AREAS  
FIXED LIGHTING



EXTERIOR WALL LIGHTS TO BE ADDED TO TILED FEATURE WALL NEXT TO ENTRY DOOR.  
ASTRO LIGHTING  
DUNBAR 160MM LED - BLACK

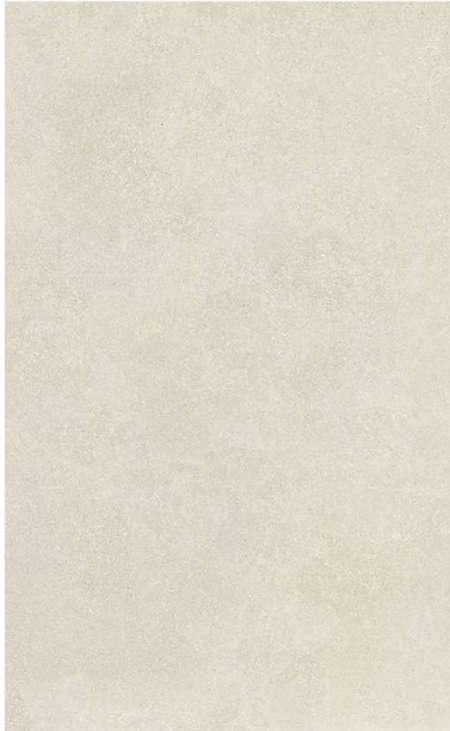


2NO OUTDOOR WALL LIGHT LOCATION TO FEATURE  
TILED  
WALL

- CLIENT TO CONFIRM WITH ELECTRICIAN IF WALL LIGHTING IS TO BE OPERATED VIA MOTION SENSORS OR TO BE ON PERMANENTLY. SUFFICIENT QUANTITY OF SENSORS TO BE PROVIDED TO ENSURE INSTANT ILLUMINATION WHEN TENANTS ENTER OR EXIT THE BUILDING.

HAMILTON HOUSE

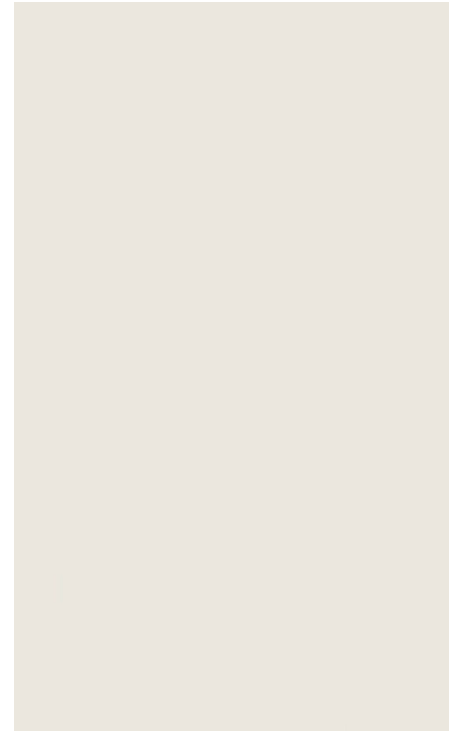
EXTERIOR COMMUNAL  
AREAS  
FIXED LIGHTING



FLOORING – OPTION 1  
IF POSSIBLE, ADD A TILED FLOORING TO  
THE LIFT  
MIRAGE TILES  
RECONCRETE – RICE SP ROO1  
300MM X 600MM TILE SIZE  
GROUT – MAPEI - SILVER GREY III



FLOORING OPTION 3  
IF TILES ARE NOT POSSIBLE THEN PLEASE  
CHANGE TO CARPET:  
TESSERE UK  
CAVALIER CARPETS  
CLASSIC HERRINGBONE  
COLOUR: FOSTER  
V.E OPTION



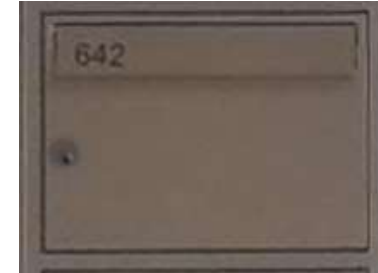
WALL FINISH TO LIFT CAR ABOVE THE  
HANDRAIL LINE AND TO THE CEILING  
TO BE CHANGED, IF POSSIBLE, TO:  
EGGER  
LAMINATE  
TAUPE GREY - U1750 ST9



