

THE KC BESPOKE COLLECTION

Modular Buildings for a Better Tomorrow

PEOPLE
PLACES
POSSIBILITIES



MODULAR
SUSTAINABLE
FUTURE READY

SPACES
THAT WORK
HARDER

A building that fits how you work.



Tell us what your team needs. We will help turn it into a building.



START WITH YOUR WORKING DAY.

Where do visitors arrive? Who needs a quiet room? What should be close to the desks? Tell us what happens in a normal day.

KC's three module lengths and 3.15 m-wide bays give us a clear starting point. We then work through the rooms, performance package, finishes and services with you.

PROJECT FEATURE

Russell Roof Tiles

Reception and transport unit
Burton-on-Trent

Project supplied by KC.

Project identification and image supplied by KC. Final project scope is defined by the quotation.

Start with the people who will use it.



A normal working day is a useful starting point for the design.



MAKE ARRIVAL CLEAR

Give visitors an obvious entrance and somewhere to wait.

START WITH THE FOOTPRINT

Choose the length and bay count that fit the site and the room list.

CHOOSE WHERE TO SHARE

Use open space for working together and separate rooms where privacy matters.

PLAN THE SMALL DETAILS

Storage, sockets, coat space and a kettle matter once people move in.

CHOOSE WHAT YOU CAN CARE FOR

Compare finishes, maintenance and access to replaceable components.

MAKE IT FEEL LIKE YOURS

Bring your colours, room priorities and day-to-day needs into the choices.

PLAN ACCESS FROM THE START

Agree locking and controlled access around the people who will use the space.

Your building, step by step.



Read in sequence, or go straight to the choice you need.

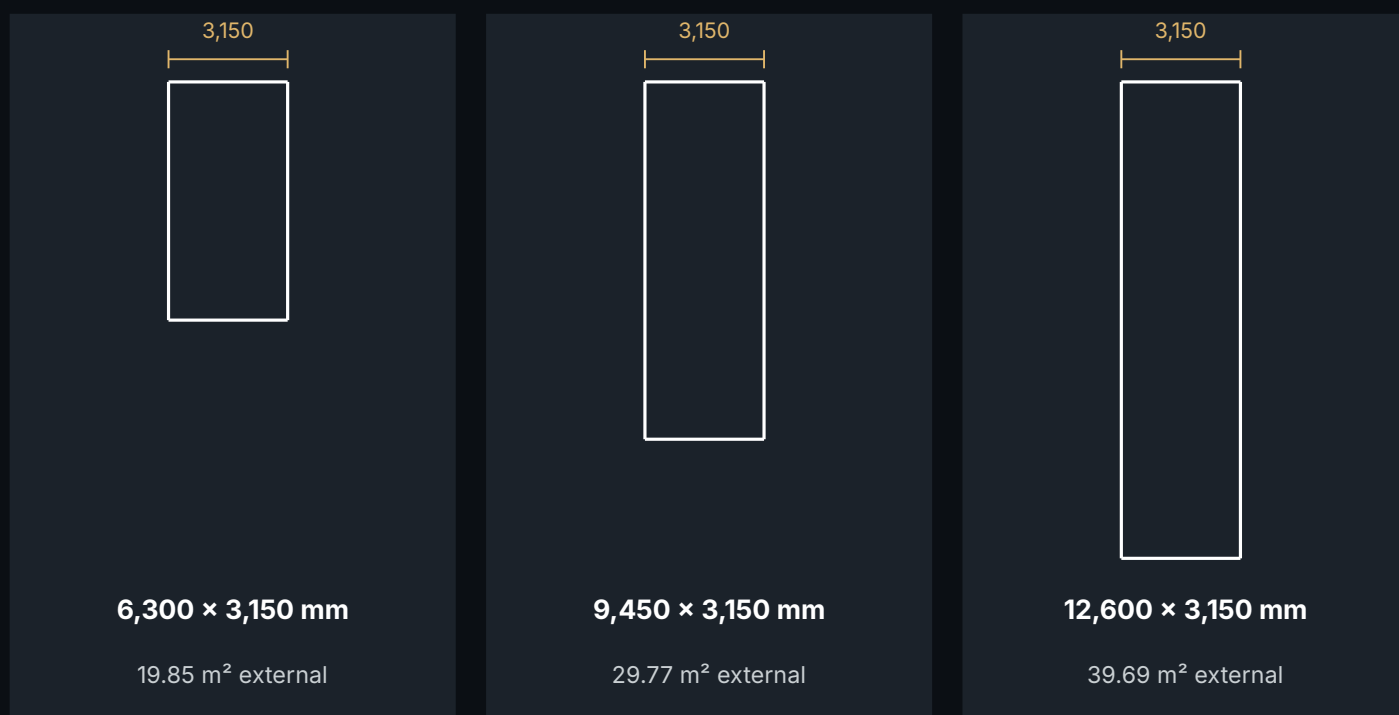
- | | | |
|-----------|--|--------------|
| 01 | CHOOSE YOUR SIZE
Choose the module length and compare one to six bays. | 05-07 |
| 02 | SET YOUR PERFORMANCE
Compare insulation, glazing and climate control. | 08-09 |
| 03 | CHOOSE THE EXTERIOR
Select your cladding style, colour and accents. | 10-11 |
| 04 | CHOOSE INTERIOR DETAILS
Walls, toilets, floors, doors and openings. | 12-19 |
| 05 | PLAN THE WORKING SPACE
Layouts, larger buildings, services and kitchenettes. | 20-27 |
| 06 | PLAN THE PROJECT
Applications, process, site readiness, scope and FAQs. | 28-33 |
| 07 | MAKE YOUR BRIEF
Record selections and review the technical notes. | 34-35 |
| 08 | EXPLORE MORE SPACES
Interior and exterior examples, then contact KC. | 36-38 |

