

# DETAILED SPECIFICATION

## RECEPTION AND MAIN ENTRANCE

### Entrance

New lightweight framed concrete Portico with full height low iron frameless glazing

New bespoke concealed disabled platform lift

New silver shadow limestone steps with concealed lighting and frameless glass balustrade

### Ceiling

Reception to have a white plasterboard ceiling with flush linear light fittings

### Floors

New silver shadow limestone floors to main reception on a screeded floor. Wireways are to be provided for future installation of security turnstiles by the Tenant

### Desk

Bespoke two person desk with dark stained oak front panels within a wrapped antique brass frame and a low level etched bronze mirror cube. Rear of desk has a lacquered finish to complement the dark oak and to house the security monitoring equipment

### Walls

Metal stud partitions double boarded, taped and jointed, and decorated

Feature Spinneybeck leather wrapped panel wall with feature brass and contrasting leather fins

A mixture of materials have further been designed for the space, including oak cladding, concrete faced paneling, upholstered felt & laser-etched leather panels

### Lift lobby walls

Mixture of concrete faced panels and back painted glass

### Doors

Straight grained stained European oak

### Vertical transportation

6 x 21 person passenger lifts (1600kg) serving levels basement to 8th inclusive

Average wait time of 25 seconds and an operating speed of 1.6m/second

4 x 8 person firefighting lifts  
2 x 2000kg car lifts accessing basement  
1 x goods lift (1500 x 2700mm, 2000kg capacity)

## TOILET ACCOMMODATION

### Floors

High quality porcelain tiles on screed

### Cubicles

Full height solid core partition walls

### Sanitary ware

Quality white china WCs, urinals and basins with satin stainless steel fittings by Dolphin, Aquarius and FC Frost

Separate male (5 WCs and 4 urinals) and female (8 WCs) provided typically per floor

### Disabled WC

One accessible WC provided per office floor

### Walls

A combination of tiled wall finishes, etched bronze mirror and plaster

## EXTERNAL FINISHES

### Façade

Framed by a lightly pigmented concrete portico, the entrance screen is fully glazed and features twin revolving glazed door sets and twin pass doors with an anodised finish applied to aluminium frames

### General

Red brick panels with feature banding and windows, full glazing to central elevation panel

## OCCUPANCY DESIGN CRITERIA

### Building services

One person per 10 sq.m. (100% occupancy)

### Means of escape

One person per 6 sq.m.

### Sanitary accommodation

One person per 10 sq. m (60% male, 60% female)

### Car & bicycle parking

Car parking spaces: 1 + 2 fully accessible parking spaces available in the secure basement car park

Motorcycle spaces: 5 no. parking spaces available in the secure basement car park

Bicycle spaces: 202 no. spaces will be provided within the secure basement parking area (double stacked)

### Shower and locker provision

High quality cyclist changing facilities provided at basement level with separate male & female areas with showers and up to 200 lockers. 14 showers to include one accessible shower facility

## OFFICE ACCOMMODATION

### Ceiling grid

1.5m planning grid

### Clear ceiling heights

5.4m in ground floor reception

### Typical floors levels 1–6

2.7m typical office (perimeter)

2.4m typical office (bulkhead)

### Level 7

2.7m typical office (perimeter)

2.4m typical office (bulkhead)

### Level 8

3.5m in south floor area between cores

2.7m typical office (perimeter)

2.4m typical office (bulkhead)

### Raised floor

600 x 600mm metal raised access floor panels provide for a clear 75mm raised floor void

## INTERNAL FINISHES

### Ceilings

Centralised bulkhead comprising aluminium suspended accessible ceiling tile system to suit 1.5m planning module, white PPC finish and acoustic perforations. Linear panels to incorporate light fittings and smoke detectors. Painted plasterboard margins incorporating feature down lighters to perimeter of building. Painted plaster soffits with exposed services