WALL FINISH TO LIFT CAR BELOW THE  
HANDRAIL LINE TO BE CHANGED, IF  
POSSIBLE, TO:  
EGGER  
LAMINATE  
BEIGE TEXTILE – F416 ST10

HAMILTON HOUSE

LIFT CAR  
SUGGESTED REPLACEMENT  
FINISHES



BRONZE FINISHED POST BOXES  
WITH DARK BRONZE LOCKS



DARK BRONZE  
LOCKS

BESPOKE MADE TO MEASURE REPLACEMENT DOUBLE SIDED POST BOXES TO FIT EXISTING HOLE TO WALL –  
SAFETY LETTER BOX COMPANY LTD  
STYLE AS PER THE POST BOXES PRODUCED FOR THE VERDALA TERRACES  
EXTERNAL SIDE TO HAVE LETTER BOX FLAP AND NUMBER, INTERNAL SIDE TO HAVE OPENING DOOR WITH  
LOCK AND FLAT NUMBER.  
BRONZE FINISH - SAMPLE TO BE APPROVED BY DESIGNER/CLIENT PRIOR TO PRODUCTION AND DARK  
BRONZE LOCKS  
WITH LASER CUT NUMBERS FOR FLATS 1-25 – FONT TO BE APPROVED WITH DESIGNER/CLIENT PRIOR TO  
PRODUCTION, TO MATCH NEW SUGGESTED FLOOR LEVEL AND EXTERNAL SIGNAGE STYLE OF FONT.  
EXTERNAL SIDE FINISHES TO BE SUITABLE FOR EXTERIOR USE, NOT RUSTING, CONTRACT QUALITY.

HAMILTON HOUSE

GROUND FLOOR LETTER  
BOXES  
SUGGESTED RENOVATIONS OR  
REPLACEMENT – OPTION 3



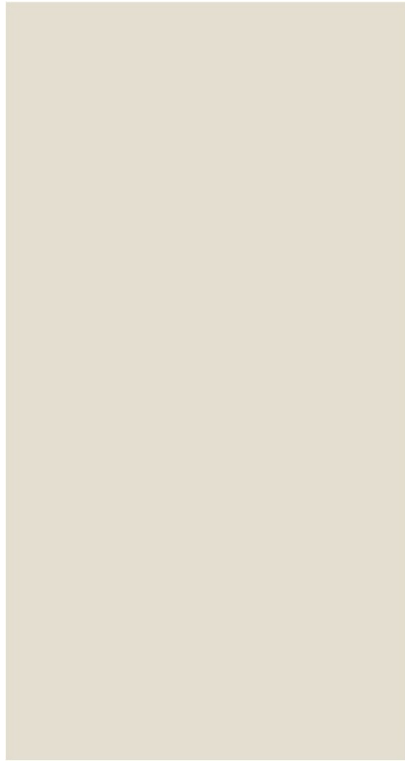
DESIGN INTENT IMAGERY FOR SUGGESTED NEW FLOOR SIGNAGE  
3-DIMENSIONAL METAL SIGN FOR EACH FLOOR – CAN ALSO ADD FLAT  
NUMBER 1-5 ETC UNDER EACH FLOOR SIGN IN SMALLER LETTERING IN  
THE SAME MATERIAL AND STYLE FOR EASIER WAYFINDING.  
FINISH – DARK BRONZE – FONT AND STYLE AS SHOWN IN IMAGE,  
TO MATCH FONT USED TO NEW EXTERNAL 'HAMILTON HOUSE' SIGNAGE  
POSSIBLE SUPPLIER – GOODWIN & GOODWIN LONDON