Choose your module length.



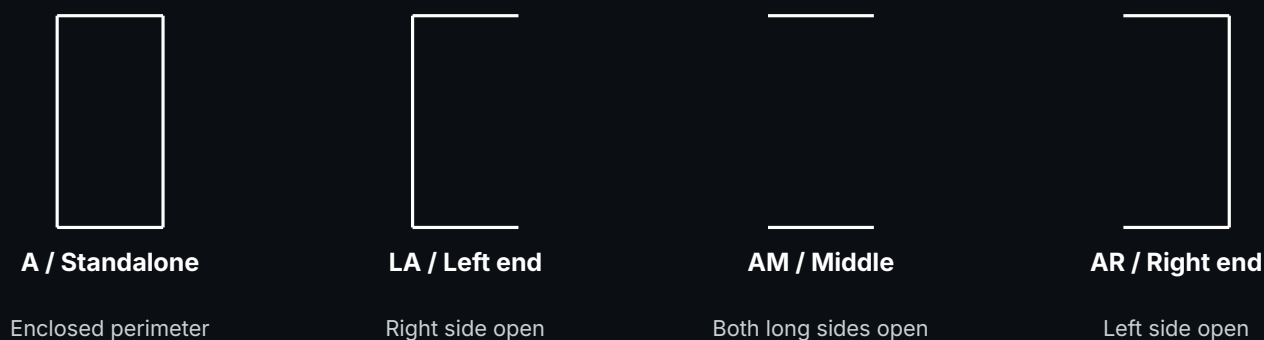
Every bay is 3,150 mm wide. Join modules of the same length along their long sides.

CHOOSE YOUR BASE MODULE



Base module outlines shown at a common 1:200 scale at A4 trim. Dimensions are external.

CHOOSE THE MODULE ROLE



Role diagrams are schematic. Open sides and structural members are confirmed by project engineering.

Add bays. Keep the length.



Overall length stays fixed. Overall width is the bay count × 3,150 mm.



JOIN THE OPEN SIDES

2 bays



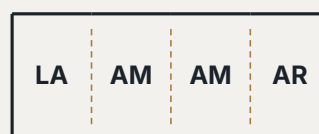
6,300 mm

3 bays



9,450 mm

4 bays



12,600 mm

6 bays



18,900 mm

Dashed lines mark module joins, not walls. The 6-bay example retains enclosed end modules (A). Structural posts or beams may remain.

SELECTED LENGTH	2 BAYS	3 BAYS	4 BAYS
6.30 m	6.30 × 6.30	6.30 × 9.45	6.30 × 12.60
9.45 m	9.45 × 6.30	9.45 × 9.45	9.45 × 12.60
12.60 m	12.60 × 6.30	12.60 × 9.45	12.60 × 12.60

Table: external length × overall width, metres. Diagrams schematic; 2-bay layout example on page 20.

Find the footprint that works for you.



One to six bays, shown across all three module lengths.

