Detailed Specification

SUMMARY SPECIFICATION

Suspended Ceiling
1 – 9th floors – plasterboard raft interspersed with channels revealing existing pot and beam soffit. Zumtobel linear LED light fittings are suspended from the soffit within each channel.

Courtyard floor – plasterboard suspended on a metal frame with Zumtobel Slotlight recessed LED linear light fittings.

Heating / Air Conditioning
Perimeter VRF

Floor To Ceiling Heights
1 – 9th floors – 2,440mm

10th floor – 2,785mm

Courtyard floor – 2,850mm

Lower courtyard floor – 2,400mm

Raised Floor
Ground – 10th floors – c65mm

Lower courtyard – 170mm

Lifts
2 x 11 person passenger lifts (825kg) disabled access lift provided at entrance

Sustainability
SKA Silver rating

Facilities
72 cycle spaces 5 showers, lockers are provided

1. STRUCTURE

The super structure is a reinforced concrete frame construction with ribbed reinforced concrete slabs formed using clay hollow pot void formers. The ground floor is a suspended solid reinforced concrete podium structure with downstand reinforced concrete beams over the lower courtyard floor. The lower courtyard floor construction is generally reinforced concrete slabs and retaining walls. The tenth floor was a later addition and is constructed from steelwork framed with reinforced concrete slabs cast on metal decking.

1.1 External Envelope

The elevations are comprised of infill blockwork creating the perimeter enclosure walls, these are clad with powder coated pressed steel cladding and double glazed ribbon windows.

1.2 Courtyards and Terraces

The following floors benefit from private terraces:

Lower Courtyard Floor
Two courtyards.

Courtyard Floor
Courtyard.

Tenth Floor
A south, east and west facing private terrace.

All occupiers benefit from a large shared courtyard located to the west of the building at ground level.

1.3 Skylights

The lower courtyard floor has the benefit of two large skylights.

The ground floor office has the benefit of 8 skylights.

1.4 Occupancy Standards

Design Occupancy
1 person per 10 sq. m.

Plant and Servicing
1:10 sq. m. / person

Means of Escape
1:6 sq. m. / person

WCs
1:10 sq. m. / person
(at 80% utilisation)

1.5 Floor Loadings

The floor slabs are designed to accommodate the following uniformly distributed live loads:

Office Areas
2.5kN/sq. m.

Partitions
1.0kN/sq. m.

Stair Core
3.0kN/sq. m.

Basement Plant Room
7.5kN/sq. m.

1.6 Acoustics

The building meets the following noise criteria:

Offices
NR40

WCs
NR45

Reception
NR40

2. INTERNAL FINISHES

2.1 Reception

The building is entered via a pair of automatic glazed sliding doors. The doors are provided with access control and disabled access via a platform lift.

The floor is a sealed concrete floor.

Each of the left and right reception walls are built of Pietersen Tiegl bricks to create two feature walls.

The ceiling is finished with exposed aluminium grid ceiling panels with integrated track mounted downlights.

A high quality custom designed anodised aluminium reception desk is provided incorporating an aluminium grid fascia.

A bespoke art piece is installed in the reception.

2.2 Office Space

Walls	Typically all walls facing into office spaces are plasterboard with an emulsion painted finish.
Doors	Painted timber doors.
Floors	A fully accessible metal tile floor system is provided to all office areas.
Ceilings	1–10th floors – plasterboard raft interspersed with channels revealing existing pot and beam soffit. Linear Zumtobel LED light fittings are suspended from the soffit within each channel. Courtyard & lower courtyard floors – plasterboard suspended on a metal frame with recessed Zumtobel Slotlight linear LED light fittings.

2.3 Washroom Areas

The scheme has a superloo arrangement which has plasterboard walls and ceilings with an emulsion paint finish incorporating ventilation units. Painted timber doors and laminate faced access panelling to the back of each cubicle. Satin stainless steel accessories including handles, door stops, hinges and thumb turn locks.