HAMILTON HOUSE

FLOOR SIGNAGE  
REPLACEMENT  
DESIGN INTENT



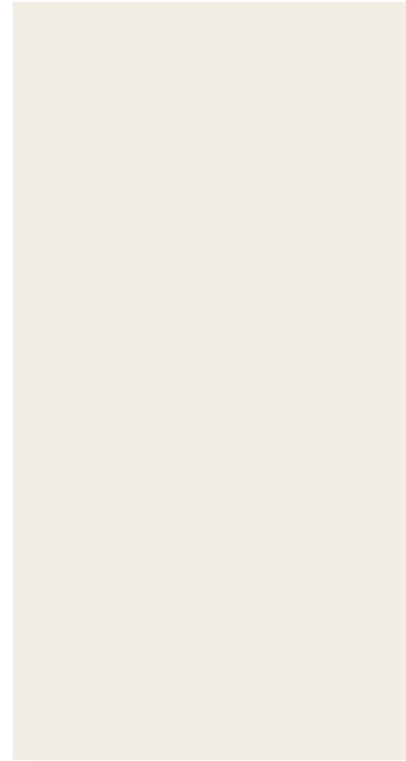
PAINT COLOUR:  
 PAINT & PAPER LIBRARY  
 LUSI  
 ARCHITECTS EGGSHELL –  
 TO FIRE DOORS (BOTH SIDES OF DOOR,  
 TO FIRE DOOR INCLUDING OUTER  
 FRAME/ARCHITRAVES & SECTION ABOVE  
 DOORS), TO DOORS AND ARCHITRAVES  
 TO 6<sup>TH</sup> FLOOR. STORE CLIPBOARDS, TO  
 THE GROUND FLOOR MAIN ENTRY  
 DOOR INCLUDING OUTER FRAME TO  
 THE INTERNAL & EXTERNAL SIDE & TO  
 THE STAIR WINDOWSILLS.  
 (VALUE ENGINEERED MATCH WITH  
 ALTERNATIVE PAINT SUPPLIER. OPTIONAL,  
 WOULD ADVISE A TESTER. IS SAMPLED TO  
 ENSURE A GOOD MATCH WITH THE  
 ORIGINAL IF V.E OPTION IS TO BE  
 CONFIRMED)



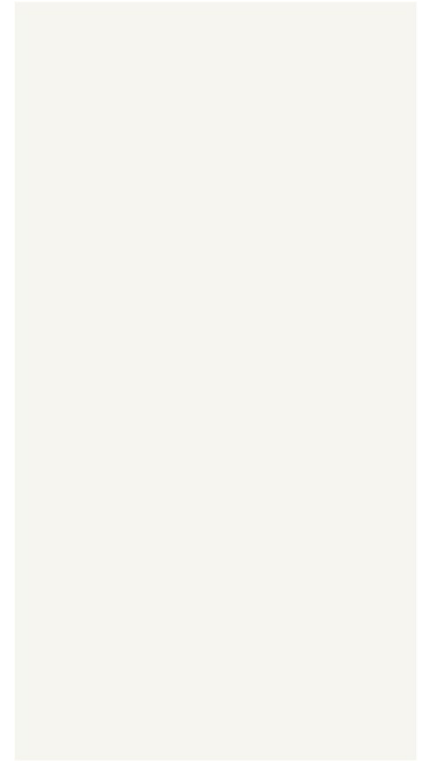
PAINT COLOUR:  
 LITTLE GREENE –  
 PORTLAND STONE –  
 INTELLIGENT FLOOR PAINT –  
 TO CONCRETE FLOOR BORDER TO  
 LANDINGS AND STAIRS AND  
 SKIRTINGS FROM THE FIRST FLOOR  
 STAIRS AND ABOVE.  
 INTELLIGENT EGGSHELL –  
 TO METAL STAIR BALUSTERS, METAL  
 FIXINGS TO STAIR HANDRAILS, STAIR  
 WINDOW FRAMES  
 (VALUE ENGINEERED MATCH WITH  
 ALTERNATIVE PAINT SUPPLIER.  
 OPTIONAL, WOULD ADVISE A TESTER. IS  
 SAMPLED TO ENSURE A GOOD MATCH  
 WITH THE ORIGINAL IF V.E OPTION IS  
 TO BE CONFIRMED)



STAIN TO EXISTING  
 HANDRAIL:  
 HANDRAILS TO BE  
 SANDED TO REMOVED  
 THE HIGH GLOSS FINISH  
 AND THEN STAINED WITH:  
 SYMPHONY COATINGS  
 HARMONY STAIN RANGE  
 ESPRESSO  
 MATT FINISH WITH CLEAR  
 MATT LACQUER TO  
 PREVENT  
 DISCOLOURATION.



