

1. Occupancy

Fire Strategy: 1:6 m²

Workplace Density: 1:8 m²

WC Provision: 1:10 m²

Internal Climate Services: 1:8 m²
(based on 10 litres/second)

Lifts Provision: 1:8 m²

The above is based on true figures
not including absenteeism.

2. Floor loadings

Office Floors: (2.5kN/m²)

Roof: 1.5 kN/m²

Roof Terraces: 2.5 kN/m²

Staircases: 3 kN/m²

Plantrooms: 7.5 kN/m²

Vehicle accessible areas: 10 kN/m²

3. Ceiling heights

Lower Ground Floor	Finished floor to underside of ceiling 3130mm (exposed services).
	Finished floor to underside of bulkhead 2400mm.
Ground Floor	Finished floor to underside of ceiling 2960mm.
	Finished floor to underside of ceiling in WC Core 2650mm.
Floors 1-7	Typical finished floor to underside of ceiling 2750mm.
	Typical finished floor to underside of bulkhead 2440mm.
	Typical finished floor to underside of ceiling in WC Core 2500mm.

4. Structure

Basement

Single story basement formed from RC retaining walls and underpinning to adjacent properties. Slab is an insitu ground bearing RC slab.

Structural grid

Typically, 6.1m x 6.3m to match existing building grid.

Core 1 and Core 2 Risers

Tenant riser space is allowed for by creating soft spots in risers to Core 1 and Core 2, accessible from the office floor plate.

5. External finishes

Hampstead Road

Rosal Dunas Portuguese limestone unitised panel system; the glazing angles towards the West End.

Drummond Street

"Sevilla" brick clad unitised panel system; the glazing angles towards Regent's Park.

Rear elevation to terraces

"Sevilla" brick clad unitised panel system.

Terraces

Warm roof construction with porcelain tile, landscape or pebble finish. Edge protection provided by metal balustrading.

Roof

Plant equipment located on the roof and plant screen surround with a visual louvered screen.

6. Internal finishes

Main Entrance

Floor: Polished concrete floor with movement joints and matwell to entrance doors.

Walls: Flute oak timber fluted acoustic panels flanked by Rosal Dunas limestone cladding panels, fluted glass, granite skirting and painted mdf skirting.

Artwork: Andromeda Murano glass light feature hanging from ceiling and wall mounted behind reception desk.

Ceiling: Acoustic plasterboard panels, plasterboard bulkhead with access panels.

Security turnstiles: Boon Edam Swinglane 900; linked with destination control to the lifts.

Atrium

Floor: Polished concrete floor with movement joints, sawn oak engineered timber flooring to seating steps.

Walls: Fluted oak timber panels to lift lobby, plasterboard painted for wayfinding, mdf skirting, timber acoustic panels to atrium fascia at floor levels.

Glazing: Full height glazing to office floors with AOV doors at ground floor.

Office Floor

Floor: raised access floor.

Walls: plasterboard dry lined, grp wall panels, mdf skirting.

Ceiling: plasterboard with recessed LED lights, metal bulkhead around perimeter.

Ground floor ceiling: metal planks.

Lower ground floor ceiling: open with exposed services and concrete soffit.

Pocket Gardens

Walls to pocket gardens: plasterboard with mdf skirtings.

Floor to pocket gardens: petrology stone porcelain tiles.

Ceiling to pocket gardens: oak timber slatted acoustic ceiling.

Toilet Lobby, WC & office showers

Floor: petrology stone porcelain tiles.

Walls WC: laminate panels, white or grey, painted white accent walls.

Walls showers: terranova porcelain tiles.

Vanity unit: white Corian worktop and white laminate panels.

Doors: laminate or timber oak veneer panels.

Cyclist Changing Rooms

Floor: petrology stone porcelain tiles.

Walls: terranova porcelain tiles.

Doors: laminate panels.

Benches: timber.

Vanity unit: white Corian worktop moulded sink trough, laminate colour xenon and white.

Lift Car

Walls: back painted glass panels.

Doors: brushed stainless steel.

Floor: porcelain tile to match lift lobbies on upper floors.

Ceiling: white powder coated steel panel.

7. Raised floor voids

Typical slab to FFL 150mm
LGF minimum void 100mm

8. Cycle facilities, carparking and loading

Ramp leading down to the cycle park and parking, under traffic light controls for loading vehicles.

Alternative access via goods lift.

210 cycle rack spaces.

42 Brompton cycle lockers.

4 disabled car parking spaces.

Cyclist Changing Rooms.

Drying Rooms.

Lockers: Maxwood Oracle Z Locker with electronic locking system.