### Lighting

Offices: Combination of recessed linear LED luminaires and LED down lighters, selected to comply with the design intent of CIBSE Lighting Guide LG7

Reception/Atrium: Mixture of feature lighting, linear LED luminaires and spot lights on track system

#### *Lighting levels*

Offices: 350–400lux maintained illuminance at working plane  
Main Staircase: 150lux maintained illuminance at treads  
Toilets: 100–150lux  
Reception: 200lux and 300lux at reception desk

#### *Lighting controls*

A DALI based lighting control system consisting of combination of presence detectors, daylight sensors and time clock. Dimming capability is allowed for to ensure flexibility and minimise the energy consumption

#### *Walls & columns*

Emulsion painted dry lining

#### *Internal doors*

Door Frames: Door frames, architraves and stops primed and painted  
Ironmongery: Stainless steel ironmongery including door closers

#### *Roof terrace*

Feature frameless glazed balustrade, green walls and timber decking with low level feature lighting

### **STRUCTURAL DESIGN CRITERIA**

The building is a mix of steel and reinforced concrete frame

#### *Floor loadings*

The following imposed loads have been adopted in the design:

Office space generally: 4.0 + 1.0kN/m<sup>2</sup>  
Pods: 2.5 + 1.0kN/m<sup>2</sup>  
Toilet areas: 2.0kN/m<sup>2</sup>  
Plant rooms: 7.5kN/m<sup>2</sup>  
Car park and basement (excluding plant areas) 5.0kN/m<sup>2</sup>

### **SERVICES DESIGN CRITERIA**

Internal temperature Winter: (Outside: -4°C DB, 100% saturated)  
Offices: 22°C +/- 2°C  
Toilets: Minimum of 20°C  
Internal Temperature Summer: (Outside: 30°C DB, 20°C WB)  
Offices: 24°C +/- 2°C  
Toilets: 23°C +/- 3°C

#### *Ventilation systems*

4 pipe fan coil unit system to provide heating and cooling as required

Office (fresh air) 15litres/second/person at 1:10 sq.m. net office area

#### *Future tenant facilities*

Provision for tenant condenser space has been allocated at roof level

#### *Cooling loads*

Allowance for future tenant cooling loads of 10W/m<sup>2</sup>

#### *Acoustic levels*

Office: NR38  
Toilets: NR42  
Staircases: NR40  
Reception area: NR40

### **ELECTRICAL INSTALLATION**

#### *Incoming supplies*

Four incoming HV supplies feeding two 1MVA landlord transformers and two 1MVA tenant transformers. The four transformers feed two LV switchboards that are located in the basement adjacent to a UKPN substation

#### *Design criteria*

Tenant electrical load allowance:  
Tenant Lighting: 15W/m<sup>2</sup>  
Tenant Power: 20W/m<sup>2</sup>  
Future Tenant Power: 10W/m<sup>2</sup>

#### *Standby power*

1 x 800kW/1000kVA generator to support landlord function

1 x 640kW/800kVA generator to support tenant function

Fuel supply to provide generation of 60hrs

#### *Sustainability*

Lacon London is targeting a BREEAM rating of 'Very Good'

#### *Fibre/data providers*

Incoming BT service ducts are provided at basement level. All such additional incoming data services would be the responsibility of the tenant to secure and install and agree with the landlord

#### *Security system*

Access control is provided from the landlord demise to the tenant areas (via control of lifts and stairs) and also controls access at the external entrances. The landlord's system can be extended to cover the tenant demise. CCTV coverage is provided at external entrances, loading bay areas and on the roof terrace

## **DESIGN TEAM**

**DEVELOPMENT MANAGER**  
Blackstone Property Management

**INTERIOR ARCHITECT**  
MoreySmith

**DELIVERY ARCHITECT**  
Sheppard Robson

**STRUCTURAL ENGINEER**  
Arup

**COST CONSULTANTS**  
Beadmans

**CONTRACTOR**  
Lend Lease