PAINT COLOUR:  
 LITTLE GREENE –  
 PORTLAND STONE LIGHT –  
 INTELLIGENT EGGSHELL –  
 TO ALL WALLS TO GROUND FLOOR  
 ENTRANCE, ALL STAIR WALLS AND  
 STAIR LANDING WALLS.  
 (VALUE ENGINEERED MATCH WITH  
 ALTERNATIVE PAINT SUPPLIER.  
 OPTIONAL, WOULD ADVISE A TESTER. IS  
 SAMPLED TO ENSURE A GOOD MATCH  
 WITH THE ORIGINAL IF V.E OPTION IS  
 TO BE CONFIRMED)



PAINT COLOUR:  
 LITTLE GREENE –  
 PORTLAND STONE PALE –  
 INTELLIGENT EMULSION –  
 TO CEILINGS TO ALL FLOORS AND  
 CORNING TO THE GROUND FLOOR.  
 (VALUE ENGINEERED MATCH WITH  
 ALTERNATIVE PAINT SUPPLIER.  
 OPTIONAL, WOULD ADVISE A TESTER. IS  
 SAMPLED TO ENSURE A GOOD MATCH  
 WITH THE ORIGINAL IF V.E OPTION IS  
 TO BE CONFIRMED)

12 HAMILTON HOUSE

GROUND FLOOR  
 ENTRANCE & COMMUNAL  
 STAIRS & STAIR LOBBIES  
 PAINT FINISHES



CARPET FOR GROUND FLOOR, STAIRS FROM GROUND – FIRST FLOOR, FIRST FLOOR LANDING AND FLAT CORRIDORS TO EACH LEVEL 1-5:  
TESSERE UK  
CAVALIER CARPETS  
CLASSIC HERRINGBONE  
COLOUR: FOSTER  
V.E OPTION

HAMILTON HOUSE



SECTION OF COIR MATT FLOORING TO BE ADDED TO NEWLY CREATED FLOOR WELL TO INTERNAL GROUND FLOOR ENTRANCE  
COIR MATTING TO ENTRANCE WELL:  
THE NATURAL RUG COMPANY  
GREY COIR MAT  
SIZE TO FIT NEW ENTRANCE FLOOR WELL ONCE CREATED, SITE MEASURE TO BE TAKEN.

:

COMMUNAL AREAS  
CARPET REPLACEMENT  
OPTION 2



CEILING PENDANTS TO GROUND FLOOR  
ENTRANCE TO REPLACE EXISTING CEILING  
LIGHTS:  
CASTLEGATE LIGHTING  
ENDON LIGHTING  
ENDON HAYFIELD 3 LIGHT CEILING PENDANT IN  
BRUSHED BRONZE FINISH WITH NATURAL LINEN  
SHADE  
HEIGHT TO BE ADJUSTED IF NECESSARY MINIMUM  
DISTANCE FROM FLOOR TO UNDERSIDE OF  
FITTING TO BE 2200MM



CEILING LIGHT TO COMMUNAL STAIRS:  
UK ELECTRICAL SUPPLIES  
ASTRO  
MASHIKO  
400MM ROUND CEILING LIGHT - BRONZE FINISH



COVE LIGHTING TO BE ADDED TO EXISTING COVING TO  
THE GROUND FLOOR ENTRANCE LOBBY AND FLAT  
CORRIDORS TO LEVEL 1-5.  
LIGHTING TO BE DIFFUSED AND CONSISTENT TO  
PERIMETER OF COVING, NOT DOTTED AND NOT DARK  
SPOTS.  
JOHN CULLEN OR EQUIVALENT SUPPLIER TO BE USED  
FOR THE CONCEALED LED STRIP LIGHTING  
EXISTING CEILING LIGHTS TO BE REMOVED AND CEILING  
MADE GOOD IF COVE LIGHTING PROVIDES SUFFICIENT  
ILLUMINATION, IF THIS IS NOT THE CASE THEN COVE  
LIGHTING TO BE ADDED AS WELL AS REPLACEMENT  
CEILING LIGHTS WHICH WILL BE REPLACED WITH THE  
CEILING LIGHT SHOWN TO THE LEFT OF THIS IMAGE  
FROM ASTRO, MASHIKO 400MM ROUND.