BAYS	WIDTH	6.30 m LENGTH	9.45 m LENGTH	12.60 m LENGTH
1	3.15 m	6.30 × 3.15 m 19.85 m ²	9.45 × 3.15 m 29.77 m ²	12.60 × 3.15 m 39.69 m ²
2	6.30 m	6.30 × 6.30 m 39.69 m ²	9.45 × 6.30 m 59.54 m ²	12.60 × 6.30 m 79.38 m ²
3	9.45 m	6.30 × 9.45 m 59.54 m ²	9.45 × 9.45 m 89.30 m ²	12.60 × 9.45 m 119.07 m ²
4	12.60 m	6.30 × 12.60 m 79.38 m ²	9.45 × 12.60 m 119.07 m ²	12.60 × 12.60 m 158.76 m ²
5	15.75 m	6.30 × 15.75 m 99.23 m ²	9.45 × 15.75 m 148.84 m ²	12.60 × 15.75 m 198.45 m ²
6	18.90 m	6.30 × 18.90 m 119.07 m ²	9.45 × 18.90 m 178.61 m ²	12.60 × 18.90 m 238.14 m ²

Dimensions are external length × overall width. Calculated external areas are not net usable floor areas.

A THREE-BAY EXAMPLE

Three 9.45 × 3.15 m modules give a 9.45 × 9.45 m footprint: 89.30 m² externally.

LEAVE ROOM AROUND IT

Allow for boundaries, doors, ramps, drainage, services and delivery arrangements, not only the footprint.

Choose your performance package.



Think about hours of use, comfort and how you want to heat and cool the building.

ELEMENT	TEMPORARY / PORTABLE	PERMANENT / PART L*	GREEN / A ENERGY RATED*
Roof	0.18	0.14	0.11
External walls	0.18	0.18	0.12
Floor	0.24	0.18	0.11
Windows*	0.9	0.9	0.7
Pedestrian doors*	1.1	1.1	0.9
Window glazing	Double	Double	Triple
Heating / cooling	As quoted	As quoted	Fujitsu heat pump SCOP 4.5*

U-values in W/m²K. Lower values mean less heat transfer. Laminated safety glass in all windows; also in glazed doors for Permanent and Green.

PROJECT-BASED USE

Temporary offices, welfare or short-term sales space. Choose where this specification suits the approved use; portable does not mean exempt.

REGULAR YEAR-ROUND USE

Offices, receptions and welfare. Improved roof and floor insulation versus Portable. Part L is assessed for the complete building.

COMFORT & ENERGY

Lower stated U-values, triple glazing and heat-pump heating/cooling. The EPC A outcome is a project-assessed target, not a guarantee.

* Confirm whole-window / whole-doorset value basis, the selected Fujitsu model and the project compliance route. The approved project specification governs.

KC specification supplied 16 September 2026. Regulatory / assessment notes: [1-2], page 35.

Fire performance and insurer approvals.



Ask which evidence applies to the exact panel assembly being supplied.



Kingspan QuadCore KS1000RW wall panels are available in configurations tested to LPS 1181 Part 1 and FM approval standards. [3]

LPS 1181-1 EXT-B

40–150 mm panels; vertical orientation.

LPS 1181-1 EXT-A15

40–150 mm panels; vertical orientation.

LPS 1181-1 EXT-A30

80–150 mm panels; vertical orientation.

FM 4880

Class 1 building panels or interior finish materials.

FM 4881

Class 1 exterior wall systems.

FM 4882

Class 1 interior wall and ceiling systems for smoke-sensitive occupancies.

CRITICAL APPROVAL NOTE

Approval depends on the certified thickness, cover width, orientation, assembly, steel coating and manufacturing facility. Panel approval is not approval of every completed building. Obtain project-specific confirmation.

[3] Kingspan KS1000RW Wall Panel Product Data Sheet, UK & Ireland. Use the certificate applicable to the order.

Steel, refined.



The KC architectural steel cassette system.



Precision-formed, high-quality coated steel. Crisp joints, controlled shadow lines and concealed-fixing detailing create an architectural skin for commercial use.

CLEAN ARCHITECTURAL LINES

Precision-folded panels with disciplined horizontal and vertical joints.

LOW MAINTENANCE

Factory-applied finishes and straightforward routine cleaning.

REPLACEABLE PANELS

Individual cassettes can be changed without replacing an entire elevation.

COLOUR FLEXIBILITY

Standard RAL options included; project-specific finishes available.



