

SPECIFICATION

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WELLBEING IN FOCUS

A health-conscious design to take care of talent.

We are inextricably drawn to nature and Biophilic Office Design, a concept that advocates bringing the outdoors into the workplace. The 5th floor terrace area of 400m² provides natural light, air, views and opportunities for outdoor work, rest and other activities promoting psychological advantages which aid improved wellbeing. Having the opportunity to be in touch with nature through outdoor space allows people to choose their work setting, and also provides access to fresh air and vitamin D.

FULL SPECIFICATION

Efficiency as standard. A new lease of life for the long-term future.

1.0 OCCUPANCY

1.1 Design occupancy densities

WC provision

1:8m² in accordance with HSE Regulation 21 and BCO recommendations.

Lifts

Existing 6 passenger lifts plus Goods Lift access to 4th and 5th floor.

Fire escapes

5th floor 3 existing staircase plus escape route across roof south block. 4th floor 3 existing staircases.

1.2 Outside air rate

10 Litres/second person at 1 person in 10m²

1.3 Net: Gross floor area efficiency

N/A.

1.4 Means of escape

As existing. GLH Fire & Life Safety Strategy.

2.0 STRUCTURAL GRID

2.1

Typically the 300x300 RC column grid is 5.5m West/East and 5.2m North/South.

3.0 FLOOR LOADINGS (IMPOSED LOADS)

3.1 Office floors

2.5 KN/m²

3.2 Office partitions

1 KN/m² cds

3.3 Office file storage areas

No areas identified as such.

3.4 Terraces (for occupier's access)

2.5 KN/m²

4.0 FLOOR HEIGHTS

4.1 Office floor slab-to-slab

4th floor 3720mm, 5th floor 2910mm.

4.2 Office clear height above finished floor level

4th floor 2700mm, 5th floor 2500mm.

4.3 Raised floor zone

Generally 110mm (top of structural slab to top of tile)

4.4 Office high level services zone (exposed services)

4th floor 870mm, 5th floor 300mm.

5.0 STRUCTURE

5.1 Basement construction

No change to existing.

5.2 Existing building structure

Originally CARRERAS cigarette factory constructed 1926-28. Reinforced concrete structural frame. 5th & 6th floors added in 1970's.

5.3 Foundations

No change to existing.

5.4 Superstructure frame

New change to existing RC frame.

5.5 Roof slabs

No change to existing.

5.6 Below ground waterproofing

Existing. Not part of these works.

6.0 EXTERNAL FINISHES

6.1 West façade

Re-decorated white paint.

6.2 Terraces

(New roof membrane installation preceded paving). The terraces are finished with 1200x400x20mm Domus NORWAY HOME porcelain paving (Code: FRASSINO DXF MATH 08. Finish: NATURAL ANTI-SLIP). Laid as tow levels with one step incorporating under nosing illumination. On non-combustible pedestals. Planters are formed from 10mm NORWAY HOME tiles to match the terrace floor tiles. LED lighting is provided in stainless steel bollard lights. The existing perimeter balustrade has been cleaned, painted and an additional horizontal rail added to ensure continued compliance. Access to terrace improved by installation of new external doors and windows to 6 locations.

7.0 INTERNAL OFFICE FINISHES

7.1 Walls

Prepared and painted white emulsion.

7.2 Floors

Kingspan 600x600 fully encapsulated access floor tile system RG3 on steel pedestal support.

7.3 Ceilings

5th Floor

M/F plasterboard ceiling throughout, painted white emulsion.

4th Floor

M/F plasterboard ceilings within existing structural bays (defined by existing beams). Ceilings painted white emulsion.

7.4 Blinds

Window to ceiling detail incorporates space for the tenant to install their own choice of blinds.

8.0 RECEPTION

8.1 Reception area

Design/installation by incoming tenant.

8.2 Bespoke staircase

Feature links 4th and 5th floors at entrance/reception location.

8.3 Feature lighting

Above staircase Swann Lighting 4.4m 'GIRDER' lights.

9.0 LIFT LOBBY (4 AND 5)

9.1 Floor

1198x298x10mm PROVOAK DPVK 05 Porcelain 'Wood' tiles.

9.2 Walls

Polished plaster.