- WARM WHITE LIGHT BULBS TO BE USED TO ALL FIXED LIGHTING – 2700K COLOUR TEMPERATURE
- CLIENT TO CONFIRM WITH ELECTRICIAN IF ALL COMMUNAL AREA LIGHTING IS TO BE OPERATED VIA MOTION SENSORS. SUFFICIENT QUANTITY OF SENSORS TO BE PROVIDED TO ENSURE INSTANT ILLUMINATION WHEN TENANTS ENTER BUILDING TO GROUND FLOOR OR STAIRS & CORRIDORS.

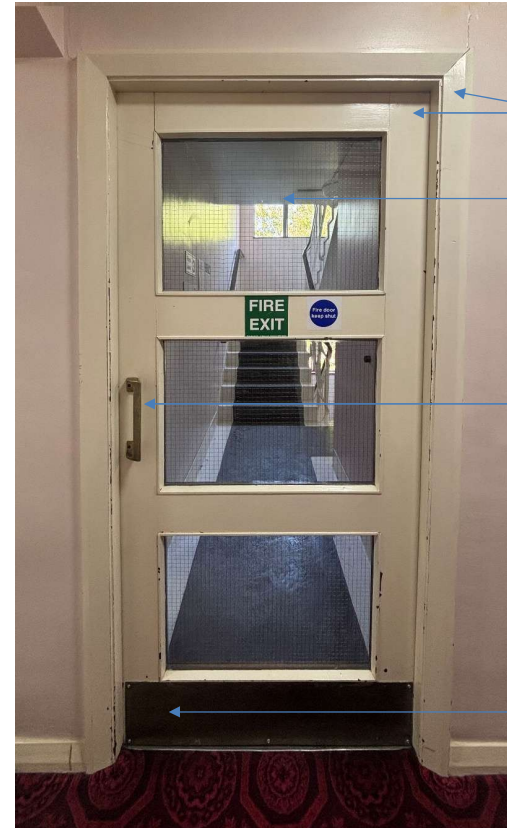
HAMILTON HOUSE

GROUND FLOOR  
ENTRANCE & COMMUNAL  
AREAS  
FIXED LIGHTING

DOOR, DOOR FRAME AND AREA ABOVE DOOR TO BE PAINTED IN PAINT AND PAPER LIBRARY- ARCHITECTS EGGSHELL - LUSI

HINGES, HANDLE AND DOOR CLOSER TO BE REPLACED

GLASS TO BE REPLACED WITH CLEAR PYRO GLASS SUPPLIER - WOW GLASS



DOOR AND ARCHITRAVE TO BE PAINTED IN: PAINT AND PAPER LIBRARY- ARCHITECTS EGGSHELL - LUSI

GLASS TO BE REPLACED WITH CLEAR PYRO GLASS - SUPPLIER - WOW GLASS

PUSH PLATE TO REPLACE HANDLE TO THIS SIDE

NEW KICK PLATE REQUIRED IN DARK BRONZE FINISH TO MATCH NEW IRONMONGERY

EXISTING FIRE DOORS - BACK AND FRONT VIEW

HAMILTON HOUSE

EXISTING FIRE DOORS-  
REFURBISHMENT  
SUGGESTIONS



PAINT COLOUR:  
PAINT & PAPER LIBRARY  
LUSI  
ARCHITECTS EGGSHELL –  
TO FIRE DOORS TO BOTH SIDES AND  
OUTER FRAME/ARCHITRAVE  
(VALUE ENGINEERED MATCH WITH  
ALTERNATIVE PAINT SUPPLIER  
OPTIONAL, WOULD ADVISE A TESTER IS  
SAMPLED TO ENSURE A GOOD MATCH  
WITH THE ORIGINAL IF V.E OPTION IS  
TO BE CONFIRMED)



PUSH PLATE TO FIRE DOORS:  
DOORHARDWARE.CO.UK  
HERITAGE BRASS  
FINGERPLATE  
MATT BRONZE FINISH



PULL HANDLE TO FIRE  
DOORS:  
DOORHARDWARE.CO.UK  
HERITAGE BRASS  
DECO CABINET HANDLE  
203MM SIZE  
MATT BRONZE FINISH