Wood effects: GOLDEN OAK / DARK WALNUT / WINCHESTER

Colour illustrations are indicative. Confirm the final finish against a physical sample.

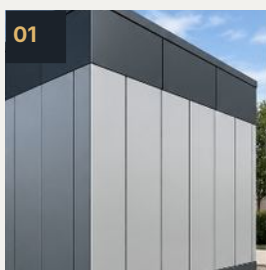
Choose your cladding style.



Start with the pattern, then choose the main colour and any accent.



CASSETTES & COLOUR ACCENTS



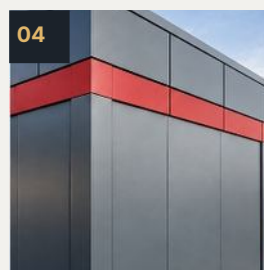
01
Vertical
cassettes



02
Staggered
cassettes



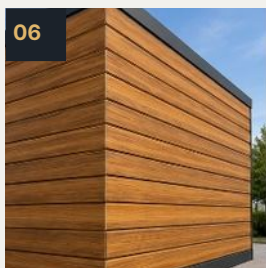
03
Full cassette
+ colour band



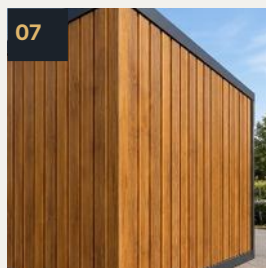
04
Cassette top
+ colour band



05
White cassette
+ lamella band



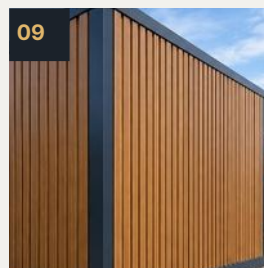
06
Horizontal
timber effect



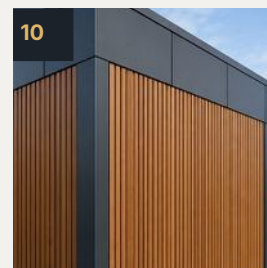
07
Vertical
timber effect



08
Lamella
feature band



09
Full-height
lamella



10
Cassette top
+ lamella

Style illustrations, not construction details. Confirm materials, joint layouts and upgrade status against the approved specification. Colours must be checked against physical samples.

Choose the look of your interior.



Compare the structural-frame and skirting colours without changing the room layout.



RAL 7016

ANTHRACITE GREY



RAL 9010

PURE WHITE

KEEP EACH FINISH CHOICE DISTINCT

— STRUCTURAL FRAME & SKIRTING

Select anthracite or white for the visible interior frame and skirting.

— WINDOW & GLAZED DOOR FRAMES

RAL 7016 remains the supplied reference scheme; specify alternatives separately.

Internal timber door finishes and contrasting door frames are a separate selection (pages 17–18). Furniture, lighting arrangements and decorative items are illustrative unless included in the quotation.

Internal walls. Your choice.



Two wall systems. Two coordinated frame and trim finishes.

STANDARD WALL SYSTEM

Solid panels for visual privacy



RAL 9006 / White aluminium



RAL 7016 / Anthracite grey

GLAZED PARTITIONING

Glazed screens between rooms



RAL 9006 / White aluminium



RAL 7016 / Anthracite grey

Finish references apply to frames and trims; wall panels remain light. Confirm glass, manifestation, final detailing and required fire or acoustic performance.

Toilet finishes. Your choice.

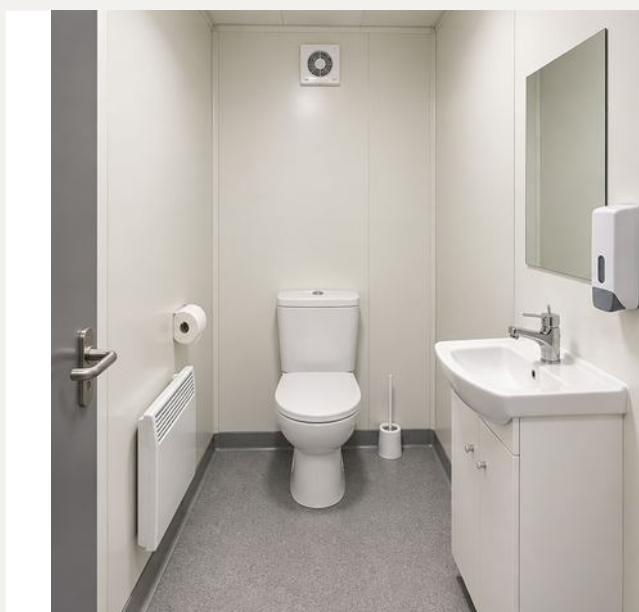


Choose plain wall panels or an SPC wall-cladding upgrade.