9.3 Ceilings

M/F plasterboard ceiling painted emulsion white.

9.4 Doors

PYROSTYLE fully glazed double doors and side screens. PPC paint finish RAL 9005 30% gloss.

10.0 WC PROVISION

10.1 Total

6no. in total (4th floor 3no. + 2 urinals and shared lift lobby, 5th floor 13no. + 5 urinals).

10.2 Walls

METRO Tiles 200x100mm bevel edge, white wall tiles with black tiles at skirting level.

10.3 Floors

ARTE 200x200 porcelain floor tiles. Shower cubicles include slip resistant step and floor tiles. Part M WC and Shower, ALTRO AQUARIOUS HIPPO AQ12013 vinyl non-slip, coved, safety floor finish.

10.4 Ceilings

M/F plasterboard ceiling with black emulsion paint finish. Recessed lighting and heaters above ceiling.

10.5 Doors

High pressure laminate doors in Polyrey Monochrome N105 NOIR ABSOLU LEG.

10.6 Sanitaryware

Ideal Standard 'WAVERLEY' white porcelain WC pans with concealed cisterns. White porcelain wash hand basins. 'WAVERLEY' U4701. VELTIA D4 Hand dryers. Burlington 'KENSINGTON' 2 taphole arch basin mixer taps with curved spout and black lever Urinals. HL Washrooms 'FLORIDA' back inlet urinals with programable sensor flush.

10.7 Accessible WC Provision

5th Floor

1no. Part M compliant WC, ramped access from 5th floor office.

4th Floor

2no. cubicles as large as existing building dimensions allow.

11.0 OFFICE SHOWERS

11.1 Shower provision

5th floor, 6no. 2850x1200mm shower cubicles and 1no. Part M compliant shower cubicle. Leak detection installed below each shower.

11.2 Drying room

11.3 Lockers

Locker room provided in the 5th floor south block.

12.0 LIFTS

12.1 Manufacturer

Main core (6No.) lifts by Thyssenkrupp.

12.2 Capacity

Main core (entrance/reception) six lifts, 12 person/900kg each.

12.3 Lift speed

1m per second.

12.4 Passenger lift internal finishes

Mirror glass interior. Call destination pads for each level.

12.5 Goods lift internal finishes

(to be replaced by new goods lift of equal size)

Walls

Metallic panels with wooden buffer edge. Max. load 40 person/3000kg.

13.0 MECHANICAL INSTALLATIONS

13.1 Ventilation parameters

1 person in 10m² @ 10 litres per person per second (CIBSE guidelines and Part F – 2013): 4th floor mechanical ventilation from centralised AHU plant serving ground to 4th floors. The 5th floor has two dedicated air handling units at roof level.

13.2 Additional tenant cooling

4 x Split A/C ceiling mounted units at centre 5th floor. Any future comms room cooling by tenant.

13.3 Ventilation strategy

Tempered outside air provided for 1 person in 10m² @ 10 litres per person per second.

13.4 Fire fighting staircase ventilation

N/A.

13.5 Heating and Cooling

Provided from central chilled water and LTHW heating plant to serve high level 4-pipe fan-coil units at 4th floor and perimeter low level 4-pipe fan-coil units at 5th floor. Design internal space temperature conditions at 22°C +/- 2°C at ambient design. Air conditioning equipment is 4-pipe fan coil units manufactured by Quartz. 24°C db +/- 2°C, 16°C wb at ambient design summertime temperature as CIBSE guidelines. Winter temperature to be achieved = 22% +/- 2°C.

All new 4th and 5th floor fan-coil units are controlled and monitored on a BMS Trend IQL controller networked to a front-end PC with graphics to address each fan-coil unit for set point temperature and time schedule control.

Chilled water

4th Floor Rear Offices = 6.09 litres/second – 153 KW
5th Floor Offices = 7.65 litres/second = 192 KW

Heating

4th Floor Rear Offices = 1.63 litres/second = 75 KW
5th Floor Offices – 1.58 litres/second = 73 KW

All new fan-coil units have generation Trend IQL controllers networked to a front end PC with graphics to address each fan-coil unit for set point temperature and time schedule control.

13.6 Future tea point extract

Tenant provision.