FIRE DOOR CLOSER:  
IRONMONGERY DIRECT  
RUTLAND TS.9205 FIRE DOOR CLOSER - POWER  
SIZE 2-5 - PUSH/PULL MOUNTING - DARK BRONZE



HINGES TO FIRE DOORS:  
DOORHARDWARE.CO.UK  
HINGE BRASS WITH BALL  
BEARING –  
SIZE TO MATCH EXISTING  
HINGES  
HERITAGE BRASS  
MATT BRONZE FINISH



DOOR STOP TO PROTECT  
WALLS BEHIND FIRE DOORS:  
DOORHARDWARE.CO.UK  
SQUARE ROUND MOUNTED  
DOOR STOP –  
HERITAGE BRASS  
MATT BRONZE FINISH  
TO BE WALL MOUNTED

HAMILTON HOUSE

FIRE DOORS –  
PAINT COLOUR &  
IRONMONGERY

COFFER LIGHTING TO BE ADDED TO ALL FLAT CORRIDOR COFFERS, WARM WHITE COLOUR WITH ADDITIONAL SENSORS TO PREVENT ANY DELAY IN LIGHTS TURNING ON. CEILING AND COFFERS TO BE FILLED AND PAINTED

EXISTING CEILING LIGHTS TO BE REMOVED AND CEILING TO BE FILLED AND PAINTED - AS COFFER LIGHTING WILL REPLACE THE CEILING LIGHTING, IF INSUFFICIENT LIGHTING FROM THE COFFER LIGHTING, THEN REPLACEMENT CEILING LIGHTS AS PER STAIR. CEILING LIGHTS ARE ALSO TO BE ADDED ON MOTION SENSORS.

SMALL HATCH DOORS AND DOOR SURROUNDS TO BE REMOVED AND WALLS TO BE MADE GOOD AND PAINTED

CARPET TO BE REPLACED

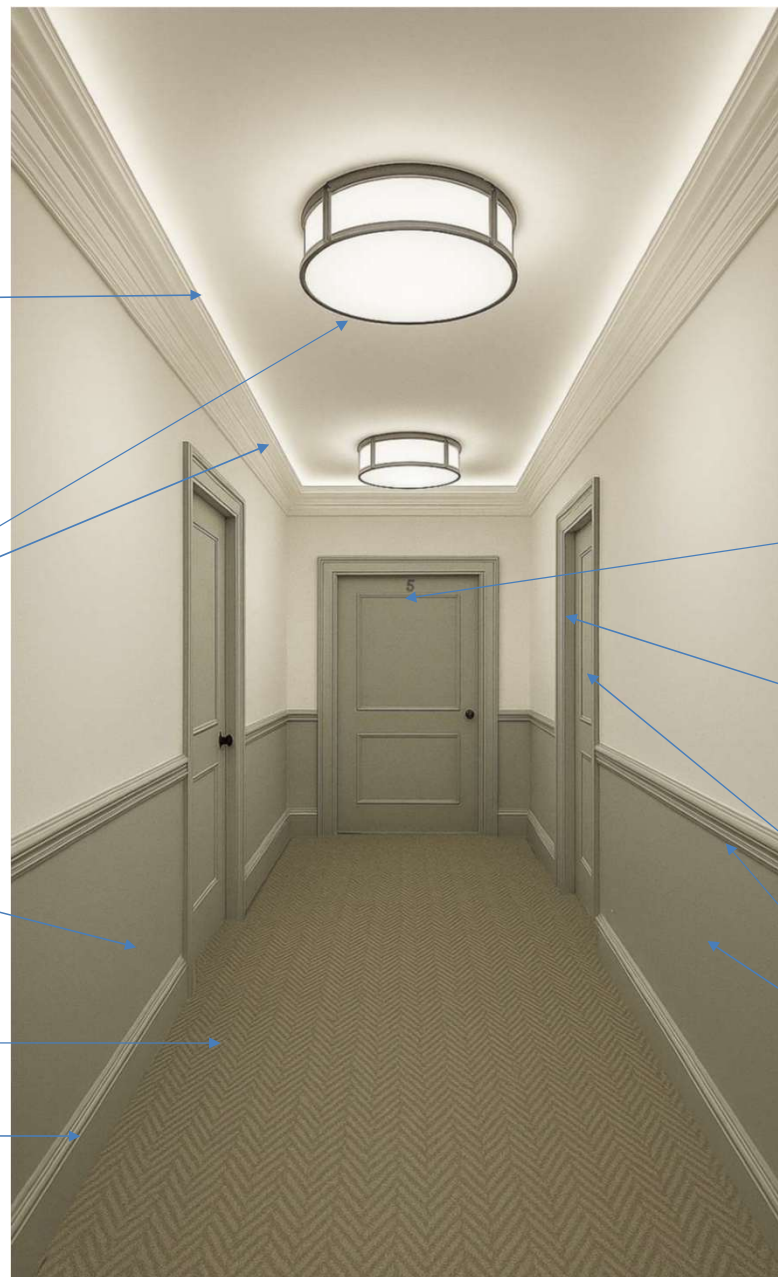
SKIRTINGS TO BE REPLACED WITH HIGHER SKIRTING