BASIC / STANDARD FINISH

UPGRADE / SPC WALL CLADDING

STANDARD WC



Plain wall panels



Stone-effect SPC wall cladding

ACCESSIBLE WC / FINISH EXAMPLE



Plain wall panels



Marble-effect SPC wall cladding

Finish illustrations only. Sanitaryware, flooring, accessories and upgrade inclusions are confirmed in the quotation.

Choose a floor you will live with.



Three Camino wood-effect references, from a warm oak tone to light grey.



SOMBRA

Warm wood tone

1,524 × 180 mm*



PASSADO

Muted natural tone

1,524 × 228 mm



LLUVIA

Light grey tone

1,524 × 228 mm

8 mm

overall thickness

0.55 mm

wear layer

1.5 mm

integrated IXPE backing

LOOK AT A SAMPLE IN YOUR ROOM

Compare the floor beside your cabinets, walls and doors. Daylight and artificial light both affect the way a colour looks.

MATCH THE FLOOR TO THE USE

Tell us about wheeled chairs, equipment, wet cleaning or underfloor heating so suitability and installation can be checked.

*Sombra: the décor page lists 180 mm; the family page lists 228 mm. Confirm the supplied dimension before ordering. Colours and inclusion are agreed in the quotation.

What is inside the floor?



Camino rigid-core SPC: construction and declared use classes, explained.

SEVEN-LAYER CONSTRUCTION



Not to scale. ABA balances vinyl around the rigid core; C-EIR embossing follows the wood grain.

CLASS 42

GENERAL LIGHT-INDUSTRIAL USE

For mainly standing work and/or vehicle traffic, such as storage rooms and electronic assembly areas.

Also declared: 23 heavy domestic and 33 heavy commercial. Class 33 is relevant to busy offices and schools. [8]

EVERYDAY FEATURES / SUPPLIER DECLARATIONS

Natural look Embossed wood grain	Quiet underfoot Integrated IXPE	Warm touch Comfortable feel	Floor heating* Compatible systems	Waterproof plank* Not a sealed room
Slip resistance* R10 declared	Click installation Interlocking joints	Stable core SPC / ABA build-up	Wear resistance Wear group T	Stain resistance Easy-clean finish

DECLARED: 23 / 33 / 42 • Bfl-s1 • R10 • WEAR GROUP T

*Follow supplier installation and heating limits. Check equipment loads and wet-area details. Class 42 is not blanket approval for heavy machinery; a waterproof plank does not make a room waterproof. [8]

Doors for everyday working life.



Hotel-style timber doors with a CPL finish form the KC 30-minute standard brief.*



ELEGANT

30-MINUTE STANDARD BRIEF*

Manufacturer range: EI30 / EI60
Declared acoustic rating: Rw 32 dB
CPL finish in the selected colour
Performance is configuration-specific.

Internal room entrances for office, hotel-style and conference applications.

LEAF, FRAME & HARDWARE — ONE DOORSET

CONSTRUCTION

Fire-resistant particleboard core with HDF faces.

FIXED FRAME

Matching timber frame, nominal section 100 × 54 mm.

SUPPLIER STANDARD FITTINGS

Intumescent seals, drop seal, three 3D-adjustable hinges, heat-resistant lock and strike.

ADAPTABLE DETAILING

Adjustable frame and project-specific glazing or access-control options.

*KC's brief is a 30-minute / FD30 door specification. Stobrawa declares EI30 / EI60; this alone does not prove an interchangeable UK FD30 classification. Approve the complete doorset evidence and required smoke-control / closer provision before order.

Choose the door details together.



Select the leaf finish, vision panel and frame as one coordinated doorset.



