

SPECIFICATION

01.00 GENERAL DESIGN

Vertical zoning

Overall vertical zones are scheduled below, all dimensions in mm:

FLOOR	FLOOR TO FLOOR	FLOOR TO CEILING
EIGHTH FLOOR	3,100	2,600
SEVENTH FLOOR	3,300	2,600
SIXTH FLOOR	3,300	2,600
FIFTH FLOOR	3,580	2,600
FOURTH FLOOR	3,665	2,650
THIRD FLOOR	3,670	2,700
SECOND FLOOR	3,680	2,700
FIRST FLOOR	3,680	2,700
GROUND FLOOR	4,120	3,100
BASEMENT	4,054	varies

Grids

- Structural grid: 7.5m x 6m (typical)
- Planning grid: 1.5m x 1.5m

Floor loadings

Office floors

2.5kN/m² live load. All office floors also have a 0.5kN/m² allowance for services and ceilings, a 0.5kN/m² allowance for finishes and a 1 kN/m² allowance for partitions

Roof terraces at levels 6 and 7

3.0w kN/m² live load

Roof plant

7.5w kN/m² live load

Retail unit at ground floor

5.0w kN/m² live load

02.00 EXTERNAL ENVELOPE

- Full height glazed curtain walling to the northern Goldsmith Street facade
- Glazing is silicone bonded with no external capping
- Double height glazed entrance at the junction of Wood Street and Goldsmith Street with revolving door and motorized pass door
- Stone facades with inset double height expression windows to Wood Street and Gutter Lane from ground to level six
- Aluminum rainscreen facade with windows to the set back upper levels of Wood Street and Gutter Lane facades
- Accessible terraces with level thresholds and granite paving at sixth and seventh floor levels
- Structural glass balustrade to terrace perimeters

03.00 SERVICES

WC provision

- WC Provision is in accordance with BS 6465-1:2006+A1:2009
- Provision is on the basis of 1:12 m²/person at 100%
- Six unisex cubicles with WC and washbasin and one accessible toilet are provided on typical floors

Basement showers and secure cycle parking

56 secure cycle parking spaces are provided in the basement in 'Josta' type double stacking racks.

Access to the basement is via a dedicated cycle platform lift.

Showers, lockers and a drying room are located adjacent to the cycle store – 3 male, 3 female and one accessible unisex including WC.

Servicing

Servicing of the building will be on street on Gutter Lane. A goods combined waste and recyclable waste store are located adjacent to the service entrance on Gutter Lane.

04.00 VERTICAL TRANSPORTATION

Lifts

- Lift design criteria is based on 1:10 m²/person and meets BCO requirements
- **Provision comprises**
 - Passenger lifts: 3 x 1000kg (MRL) – with hall call destination control located in the centre of the core. Doors are 900mm clear centre opening
 - Fire fighting lift: 1 x 630kg (MRL) – Located in the fire fighting lobby adjacent to stair 2
 - Cycle lift/machine 1 x 1000kg (Serves ground to basement only)

05.00 INTERNAL FINISHES

Entrance hall

- **Floor**
Honed marble
- **Feature wall**
Timber rib paneling incorporating built in seat and space for tenant's signboard
- Dark grey back painted glass to wall areas adjacent to timber feature
- Recessed stainless steel skirting
- **Other entrance hall walls**
Plasterboard with painted finish, flush inset painted skirtings

SPECIFICATION

- **Reception desk**
Bespoke Hi-Macs design with American black walnut feature elements, integrated lighting, storage and IT
- **Ceiling**
Plasterboard with high quality inset lighting

Lift lobbies

- **Ground floor reception lift lobbies**
Timber rib paneling to match reception feature wall
- **Other floor lift lobbies**
White back painted glass with stainless steel trim and integrated lift indicators and call buttons

WC's

- Full height ceramic tiling to walls
- Back painted glass to WC lobby doors and access paneling at the rear of WC's
- Combined washbasin and vanity unit in Corian

Offices

- The offices are completed to Cat A standard
- **Floor**
Fully accessible raised access floor incorporating air diffusers and perimeter trench heating
- **Ceiling**
Fully accessible metal tile suspended ceiling with acoustic perforations generally and 50% perforation under chilled beam locations

- A blind box is provided at the perimeter of the ceiling for installation of blinds by tenants
- **Lighting**
Luminaires will be recessed into the ceiling
- **Doors**
Solid core timber with American black walnut veneer

06.00 ELECTRICAL SERVICES

Electrical supply

- 850kVA supply via UKPN substation within the basement
- Second life safety supply of 70kVA via a diverse LV network supply from Wood Street
- Space allocation within the basement allows for installation of a tenant generator

DESIGN CRITERIA

- **Office lighting**
9 W/m²
- **Small power**
15 W/m² on floor. (25 W/m² in the rising supplies and main switchgear (15W/m² on floor + 10W/m² available on rising busbar)

07.00 MECHANICAL SERVICES

The mechanical strategy comprises an under floor fresh air displacement system with cooling provided by chilled beams above the ceiling. The chilled beam system provides the following benefits:

- Lower energy consumption reduces tenant running costs and potential future carbon costs
- Low specific fan power assists with Part L 2010 compliance
- Very quiet operation
- Minimal maintenance in the space

Seasonal heating is provided by perimeter trench heating within the raised floor

DESIGN CRITERIA

- **Occupancy**
10 m² /person
- **Fresh air**
14 L/s per person
- **Office Summer Internal temperature**
24+/-2 °C
- **Office winter internal temperature**
20+/-2 °C
- **Toilet and circulation spaces**
18°C

Building Management System

The landlords systems are monitored by a building management system (BMS) and managed and maintained by a building manager. Energy metering as required by Part L is included throughout, with analysis software for apportionment of costs to tenants for heating and cooling and energy monitoring and management

08.00 ENVIRONMENTAL

Environmental Assessment

- BREEAM 'excellent'
- EPC rating: 42 (B)