DOOR NUMBER AND GENERAL IRONMONGERY TO BE REPLACED

DOOR TO BE FILLED AND PAINTED

DOORBELL TO BE REPLACED

WALLS TO BE FILLED AND PAINTED WITH NEW DADO AND CONTRAST PAINT FINISH TO DADO RAIL AND BELOW WITH LIGHTER PAINT FINISH ABOVE AND TO THE CEILING AND COFFER.



HAMILTON HOUSE

EXISTING FLAT CORRIDORS  
& FLAT DOORS –  
REFURBISHMENT  
SUGGESTIONS



FLAT FRONT DOOR PAINT COLOUR:  
PAINT AND PAPER LIBRARY  
LUSI  
ARCHITECTS EGGHELL  
TO EXTERNAL SIDE OF DOOR AND  
ARCHITRAVE



FRONT DOOR PULL:  
DOORHARDWARE.CO.UK  
HERITAGE BRASS  
ROUND CYLINDER PULL  
MATT BRONZE FINISH



FRONT DOOR LATCH:  
DOORHARDWARE.CO.UK  
HERITAGE BRASS  
NIGHT LATCH - SIZE TBC  
MATT BRONZE FINISH



DOOR BELL:  
DOORHARDWARE.CO.UK  
HERITAGE BRASS  
OBLONG BELL PUSH  
MATT BRONZE FINISH



FRONT DOOR ESCUTCHEON:  
DOORHARDWARE.CO.UK  
HERITAGE BRASS  
EURO PROFILE CYLINDER  
ESCUTCHEON ROUND  
MATT BRONZE FINISH



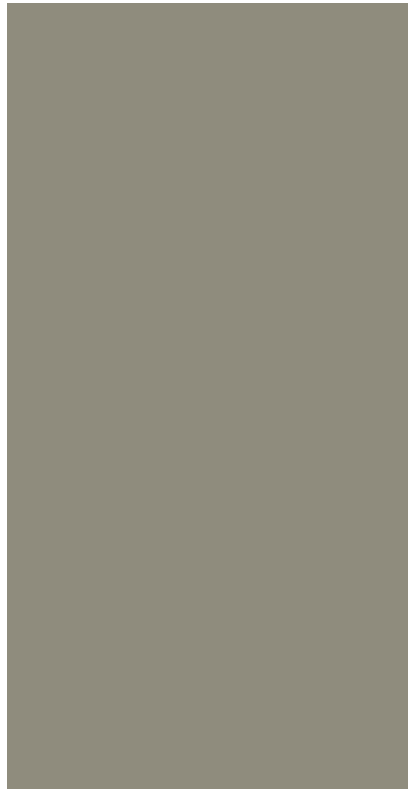
DOOR NUMBERS 0-9:  
DOORHARDWARE.CO.UK  
HERITAGE BRASS  
DOOR NUMBERS  
1- C1568-0MB - 1-C1568-9MB  
MATT BRONZE FINISH