SOLID LEAF

Simple, uninterrupted finish



NARROW VISION PANEL

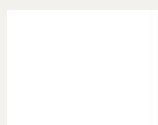
F1M reference: 170 × 1,400 mm



LARGE VISION PANEL

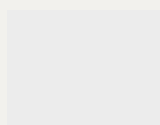
F1S reference: 300 × 1,100 mm

CPL COLOUR REFERENCES



SNOW

SC



POPIEL

PC



LUMINO

LC



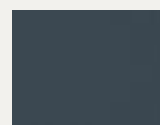
DUB

DC



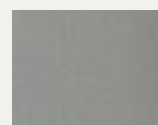
NOCE

NC



ANTRACYT

AC



GRIS

GS



HAMILTON

HC

OPTIONS TO COORDINATE

Overpanel / transom • Side panel
Decorative inlays • Contrasting frame
Adjustable frame: 100–120 to 360–380 mm
Card / Bluetooth access control



Glazing dimensions are reference apertures, not door sizes. All glass, panels, frames, seals and hardware must be permitted by the relevant fire-door evidence. Required safety fittings cannot be omitted as a budget choice. [4]

Let the light in. Make arrival clear.



Place windows and doors around the room plan, the approach and the site levels.



WINDOWS & GLAZED DOORS

Tell us where people sit and what they need to see. Select opening type, privacy and frame finish; glazing follows the package.

LAMINATED SAFETY GLASS

An interlayer helps retain broken fragments. Acoustic, UV and security benefits depend on the glass construction. [5]

ACCESS & THRESHOLDS

Check clear openings, thresholds, ramps and handrails against the users and the actual site levels.

Large opening, sliding and folding systems are project-specific selections. Confirm the glazing schedule, manifestation, fire strategy and supporting structure before manufacture.

A shared office, with room to meet.



OP-01: two 6.30 m modules create a 6.30 × 6.30 m external footprint.

LAYOUT OP-01

**6.30 ×
6.30 m**

LA + AR
39.69 m² gross external

Two desk positions, visitor seats and a place for an informal meeting. Furniture is illustrative, not an occupancy limit.



View towards the glazing



View towards the desks

Supplied furnished illustrations, not scale drawings. Confirm doors, windows, circulation and the final fit-out before manufacture.

Welcome visitors. Keep some rooms private.



SR-01: a two-bay concept with reception, an office and a meeting room.



LAYOUT SR-01

**6.30 ×
6.30 m**

Two base bays
39.69 m² gross external

Left: shared reception

Right: office and meeting
room

PLAN HOW PEOPLE MOVE

Agree the arrival route, doorways, glazing and circulation before the layout is frozen. The "A-B" label is a layout reference, not the structural module code A.

Supplied furnished concept, not a scale drawing. Access openings, circulation, partitions and services need approved project drawings.

An office with the essentials close by.



Single-bay concepts: 6,300 × 3,150 mm externally. Final circulation and services need a project review.



OFFICE + WC + KITCHENETTE



OFFICE + WC + STORAGE

Separate WC and tea point beside the office area.

Larger WC concept with storage accessed from the WC.

ACCESSIBILITY REVIEW REQUIRED: the supplied "disabled toilet" label and 2,200 × 1,500 mm reference do not establish an approved accessible WC. Confirm clearances, transfer space, door swing and storage access with the project designer.

Reference concepts only. Internal dimensions depend on the selected wall and partition build-ups.

A 9.45 m starting point for a growing team.



A discussion layout for three bays: 9.45 m length × 9.45 m overall width.

PROPOSED ZONING / NOT A CONSTRUCTION PLAN



Coloured areas suggest room uses. They are not partitions. Dashed lines identify module joins.

A designer must resolve doors, circulation, accessibility, services and structural supports. No occupancy, room dimensions or fire separation is approved by this zoning study.

A 12.60 m starting point for shared space.



A discussion layout for four bays: 12.60 m length × 12.60 m overall width.

PROPOSED ZONING / NOT A CONSTRUCTION PLAN



This discusses adjoining functions, not an unobstructed span or an approved room layout.

Structural posts / beams may remain. Resolve exits, fire strategy, occupancy, ventilation, accessible routes and services before any layout is agreed for manufacture.

The same bay, on a different scale.



From individual units to larger joined buildings.



THREE-UNIT ARRANGEMENT

Supplied visual: three buildings arranged together.
Dimensions, connections and the final footprint are project-specific.



PRINCESS YACHTS / PLYMOUTH

13 × (12.60 × 3.15 m) bays → 12.60 m length × 40.95 m width
Gross external footprint: 515.97 m²

Project identification retained from R12. Areas are external footprint calculations, not net usable floor areas.

Make the room comfortable to use.



Plan temperature, fresh air, lighting and power around the people and equipment inside.

