

BUILDING SPECIFICATION

Occupancy design criteria building services generally, 1 person per 10 sqm (net).

Means of escape

As existing fire strategy via 2 separate means of escape.

Sanitary accommodation

1 person per 10 sqm (net) 60% male / 60% female (at 80% utilisation) including one accessible WC per floor.

Cycles

70 secure cycle spaces at basement level accessed via the main service access / ramp at ground level. 70 lockers provided within separate male & female shower facilities providing 3 male & 3 female shower cubicles, plus a separate accessible shower and dedicated WC facilities, mirrors and hair drying stations.

OFFICE ACCOMMODATION

Planning Grid

The office accommodation layout provides opportunity for cellar, mixed or open-plan office layouts utilising a 3,660mm co-ordinating structural grid and pre-installed ceiling provisions for 4,500mm depth offices.

Clear ceiling heights

Typically 2,595mm to the underside of main office areas and 2,405mm to the central bulkhead zone.

Raised floors

All office floors provide for 100mm overall floor zone subject to existing tolerances.

New lighting

Zumtobel LED recessed lighting modules are provided to an open-plan CAT A arrangement.

Internal finishes, office ceilings RAL 9016 white emulsion painted taped and jointed plasterboard main ceiling areas and perimeter bulkhead adjacent to the window wall. Central bulkhead with RAL 9016 powder coated steel large format hinged ceiling tiles with small format perforations to the underside and acoustic mat – trimmed by a plasterboard margin concealing the return air path (spec as above).

Integrated low profile chilled beams installed flush with main ceiling zones, co-ordinated between structural bays with integrated service installations. RAL 9016 low gloss powder coat finish.

Walls

RAL 9016 emulsion painted taped and jointed dryline walls including concrete backgrounds generally, with painted in-situ concrete upstands and internal columns.

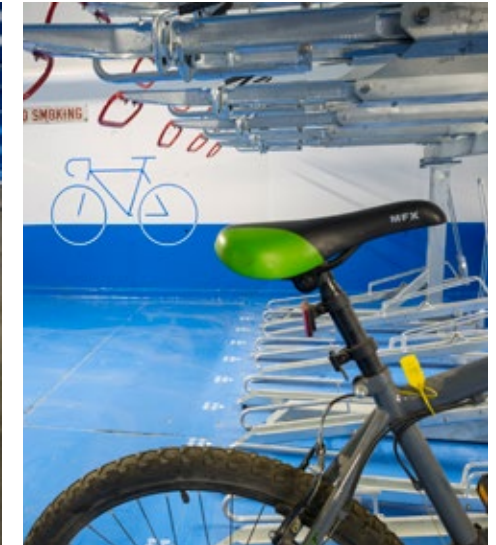
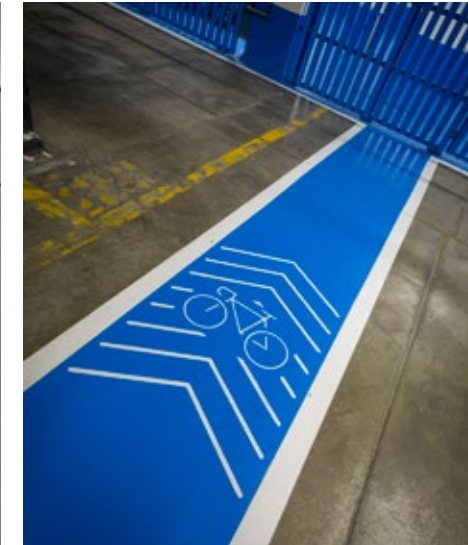
Floors

600x600mm medium grade metal raised access floor panels, with oversize tiles at perimeter zones.

Internal doors

Risers are metal concealed type Profab doors with etch primer and site applied emulsion top coat in RAL 9016 to match adjacent walls.

Fire escape doors to stairs & WCs are painted flush solid core timber with glass vision panels and stainless steel ironmongery generally, with (containment only) provision for tenant access controls.



RECEPTION

Walls

Feature profiled solid cherry timber panels with bronze finish trims and skirtings to walls parallel with the entrance façade. Side walls and internal columns with fine hand finished polished plaster and feature buildings signage. Lift lobby areas with bespoke lift control system / integrated signage and feature opal glass panels inset between bronze finish lift architraves and doors.

Doors

Reception doors feature overlaid cherry timber profiled panels with flush bronze finish ironmongery and power assisted access controls.

Floors

Large format Italian Azul Cielo select marble slabs, hand selected and dry laid for superior fit and finish. Inset entrance matting system with colour inserts to compliment natural stone. Hand tufted feature rug for defined seating area.

Ceilings

Taped and jointed plasterboard ceilings with integrated flush LED slot lights and recessed concealed cove lighting to illuminate feature walls and finishes, including reception seating area.

Lifts

Passenger lifts with stainless steel and mirror finish wall panels, extensive overhead LED lighting panels and Italian marble floors to match reception / lobbies. New integrated COP with enhanced lift controls and building information displays.

TOILET ACCOMMODATION

Floors

Bespoke terrazzo type tile including marble aggregate using same Italian marble used in lobbies / reception laid in 600x300mm module.

Cubicles

Cherry veneer solid core doors & pilasters with matching solid cherry lippings with discrete stainless steel ironmongery. Toughened back painted glass IPS panels behind WCs and urinals, with etched glass urinal dividers.

Sanitary-ware

High quality white china WCs and urinals with brushed stainless finish push plates / sensors. Precast concrete corporate wash troughs incorporating sensor taps / soap dispensing and integrated hand drying.

Accessible WC

One provided per floor with finishes akin to main washroom facilities.

Showers

Provided at basement level with finishes consummate with the typical upper levels WCs, including: terrazzo tiling, cherry veneer door systems, porcelain tiling and frameless glass shower cubicle systems and timber benches.

SUSTAINABILITY

The refurbished office suites have an EPC rating of C.

FAÇADE WORKS

Reception areas

New bronze finished structural glass entrance screen with large format minimalist low iron glazing panels and feature curved corners to enhance the entrance. New automatic large diameter structural glass drum with integrated fittings.

Office floors

Retained and refurbished natural anodised aluminium framed windows with integrated and adjustable Venetian blind system.

Balconies

Stainless steel handrails to external balconies for enhanced usability, complemented by new decking and integrated lighting.

FLOOR LOADINGS

As existing typical office loads.

SERVICES DESIGN CRITERIA

Mechanical

The following provides the base build design criteria for the mechanical services installations that are used and shall be consistent with the Cat A fit out and landlord installations:

External Design Conditions

Summer	29°C db, 20° wb (22°C wb for chilled beam)
Winter	-4°C saturated

Internal Comfort Conditions

Office Summer Design	24°C +/- 2°C During occupied hours
Internal Winter Design	20°C (minimum) During occupied hours
Reception	22°C +/- 2°C No humidity control
Lift Lobby only	22°C +/- 2°C cooling
Toilets	18°C (minimum)
Showers & Changing Rooms	22°C +/- 2°C
Ventilation	
Office Outside Air Provision	12l/s per person (as existing)
Reception	Natural Ventilation
Lift Lobby	Natural Ventilation
Toilets	5 ACH Supply (as existing) 6 ACH Extract (as existing)
Showers & Changing Rooms	10 ACH
RH Control	Space in central air handling plant for humidification plant (tenant install)

Internal Cooling Design Load

Cat A Office	Solar Gains 50-65W/m ² Small Power 25W/m ² Lighting 8W/m ² Metabolic 12W/m ²
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