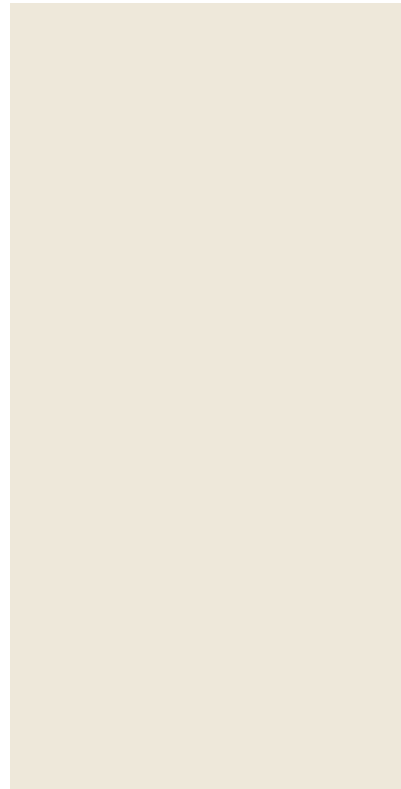
CENTRAL DOOR PULL  
DOORHARDWARE.CO.UK  
HERITAGE BRASS  
ROUND CENTRE DOORKNOB  
MATT BRONZE FINISH

HAMILTON HOUSE

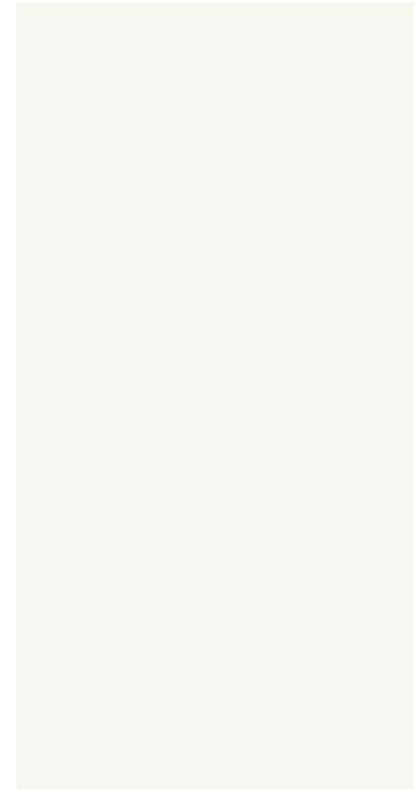
ALL FLATS -  
FRONT DOOR COLOUR &  
IRONMONGERY



PAINT COLOUR:  
PAINT & PAPER LIBRARY  
LUSI  
ARCHITECTS EGGSHELL –  
TO FLAT DOORS, & ARCHITRAVES,  
TO FIRE DOORS TO BOTH SIDES AND  
OUTER FRAME/ARCHITRAVE AND TO  
SKIRTINGS, DADO RAIL AND WALLS  
BELOW DADO RAIL.  
(VALUE ENGINEERED MATCH WITH  
ALTERNATIVE PAINT SUPPLIER  
OPTIONAL, WOULD ADVISE A TESTER IS  
SAMPLED TO ENSURE A GOOD MATCH  
WITH THE ORIGINAL IF V.E OPTION IS  
TO BE CONFIRMED)



PAINT COLOUR:  
LITTLE GREENE –  
PORTLAND STONE LIGHT –  
INTELLIGENT EMULSION  
TO WALLS ABOVE THE DADO  
RAIL  
(VALUE ENGINEERED MATCH  
WITH ALTERNATIVE PAINT  
SUPPLIER OPTIONAL, WOULD  
ADVISE A TESTER IS SAMPLED  
TO ENSURE A GOOD MATCH  
WITH THE ORIGINAL IF V.E  
OPTION IS TO BE  
CONFIRMED)



PAINT COLOUR:  
LITTLE GREENE –  
PORTLAND STONE PALE –  
INTELLIGENT EMULSION:  
TO CEILINGS AND COVING.  
(VALUE ENGINEERED MATCH WITH  
ALTERNATIVE PAINT SUPPLIER  
OPTIONAL, WOULD ADVISE A TESTER  
IS SAMPLED TO ENSURE A GOOD  
MATCH WITH THE ORIGINAL IF V.E  
OPTION IS TO BE CONFIRMED)

12 HAMILTON HOUSE

FLAT CORRIDORS  
ALL LEVELS  
PAINT FINISHES