14.0 FIRE SAFETY STRATEGY

14.1 Fire Exits

Fire safety strategy for the 4th & 5th floors is as set out in the Greater London House Fire Safety Strategy.

14.2 As above

14.3 As above

15.0 PUBLIC HEALTH SERVICES

15.1 Hot water service

Point of use electric hot water heaters provided to all toilet facilities. Electric showers in 5th floor showers.

15.2 Cold water service

Coldwater supplies from the boosted water system operating in the building.

15.3 Drainage

Foul drainage in toilet and shower facilities with SVP's to ground level discharge.

16.0 FIRE PROTECTION

16.1 Fire suppression

N/A.

16.2 Dry riser

N/A.

16.3 Fire alarm

Fire alarm system installed to current BS guidelines interfaced with main building fire alarm system.

17.0 ELECTRICAL SERVICES

17.1 Lighting

Office lighting

Ergonomically Designed

The main floors utilise the clean lines of the Chimera Constant linear luminaire both suspended with an up and downlighting components on the 4th floor to increase the users' comfort in the work environment and also in discrete recessed for the lower ceilings on the 5th floor. All have low glare diffusers keeping the Glare Rating (GR) of these stylish luminaires below 19, thereby increasing the users' comfort by reducing eyestrain and increasing visual acuity in the environment.

Technological performance

The light from the main lighting is balanced to produce a consistent colour of light in the environment, at a colour temperature equal to 4000K the light is perfect for the working environment neither too cool nor too warm, the light is perfect for the working area. Using the latest generation of LED, the performance is excellent for both the quantity and quality of light.

Each luminaire is fitted with a Passive infrared sensor that detects the slightest of movements ensuring the lighting remains on when users are in the environment. Each light is also wirelessly controlled and can be dimmed or brightened through the use of a smart tablet and also can be interlinked to ensure banks of lights are turned on simultaneously. The technology learns the environment and can distinguish between occupied and unoccupied times thereby reducing the energy used.

Lighting and Power attributes

The lighting is designed in accordance with the latest BREEAM ratings for environmentally designed buildings. With a power distribution of 5.49W/m² and with dimming capabilities to reduce this further makes the Lighting Aesthetically pleasing but also with a low running cost.

Demised Toilets

Aesthetics paramount – In the demised toilet areas a combination of vintage meets contemporary style in

these boutique styled conveniences, where Chrome Art Deco wall lights are complemented with modern high functioning downlights. Moving from the cool environment of the offices to a warmer welcoming feel of the demised areas that are lit using LED with a colour temperature of 3000K or warm white.

High Performance

Again controlled by PIR to reduce any waste energy, the LED technology is mirrored from the main floor lighting. Allowing stunning effects with lower running costs, again meeting BREEAM standards with lower than 5W/m² when running, and an estimated 1W/m²/hr when control is taken into consideration over a 24 hour period.

17.2 Power

The 4th and 5th floors each have 2no 12-way distribution boards with a separate DB to the 5th floor shower block.

17.3 Energy Metering

Potential for local DB power energy metering to local BMS.

17.4 Generator

N/A.

17.5 Photovoltaic Installation

PV installed as part of landlords works to the courtyard offices as part of planning requirements. No PV to main building.

17.6 TV, Radio and Satellite Services

To be provided by the incoming tenant to suit the tenant requirements.

18.0 COMMUNICATIONS INSTALLATION

18.1 Communications

By incoming tenant.

19.0 BUILDING MAINTENANCE

19.1 Building maintenance

Carried out by in-house engineers and Hemlow.

19.2 Window cleaning

Contracted to Endersham External window cleaning.

20.0 ACCESSIBILITY

20.1 Step-free access

Provided by front entrance front entrance ramp and platform lift from pavement to ramp. From lower ground car park ramp access is provided to lift level.

20.2 Car parking

Available within the terms of lease.

21.0 BICYCLE PARKING

21.1 Cycle storage

Secure bicycle parking in the lower ground car park is available to all tenants.

22.0 REFUSE

22.1 Storage/collection provision

Loading bay (Compactor and recycling provision) All waste to be taken to the loading bay via goods lift where Endersham operatives will dispose accordingly.

23.0 BREEAM

23.1 BREEAM rating

Not applicable to the 4th/5th floor fit out.