

SUMMARY SPECIFICATION

SIZE / CONFIGURATION

Size	38,956 sq ft (3,627 sq m)
Typical floor size	6,590 sq ft (615 sq m) to 6,632 sq ft (616 sq m)
Occupancy level	1 person per 10 sq m
Floor loading (offices)	4.0 kN/sq m (3.0 imposed + 1.0 partitions)

OFFICE FINISHES

Typical clear floor to ceiling	From 3.06m (first floor) to 2.30m (sixth floor)
Raised floor zone	Average void ranging from 65 - 150mm

MECHANICAL & ELECTRICAL

Standby power	Space allocated on roof for tenant generator
Air conditioning	New VRF fan coil air conditioning
Internal acoustic criteria	NR 38 (offices)
Lifts	Three off 12 person DDA compliant lifts serving ground to sixth floors One of above doubles up as Goods lift and serves basement level too

GENERAL

Toilets	Four off unisex WCs and one off disabled WC with provision for future wet room shower on all office floors
Showers	Two showers are provided at basement level
Lockers	14 lockers provided in the basement with a separate drying cupboard in the cycle store
Cycling	14 spaces via dedicated entrance from Margaret Street and lift to basement

OUTLINE SPECIFICATION



1 BUILDING SPECIFICATION

1.1 Structure

The existing building structure is predominantly of steel frame construction with clay pot floors. The steel beams are encased in concrete and the columns are encased in brickwork. A portion of the building to the south of the site is supported on loadbearing masonry party walls. The mansard roof is of concrete construction.

The new building structure is of steel frame construction using slim universal column section supporting steel beams with shelf angles. The steel beams support composite steel deck concrete slab.

1.2 External envelope

The majority of the existing Portland Stone masonry external envelope is retained and cleaned/repared. A new external wall with rainscreen cladding and curtain glazing is installed to the rear deck. Where the new extension meets the party wall of 47 Margaret Street, the external envelope is solid glazed brick work with internal plaster skim, insulation and dry lining.

1.3 Office design criteria

Floor occupancy	Office floors, WC accommodation and building services have been designed to an average occupational density of 1 person per 10 sq m.
Means of escape	All office floors are served by two escape stairs with an MOE Occupancy factor 6 sq m / per person.

1.4 Dimensions

Clear ceiling heights	Preliminary indicative clear headroom subject to further survey information:
Sixth floor	2.30m
Fifth floor	2.50m
Fourth floor	2.40m
Third floor	2.40m
Second floor	2.80m
First floor	3.06m
Ground floor	The floor to ceiling height will be 4.0m.
Raised floor zone	Average void ranging from 65-150mm.
Lighting zone	The lighting zone is nominally 100mm but varies depending on the different areas.

1.5 Floor loadings

The following loads (kN/m²) have been adopted in the design:

Office areas (total)	4.0 (3.0 imposed + 1.0 partitions)
Flat roof	1.5
Access walkways at roof	1.5
Roof plant	5.0
Basement plant area	7.5

1.6 Acoustics

Offices	NR 38
Washrooms	NR 40
Reception	NR 40

2 BUILDING FINISHES

2.1 External

Regent Street entrance	New patinated bronze framed automatic sliding glass doors. Refurbished signage and external lighting. Integrated Public Art in Portland Stone – Vong Phaophanit and Claire Oboussier.
Margaret Street entrance	New timber doors with access control system for redirecting enquiries to main entrance.
External elevations	New bronze framed shop windows at ground level to be provided to retail areas. New Critall double glazed steel framed windows.

2.2 Internal

2.2.1 Reception

Walls	Linear feature lighting. North wall and lift screen are Portland Stone, engraved with artwork by Vong Phaophanit and Claire Oboussier. White back painted glass to the riser access doors. Painted plasterboard with powder coated skirting elsewhere.
Floor	Colombino Italian sandstone with honed finish.
Ceiling	Painted plasterboard with skylight over feature stair.



Skirtings	White powder coated.
Furniture	Leather front panel desk with American Walnut work surface and patinated bronze top.
Lifts	Stainless steel lift reveals and entrance doors.
Stair	1.2m wide feature stair to first floor with skylight above. Colombino Italian sandstone treads and risers with stainless steel inserts. Central slatted feature in American Walnut. Bronze balusters and support rail with timber core handrail with saddle stitched leather and bronze end caps.

2.2.2 Offices

Walls	Painted plaster/plasterboard (skirting by tenant).
Ceilings	Suspended plank metal 325 x 1350mm tiles with plasterboard perimeter.
Floors	600mm x 600mm metal tile raised access floor.
Solar Control	Fabric blinds – installed as part of Cat A to the roof lights on 6th floor.
Windows	New Critall metal windows.
Doors	Metal profiled glazed doors to main core and secondary stair with stainless steel pull handle and channel for access control unit (to be fitted by tenant).
Ironmongery	Stainless steel throughout.

2.2.3 Lift Lobbies

Flooring	Colombino Italian sandstone.
Walls	White painted plaster with powder coated skirtings.
Ceilings	White painted plasterboard.
Doors	White doorsets with stainless steel ironmongery.
Signs	Bronze floor numbering.