GREEN PACKAGE / FUJITSU AIR-TO-AIR HEAT PUMP

1 kWh electricity  **4.5 kWh heat**

Seasonal heating illustration at SCOP 4.5. Confirm the selected indoor / outdoor model, climate profile and project loads.

01 HEATING & COOLING

Size equipment to the actual building loads. Confirm the indoor / outdoor model, number of units and rated climate profile.

02 FRESH AIR & EXTRACTION

Heating and cooling do not replace a ventilation strategy. Coordinate occupied-room fresh air and WC / kitchenette extraction.

03 POWER, LIGHTING & DATA

Agree socket locations, lighting, switches, the consumer unit, data routes and equipment requirements.

04 KITCHENETTES & WELFARE

Confirm fittings, hot water, incoming water, drainage and service access before kitchens and toilets are fitted.

Temporary / Portable and Permanent package heating remain "as quoted". Green's SCOP 4.5 is KC-specified; the actual Fujitsu model and project assessment still need confirmation.

Choose your kitchenette.



Three IKEA METOD arrangements. Choose the size, then personalise the finish.

SIZE / NOMINAL FORMAT

CLOSED FRONT

APPLIANCES SHOWN

SMALL

1.6 m

Compact tea point

Sink, microwave, storage and an integrated undercounter fridge.



MEDIUM

2.4 m

Everyday staff use

More worktop space, an undercounter fridge and integrated dishwasher.



LARGE

3.0 m

Additional storage

Full-height integrated fridge/freezer and an integrated dishwasher.



DOOR FRONTS / FINISH REFERENCES

Supplied references; availability to confirm.



ENKÖPING

White wood effect



AXSTAD

Grey-green



LERHYTTAN

Blue



LERHYTTAN

Black stained



LERHYTTAN

Light grey

Nominal sizes and illustrative views; final dimensions, appliance models and finishes are confirmed in the quotation.

IKEA METOD / FREE 25-YEAR GUARANTEE*

[IKEA UK guarantee terms](#)

*Eligible METOD components: material and workmanship defects, for domestic kitchen use. Business-use cover requires separate confirmation. Appliances have separate guarantees. IKEA terms apply.

Room for work, learning and welcome.



The right room plan starts with what needs to happen in it each day.



EDUCATION & LITERACY

Think about supervision, quiet work and where coats, bags and teaching resources will be stored.



OFFICES, SALES & RECEPTION

Separate the first welcome from confidential conversations and day-to-day work.

Discuss the layout, safeguarding, access and services for the intended application.

A place to take a break, meet or belong.



Plan the social space and the practical back-of-house needs together.



CLUBHOUSES & COMMUNITY SPACE

Consider the busiest break, queues for the kitchen, cleaning, storage and access to toilets. Give people a practical route through the space.



SPORTS / SOCIAL SPACE



GARDEN / PRIVATE SPACE

Supplied application visuals. Use, occupancy, siting and permissions must be assessed for the actual project.

From the first conversation to handover.



Agree decisions and responsibilities early, so each next step has a clear starting point.

01**BRIEF**

Use, people, site location, budget and required date.

02**CONCEPT**

Choose the layout, module length and bay count, then review the budget, use and footprint.

03**COORDINATE THE DETAILS**

Work through structure, fabric, fire strategy, openings, services and the site interfaces.

04**AGREE BEFORE MANUFACTURE**

Approve drawings, finishes, the quotation and the responsibility schedule.

05**MANUFACTURE & DELIVER**

Agree inspections, transport route, cramage, site readiness and installation scope.

06**HANDOVER**

Complete agreed checks, commissioning, documentation and client acceptance.

The programme is confirmed from approved drawings and specification, subject to the agreed scope, factory schedule, transport planning and site readiness.

Get the site ready for the building.



Think about the delivery route and utilities as well as the space the building occupies.



ITEM	AGREE BEFORE ORDER / DELIVERY
Foundations	Site conditions, loads, levels and engineer’s design.
Vehicle & crane access	Route, lifting positions, bearing capacity and clearances.
Utilities	Incoming power, water, foul drainage and data interfaces.
External works	Ramps, landings, steps, decking and reinstatement.
Responsibilities	Identify the designer, supplier and installer for each item.

Slabs, pads or screw foundations may be appropriate only where the project engineering permits. Delivery, crantage, foundations, utilities and external works must be explicitly included or separately priced.