White chinaware including sinks, floor mounted WC pans, with concealed cistern, chrome/stainless steel accessories. LED circular down lighters within main toilet area and cubicles.

2.4 Staircase

Stair core walls are finished with vinyl matt emulsion paint with bulkhead light fittings at each landing and half-landing. The staircase structure is existing as are the handrail and balustrade, all of which have been refurbished during the works.

Stair entry doors are painted timber fire doors with vision panels and ironmongery. The stairs are covered with grey sheet rubber with aluminium nosings.

2.5 Lifts

Lift car interiors comprise painted metal wall panels, a metal soffit and full-height rear mirrors. Satin stainless steel skirtings are provided above the floor with stainless steel handrails.

3. MECHANICAL SERVICES

3.1 Design Criteria

External Design Conditions

Summer	29°C dry bulb / 20°C wet bulb
Winter	– 4°C dry bulb / 100% saturated

Internal Design Temperatures

Office Accommodation

Summer	24°C ± 2°C dry bulb – No humidity control

Entrance / Reception

Summer	Min 18°C, Max 28°C
Winter	21°C ± 2°C dry bulb (excludes area within 3m of doors)

Toilets

18°C minimum

Staircases

18°C minimum

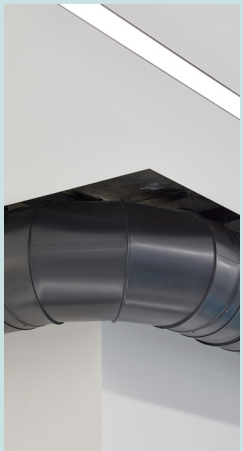
Ventilation

Offices

A minimum outside air quantity of 12 litres / second for each person.

WCs

Extract	8 air changes / hour
Supply	8 air changes / hour



3.2 Electrical Plant Loads

Lighting
8 W/sq. m.

Small Power
25 W/sq. m.

3.3 Lighting Levels

Offices	400 lux average at the working plane.
Toilets	200 lux above basins, 150 lux elsewhere.
Reception	200 lux general, 300 lux over reception desk and seating area.
Stairs	200 lux main circulation, 150 lux secondary staircases.

3.4 Public Health Plant Loads

A minimum total water storage allocation of 40 litres per day per person will be provided in the domestic water tanks based on a diversified population density of one person per 10 sq. m.

3.5 Heating and Cooling

The office floors are heated and comfort cooled by means of a variable refrigerant flow (VRF) system. The system comprises high efficiency air source heat pumps coupled to indoor units to afford simultaneous heating and cooling to different zones.

3.6 Cold Water

The incoming mains water service is extended from the Thames Water infrastructure within Elm Street, and is locally metered with EMS monitoring where it enters the basement to supply the domestic water storage tanks. The water storage tanks are suitable for the storage of wholesome drinking water.

Cold water services are drawn from the tank and distributed to all floors by a fully automatic packaged inverter driven booster pump set.

Branch connections at each floor level are provided with pressure reducing valves to maintain a constant regulated supply pressure on all levels. Pipe work is fully insulated to maintain system temperature and prevent condensation.

Facilities are provided on each floor for extension by tenants having suitable capacity to serve tenant tea points on every floor level.

3.7 Hot Water Services

Domestic hot water is generated from local electric water heaters located within the toilet core riser at each level.

3.8 Generator (Landlord's)

A 88kVA diesel generator is provided as an alternate supply for life safety equipment.

3.9 Small Power

The small power allowance per tenant floor is 25 W/sq. m. A supplementary load of 10 W/sq. m. is provided in the rising bus bar.

3.10 Tenant Provisions

Capped services connection points are left within the cores to allow connection for tenants to extend and serve office tea points/kitchenettes at each floor level. The services include drainage and cold water supplies.

Communications risers and electrical risers are provided in the core with access at each floor level from each tenancy.

4. CCTV, ACCESS CONTROL AND SECURITY SYSTEMS

A security system is installed to the Landlord's areas of the building only generally external perimeter and lower ground floor common parts. Power is provided to all Landlord's CCTV, access control and security monitoring equipment.