2.2.4 Washroom and Shower

First to sixth floors	Four number unisex self contained WCs. One number accessible WC with provision for future wet room shower.
Flooring	Domus DFH 100 X 600mm tiles.
Sanitary ware	White glazed porcelain.
Walls	Plasterboard and Zodiaq ‘Gravel Grey’ panels (back painted glass vanity panels and mirrors in cubicles).
Ceiling	Painted plasterboard.
Doors	White with European Walnut inserts and lippings.

2.2.5 Staircases

Main staircase	Sprayed steel stringers and trays with carpet treads and stainless steel handrails.
Secondary staircase	Existing terrazzo stair to be repaired and finished with carpet. Existing handrail and balustrade to be reconditioned.

Lift interiors

Walls	Back painted iron glass with DDA compliant mirror and rail.
Floor	Colombino Italian sandstone to match reception.
Lighting	Recessed linear fittings.

3 MECHANICAL SERVICES

3.1 Services design criteria

Winter temperature	21°c +/- 2°c
Summer temperature	24°c +/- 2°c
Occupancy	1 person per 10m ²
Base Cooling loads	Lighting power: 12 W/m ² at 400 lux Small power: 25 W/m ²
Ventilation rates	Offices: 14 L/s (incl. 2 L/s allowances for meeting rooms)
WCs	10 air changes / hour extract
Enhanced Small Power Allowance	5w/m ² (30W/m ² total @ 90% diversity)

3.2 Heating, cooling and ventilation

The building incorporates a variable refrigerant flow (VRF) system comprising concealed fan coil units above the ceiling in the first to fourth floor offices with external condensers at roof level (fifth and sixth floor offices will comprise of a mix of chassis fan coil units within the central bulkhead and perimeter cased floor standing VRF fan coil units). The fan coil units in each office demise are connected to separate external units allowing individual control and metering.

Fresh air and extract ventilation provided to the offices via a central air handling unit located at roof level which will deliver conditioned fresh air to the back of each fan coil unit and extract vitiated air via galvanised steel duct work system.

3.3 Lift installation

Three no. 12 person DDA compliant lifts serving ground to sixth floors.
One of the above serves basement level and doubles as goods lift (1600 x 1400 x 2200mm).
Basement lift is also a fire fighting lift.

3.4 Window cleaning and maintenance access

Window cleaning	First floor to sixth floor windows to be cleaned by Cherry Pickers. The majority of the rear curtain glazing to be cleaned by pole with some areas on the party wall cleaned by rope access.
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3.4 Fire protection services

Portable fire extinguishers are provided throughout the building in accordance with BS 5306.

3.5 Fire alarm and detection installation

A new analogue addressable fire alarm system is provided which complies with BS 5839. Manual call points at final exits and escape routes, fire alarms throughout the building and automatic detection in line with BS 5839 category L2, installed.

4 ELECTRICAL INSTALLATION

4.1 High and low voltage installations

Single power supply to the building from a new UKPN substation infrastructure installed within the confines of the site.

Power is discharged at low voltage via a main switchroom located at basement level. Two rising busbars with three tap-off units at each tenant cupboard installed. One of the tap-offs used to feed lighting and small power composite MCB distribution boards. The remaining tap offs will remain spare. All distribution boards, panels and major plant monitored by a digital meter linked to a metering system.

4.2 Small power

The supply to the floor and the distribution board is designed with an allowance of 25 W/m² plus an additional 10 W/m² (diversified load) for the tenant fit out.

See 1.5

4.3 Lighting

Lighting installation is compliant with LG7 standards.

The installation comprises recessed LED linear luminaires.

A lighting control system is provided to allow future flexibility to suit tenant fit out requirements.

The following levels of illumination are designed as follows.

General office	400 lux (at desk height)
Reception desk	300 lux (reception area 200 lux)
Lobbies and stairs	150 lux

4.4 Access control

Access control provided to restrict un-authorised access in to the building.

5 ENVIRONMENTAL PERFORMANCE

5.1 Sustainability

Rainwater harvesting incorporated with a central treatment storage tank buried in the basement area to provide a proportion of WC flushing.

5.2 BREEAM

A BREEAM target of ‘Very Good’ through the refurbishment of the building.

6 TENANT PROVISIONS

6.1 Cycling

14 cycling spaces provided via a dedicated entrance from Margaret Street with lift to basement.

6.2 Lockers

14 Venesta 855 x 308 mm lockers are provided in the basement. There is a separate drying cupboard in the cycle store.

6.3 Showers

Two showers are provided at basement level. The disabled WC on each floor, have the ability to be converted into a wet room shower & toilet.

6.4 Standby power

Space allocated on roof for tenant generator.

6.5 Communications

Cable ducts into the building from local infrastructure are provided to the telecom rooms with diverse routes to tenant areas. Space for satellite dishes at roof level.

6.6 Teapoint

Each floor is serviced by two rising extract ducts and water supply and waste points on either side of the core in order to facilitate tenant fitout of a teapoint.

6.7 Subdivision

The cooling and heating is provided to the offices based on an anticipated multi-tenancy arrangement of two tenants per floor.