Know what is in your quotation.



Put the building, the options and the site works on the same checklist.

SCOPE	WHAT THE WRITTEN QUOTATION SHOULD IDENTIFY
Building & fabric	Module count, dimensions, performance package, structure, roof, walls and floor build-up.
Finishes & openings	Cladding, colours, internal finishes, doors, glazing and required performance.
Fit-out & services	Kitchen, toilets, hot water, lighting, power, heating / cooling, ventilation and data.
Delivery & installation	Transport, relevant permits, crantage, assembly, weather-sealed joints and site labour.
Site works & connections	Foundations, utility connections, drainage, ramps, external works and making good.
Evidence & handover	Design responsibilities, approvals, testing, documentation and care information.

INCLUDED / OPTIONAL UPGRADE / PROJECT-SPECIFIC

Ask for a status and price basis for each item. A photograph, sample or package name does not establish the supplied scope.

Questions worth asking before you order.



A few early checks make the building easier to specify and look after.

Does portable mean no permissions?

No automatic exemption is assumed. Use, location, duration, floor area and the applicable approval route must be checked. [1]

Could the building move or grow later?

Treat it as a new engineering and site review, including the original frame, lifting method, connections, transport and foundations.

What is included in the price?

Only the quotation and agreed schedules establish inclusions. Use the scope checklist on page 32 before comparing offers.

How should we look after the finishes?

Use the relevant manufacturer's cleaning and maintenance instructions. Protect surfaces and report damaged seals, coatings or hardware promptly.

Can a fire door be changed later?

Do not add glazing or change hardware without checking the approved doorset evidence. Keep the required seals, closer and latch functioning. [4]

Country-specific regulations and current manufacturer instructions take precedence over this selection guide.

Tell us about your building.



Complete the brief and send it with a site plan or photographs to the KC team.

CONTACT / COMPANY

EMAIL / TELEPHONE

SITE ADDRESS / POSTCODE

PURPOSE / PEOPLE / HOURS OF USE

MODULE LENGTH / NUMBER OF BAYS

EXTERNAL LENGTH × OVERALL WIDTH

PERFORMANCE PACKAGE

LAYOUT REFERENCE / ROOM REQUIREMENTS

CLADDING STYLE / COLOUR / ACCENT

SERVICES / KITCHEN / WC / SITE CONSTRAINTS

SERVICES / ACCESS / SITE CONSTRAINTS

BUDGET / REQUIRED DATE / ATTACHMENTS

The details behind your final building.



The quotation, approved drawings and supporting evidence define what we supply.

CONFIRM BEFORE MANUFACTURE

Agree dimensions, layout, specifications, exclusions, finish samples, doors and glazing, services, site responsibilities and supporting evidence.

PRIMARY REFERENCES / SELECT TO OPEN

[1]	Part L / England	[5]	Laminated safety glass
[2]	Non-domestic EPC guidance	[6]	SCOP and SEER
[3]	Kingspan panel approvals	[7]	IKEA METHOD guarantee
[4]	Fire-door guidance / England	[8]	Flooring use-area classes

WHAT STILL NEEDS PROJECT CONFIRMATION

Window / doorset U-value basis; the selected Fujitsu system; fire-door and panel evidence; accessibility and site approvals. Sombra width remains inconsistent in supplier data.
The 2026 England Part L edition generally starts on 24 March 2027, or 24 September 2027 for higher-risk building work, subject to transitions. [1]

See how the spaces feel inside.



From welcoming receptions to productive offices and meeting spaces, our interiors are designed for everyday use.



RECEPTION & WELCOME

Create a professional first impression.



OFFICE WORKSPACE

Bright spaces for focused work.



MEETING SPACE

A place for conversations and shared ideas.



EVERYDAY SPACES

Room to pause, meet and spend time together.

Illustrative fit-outs supplied in this chat. Furniture, equipment, finishes and inclusion are confirmed in the quotation.

Distinctive exteriors for every environment.



A range of façade styles, glazing options and entrance designs to suit your site, brand and purpose.



CORPORATE & COMMERCIAL

Full-height glazing and a coordinated entrance give a clear, welcoming front to the building.



INDUSTRY & TRADE

Workplace façades with a distinct entrance and coordinated cladding.



INDUSTRY & LOGISTICS

Brand colours and signage shape the first impression.



Let's talk about your space.

A site location, a rough room list and a few photographs are enough to start the conversation. We can work through the options with you.

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