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DETAILED SPECIFICATION

OFFICE ACCOMMODATION

The upper floors will provide state of the art category 'A' office accommodation with fully accessible 100mm raised metal floors, full height glazing on three elevations. Internal walls will be plaster finished and painted matt white. The ceilings will be white SAS perforated demountable 500 x 500 metal tiles for acoustic and access purposes with plasterboard margins with recessed LED lighting capable of achieving CIBSE Lighting Guide 7 (LG7). Open plan office areas are zoned allowing the lighting to be controlled with daylight linking PIR.

MECHANICAL SERVICES

New VRV (variable refrigerant volume) air conditioning systems will serve the ground floor reception area and 1st to 7th floor office areas. Each system consists of an outdoor condenser unit connected to multiple indoor units capable of providing simultaneous heating and cooling from any two adjacent indoor units at any time to provide maximum flexibility and energy efficiency. The VRV system is designed to provide the independent control of temperature within associated control 'zones' providing tenants with maximum flexibility and energy efficiency. The VRV system serving each floor is monitored and controlled using a centralised controller with touch screen display incorporating the following key

features Power consumption monitoring of individual/groups of indoor units.

A DX heat pump unit system has been installed to serve the air handling unit providing the fresh air supply to the office spaces. A dedicated ventilation system with VAM units at each floor is provided. Ventilation is provided on a de-centralised floor by floor basis providing 16l/s of fresh air at 1 person per 8 sq m.

POWER

Base build tenant small power allowance to the category A office floors is 70w/sq m.

DESIGN CRITERIA

Design criteria for the AC (temps, occupancy etc)	Office Areas (Summer):	Summer 23°C +/- 2°C (no specific RH control)
	Office Areas (Winter):	21°C +/- 2°C (no specific RH control)
	WCs (Summer):	Ambient (no specific RH control)
	WCs (Winter):	20°C minimum (no cooling)
Fresh air supply l/s/m ²	16 litres/sec per person	
Occupancy levels	1 per 8 sq m	
WC number of air changes per hour	10 ac/hr (supply air make up via office system)	
Acoustic criteria	Office Area:	NR38
	Reception/WCs/Circulation Areas:	NR40
Luminance levels	Offices:	450 lux – 500 lux
	Entrances:	300 lux
	Stairs & Landings:	100 lux
	Plant Room Areas:	200 lux
	Toilets:	200 lux
Floor loading	3.5 kN/m ²	
Power	Small Power Heat Load:	25w/m ²
	Lighting Heat Load:	10w/m ²
	Occupancy load:	70w/m ² with a diversified loads (over 100m ²) of 10w/m ²

RECEPTION FINISHES

The reception will benefit from a contemporary modern feel. Mosa Terra Maestricht porcelain tiles will be laid throughout the reception and common parts to create a feeling of continuity. High quality European Elm timber wall panels will envelope the one side of the reception area encasing the reception desk and lift lobby to one side with a painted feature wall to the other side. A large, full width and height illuminated wall with tenant directory will be visible from the street through the glazed entrance doors. The reception area ceiling is a feature exposed concrete soffit whilst lighting will be provided by ceiling mounted recessed LED downlights. The reception desk is DDA compliant and constructed from oak veneer. A bench area will provide seating for tenants and guests.

LIFT

Two new bespoke lifts will serve the lower ground, ground and upper floors. These will be finished in contemporary brushed stainless steel with wall panels of oak and Mosa Terra Maestricht porcelain tiles to match reception and Ultra white back-pointed glass. One lift will also operate as a fire lift.

Load (load plate): 10 Persons (800 Kg)

Speed:	Average speed of 1.6 metres per second
Entrance Dimensions:	900 mm wide x 2300 mm high to upper floors and 900mm wide
Lift Car Dimensions:	1350 mm wide x 1400 mm deep x 2300 mm high

A goods lift will provide for easy movement of cycles and bins from basement to ground level.

FLOOR TO CEILING HEIGHT

Floor to ceiling height 2600mm within the office areas.

WCS

Three WCs are provided on each floor (1st to 6th floors), located off the lift lobby, one of which can be designated for ambulatory disabled use. The 7th floor has a single unisex WC. Accessible WCs are located at lower ground and ground floor levels. The WCs are tiled in Mosa Terra Maestricht porcelain to match the reception. There will be integrated vanity units with high quality chrome finished lever handled taps and a full width mirror in each cubicle with. The WC pans are wall-hung white vitreous china with concealed cisterns and dual flush push button.

SHOWERS & CYCLING FACILITIES

The building benefits from a total of four showers located at lower ground floor level, one of which is accessible. The walls will be tiled in satin white ceramic tiles with a contrasting grey porcelain tiled floor. A changing room area with matching finishes will house twenty four lockers. A drying room will provide an area to dry wet clothes. An internal bicycle store at lower ground floor level accessed from the street by the cycle lift will provide secure storage for 23 bicycles. The cycle store and access are covered by CCTV.

FIRE & EMERGENCY

A new fire alarm which is in accordance with BS5839 Pt1+A2:2008 L2 fire alarm system has been installed in the building. The system is an analogue addressable fully expandable system to provide full flexibility for any incoming tenants.

New emergency lighting will conform to BS5266 pt1:2005, BS EN 1838:1999. During an electrical failure, each luminaire fitted with an emergency battery pack is provided with efficient power to operate the luminaire (at a reduced level).

The accessible WC and accessible shower room/WC both benefit from a BS8300 clause compliant emergency assistance alarm. Each floor has a refuge and call area.

CONNECTIVITY

Hyperoptic cabling is pre-installed to the floors providing occupiers with up to 1 GB of high speed fibre optic broadband. A BT line will also be available as a second connection.



EPC

EPC A (20) targeted.

BREEAM

The property has been designed to Excellent BREEAM accreditation. This includes inter alia:

- Thames Water approved sanitary ware and taps.
- Efficient lighting with PIR and daylight control sensors through the floor plates resulting in a more cost-effective building.
- Materials that have been sustainably and responsibly sourced.
- Measures in place for the measuring and tracking of the site waste construction materials as well as energy and water consumption.



European Elm timber



Illuminated wall



Board marked concrete soffit



Mosa Terra Maestricht floor tile