

1ST FLOOR IS
9M
ABOVE
GROUND
LEVEL

2.75M
FLOOR TO CEILING HEIGHT

DENSITY RATIO OF
1:8 SQM

40 LOCKERS
40 BIKE SPACES
5 SHOWERS

DESIGNED
TO ACHIEVE
**BREEAM
EXCELLENT**

ROOFTOP RESTAURANT
8,000 SQ FT

EXCLUSIVE USE OF THE GARDEN
AT 120 FOR YOUR ANNUAL EVENT

ISLAND SITE

COMPLETING
TO SHELL & CORE

FLOORS
1&2
DEDICATED ENTRANCE

SUMMARY SPECIFICATION

1.0 GENERAL DESIGN

The base building is complete to 'shell and core' standard

1.1 FLOOR HEIGHTS

- Reception – 3.7m & 3.0m
- Offices – 2.75m

1.2 PLANNING GRID

1.5m x 1.5m

1.3 FLOOR LOADINGS

Design imposed load on office floors 3Kn/sq m + 1.0Kn/sq m for lightweight partitions

1.4 MEANS OF ESCAPE

1 person per 6 sq m

1.5 WC DESIGN DENSITY

1 person per 8 sq m of net office space (60:60 with 20% absenteeism)

1.6 SHOWERS AND CHANGING FACILITIES

- 40 lockers
- 2 male, 2 female & 1 accessible shower
- 1 male, 1 female & 1 accessible WC

2.0 VEHICULAR ACCESS PROVISION

2.1 CAR PARKING

2 Standard Parking Bays are available for floors 1 and 2

2.2 MOTORCYCLE PARKING

8 Motorcycle Parking Bays are available for floors 1 and 2

2.3 BICYCLE SPACES

40 Cycle Spaces are available for floors 1 and 2

3.0 VERTICAL TRANSPORTATION

3.1 LIFT DESIGN DENSITY

1 person per 8 sq m (with 20% absenteeism)

3.2 DEDICATED LOBBY LIFTS FOR FLOORS 1 AND 2

- 2 x 21 person passenger lifts
- 1 x 13 person passenger lift

3.3 GOODS LIFTS

2 x 2,500kg goods lifts

4.0 ELECTRICAL SERVICES

4.1 ELECTRICAL SUPPLY

- Supply is derived from the new 33kV network
- Two supplies serve the building with each one being capable of supporting the full building load to achieve N+1 redundancy
- Supplies are of a ring-main configuration connected via two independent primary substations
- Landlord life safety generator installed.
- Standby generation: space is provided at mezzanine level suitable for housing a 500 kVA generator

4.2 DESIGN CRITERIA

- Lighting Load Density – 12w/sq m
- Small Power - 25w/sq m + 10w/sq m spare

5.0 MECHANICAL SERVICES

A Category A system is envisaged that provides a four pipe fan coil system that sees heating and cooling provided by EC/DC variable speed FCUs with independent 2-port valves providing BCO compliant control zones

AMBIENT DESIGN CONDITIONS

Summer	30°C DB, 20°C WB
Winter	-4°C DB, 100% saturated for building heat loss
Heat rejection plan	35°C (up to 40°C at reduced capacity)

INTERNAL DESIGN CONDITIONS

Office areas; operative	Winter 22°C ± 2°C Summer 24°C ± 2°C
-------------------------	--

Office areas air temperature	Winter 21°C ± 2°C Summer 22°C ± 2°C
------------------------------	--

WCs	18°C min / 24°C max
-----	---------------------

Reception air temperature	23°C ± 2°C summer 20°C ± 2°C winter
---------------------------	--

EXTERNAL AIR PROVISIONS

Offices	1.6 l/s/sq m
---------	--------------

WCs	10 air changes/hour
-----	---------------------

NOISE CRITERIA

Offices	NR 38
---------	-------

Reception desk	NR 40
----------------	-------

Toilet areas	NR 40
--------------	-------

OFFICE HEAT GAINS

Small power office	25w/sq m + 10w/sq m
--------------------	---------------------

Lighting office areas	12w/sq m
-----------------------	----------

Occupancy	10w/sq m
-----------	----------

6.0 BUILDING MANAGEMENT SYSTEM (BMS)

The new BMS will provide an intelligent interface between the controls for the landlord and the tenant services

7.0 INTERNAL FINISHES

7.1 ENTRANCE HALL & RECEPTION

- 6,200 sq ft reception for sole use of occupiers on floors 1 and 2
- Large format limestone paving
- Feature linear cove lighting

7.2 LIFT LOBBIES

- Natural stone flooring
- Painted plasterboard ceiling and walls
- Bespoke corian lift architraves
- Stainless steel framed glass doors leading to office floorplate

7.3 OFFICES

The offices will be completed to 'shell and core' standard. Assumed Category A Specification (for which a capital contribution will be made):

- Metal tile (300 x 1200mm) suspended grid ceiling with integral recessed LED light fittings
- White emulsion painted walls
- Perimeter plasterboard margins with integral spotlights
- Metal tile raised floor (150mm overall)

7.4 WCS

- Ceramic flooring
- Plasterboard walls and ceiling
- White back painted glass panels
- Bespoke vanity unit comprising a stone worktop with underslung basins
- Wall mounted mirror with feature illuminated corian fins
- Oak veneered WC cubicles with white back painted glass panels to the rear

8.0 SUSTAINABILITY

- Designed to achieve BREEAM Excellent
- Targeting an EPC rating of B