

# SPECIFICATION

## OFFICE ACCOMMODATION

Planning grid: 1.5m  
Clear floor to ceiling height: 2.75m  
Raised floor void: 150mm  
Ceiling/Lighting void: 525mm

## LIFT INSTALLATION

3 no. 13 person passenger lifts  
(one doubling as fire fighting lift)

## STRUCTURAL DESIGN

Floor loading: 3.5 + 1.0kN/m<sup>2</sup> imposed load  
With 7.5 kN/m<sup>2</sup> over approx. 5% of each floor  
Floor loading – roof plant:  
5.0kN/m<sup>2</sup> imposed load  
1.8kN/m<sup>2</sup> SDL

## POWER

Small power allowance: 20W/m<sup>2</sup>  
Lighting allowance: 6W/m<sup>2</sup>  
Life safety generator: a life safety generator is provided at roof level to supply the fire lighting lifts and other critical landlord provisions in the event of an emergency

## LIGHTING

Offices: 500 LUX  
Reception/main entrance: 200 LUX  
WCs: 200 LUX

## VENTILATION SYSTEMS

Office (fresh air): 12 l/s per person  
(with 10% spare capacity)  
WCs: extract rate 10 air changes per hour  
Shower and changing areas: 10 air changes per hour

## SERVICES DESIGN

Tenancy split: services have been designed to meet dual tenancy arrangements at 1st to 5th floors  
6th floor is designed for single tenancy only  
External temperature – Winter: -3.7°C  
External temperature – Summer: +32.1°C dB, +20.2°C wb  
Internal design conditions – Winter (offices):  
Heating: 21°C ±2°C  
Internal design conditions – Summer (offices):  
Cooling: 22°C ±2°C  
Internal design conditions (WCs):  
19°C minimum  
Internal design conditions (staircases):  
16°C minimum  
Reception – Summer: 24°C ±2°C  
Reception – Winter: Heating: 18°C ±2°C

## HEATING, COOLING AND VENTILATION

Air conditioning: three pipe (heating and cooling) fan coil air conditioning systems

## ACOUSTICS

Internal acoustics criteria under normal operation:  
Open plan office: 40 NR  
Reception: 35 NR  
Toilets: 45 NR

## OFFICE INTERIOR FINISHES

Walls: painted plasterboard  
Ceilings: partially accessible, suspended, painted plasterboard ceiling with integrated perforated metal plank ceiling system by SAS  
Floors: raised access metal floor panels

Blinds: integrated blind boxes provided. Blinds provided by tenants with blind fabric to the following specification:  
Manufacturer: Mermet Sun Control Textiles  
Product: Screen Vision  
Colour: 0102 Grey/White  
Openness Factor: 3%

## RECEPTION INTERIOR FINISHES

Floors: dark grey Terrazzo stone  
Walls: dark grey Terrazzo walling cladding to dado height with feature timber wall panelling in black metal frames above  
Reception desk: bespoke reception desk clad with leather, granite and feature dark blue glazed terracotta fluted cladding  
Lighting: recessed linear lighting tracks, feature cove lighting and pendant lighting  
Floor to ceiling height: 3.875m

## SHOWER, BIKE AND CHANGING FACILITIES

Cycle spaces: 66 cycle spaces  
Showers: 3 female, 4 male, 1 accessible  
Lockers/drying facilities: 72 lockers, 4 no. drying cupboards  
Changing rooms: separate male and female

## EXTERNAL FINISHES

Ground floor: Moleanos Limestone cladding with grey granite plinth  
George Street/Edgware Road: Moleanos limestone cladding with anodised spandrel panels, feature mullion and glazed fluted terracotta  
The George Street elevation displays an impressive 6.5m carved Grolla limestone artwork by artist Hugo Dalton  
Entrance doors: 3m high Revolving Door with minimally-framed glass construction

## SUSTAINABILITY

BREEAM: Excellent (target)  
EPC: B (target)  
Renewable energy systems: photovoltaic panels provided at roof level

## SECURITY

An integrated CCTV system with live and digital recording to be installed to cover critical areas of the building externally for surveillance  
Door intercom provided to reception desk  
Electronic access control is provided to office entry points onto floor plates  
Provision has been made in the reception for future installation of speed gates  
Access: primary access for pedestrians is via the main building reception on George Street with cycle access from Forset Street  
Fire alarm: fire detection alarm system to Category L1/M provided throughout  
24-hour security provided on site

## TELECOMMUNICATIONS

WiredScore Certified 'Gold'  
There will be two telecoms intake rooms, each provided with two incoming ducts from each of the two telecoms providers; British Telecom and Virgin Media

## FUTURE TENANT PLANT

Space allocation is provided at roof level for the provision of future tenant plant installation by office tenants which will be agreed with the landlord