9. Vertical transportation

Central Core

4 main passenger lifts on destination control, with one dual role as firefighting lift (load capacity of 17 Person or 1275 Kg).

Secondary Core

2 passenger lifts

One goods lift (load capacity of 21 Person or 1600kg); a separate firefighting/goods lift (load capacity of 13 Person or 1000 Kg).

SME Office Lift

A purpose-built platform-lift fully compliant for use by disabled users.

Running at a speed of 1.6m/s and serving all nine floors of the building.

10. Mechanical services scope

The mechanical services have been designed in compliance with the London Plan which together with the fabric thermal admittance U values will achieve an energy rating better than ABR Part L2A 2013.

Internal Design Conditions

Office areas:	22°C +/- 2°C with 24°C summer maximum with no humidity control and 20°C winter minimum.
Corridors, Ancillary Areas:	18°C +/- 2°C Winter/ 26°C +/- 2°C Summer (no cooling on staircases).
External Design Condition:	29°C DB, 21°C WB and -4deg°C, saturated.

Based on CIBSE Guideline

The HVAC systems design has selected low energy equipment with heat recovery and comprises:

- VRF AC systems comprising concealed in-void indoor units at the perimeter and atrium bulk heads on floors 1 to 7 with roof mounted VRF AC condensers with heat recovery at roof level.
- Mechanical ventilation using decentralised local heat recovery ventilation units adjacent to each AC unit in perimeter bulkheads on floors 1 to 7.
- VRF AC systems with in-void units in ceiling void at ground floor and in exposed ceiling at lower ground floor offices with roof mounted VRF condensers at roof level.
- Central ducted mechanical ventilation to ground and lower ground floors.
- BMS operating on current generation software.
- Fire Protection services include lift lobby mechanical smoke ventilation and dry risers to each fire-fighting lift core.
- Rainwater design will incorporate sustainable attenuation using a Blue Roof design in compliance with Camden sustainable drainage requirements.

11. Electrical services scope & lighting

The electrical services design and selection of equipment is based on low energy LED lighting provision and the latest technology systems ensuring compliance with current guidelines.

Liaison with UKPN on Substation relocation, and additional kVA supply capacity, Metering reconfiguring.

The electrical services design and selection of equipment is based on low energy LED lighting.

- Electrical load for whole building is 1000 kVA equates to 1450 Amps.
- Electrical load per floor is 125 kVA or 180 Amps.
- Supplies to Mechanical Plant, Fire Alarm & Lifts.
- Generator to support Life safety systems — FF Lift & Smoke Ventilation.
- General Lighting to Offices consisting of Cool White 4000 K Efficient LED Linear Suspended/Recessed Lighting.
- Lighting Control DALI Dimmable wireless system with all DALI Compatible LED Drivers, Presence/Absence Detection to most areas offices to be daylight linked.

All non-office areas and excluding the main office areas will be controlled via Presence detection. Connected to an LCM.

- Lighting to WC's/Lobbies consisting of Cool White 4000 K Efficient LED Downlighters.
- Lighting to Basement consisting of Cool White 4000 K Efficient IP65 Linear Luminaires.
- Feature Lighting to Ground floor Reception, Atrium, Pocket Gardens, Entrances and Terraces.
- Self-Contained Emergency LED Lighting throughout to BS-5266.
- External/Feature Lighting to façade with LED Lighting warm/cool white option of RGB, controlled via timeclock/photocell.
- Fire Alarm to BS- 5839 L2+ Level throughout, with combined smoke/heat/sounder/beacons & MCP's with Redcare monitoring facility. Disabled Refuge Intercom system master & slaves.

- Door access/Intercom to main external doors proximity readers, audio visual intercom.
- Intruder Alarm to Ground Floor: Monitoring doors, PIR's, Keypad External sounder strobe.
- Access Control detail: The base access control system has proximity card readers and maglocks, including release buttons and green break glass override buttons linked into the building fire alarm system including required containment to all ground floor external doors.
- A proximity reader for the door access system to the ground floor double door to access the bicycle store.
- A cable link to pick up all the passenger lifts 5 no. in total so lifts are part of the sitewide access system.
- CCTV System to monitor: Lobbies, External areas & basement consisting of IP digital Cameras and headend monitoring facility.
- Comms/BT — Lines for BMS, Lifts, Intruder/Fire & Reception.

Small power to be provided throughout for the following:

- Cleaners Sockets, Basement & Roof General Usage Socket Outlets
- Bulkhead Lossnay/VRF's /BC Boxes/Lighting Control PSU's
- All Panel's requiring an Electrical supply — FA/Disabled Refuge/Disabled WC/Door Access/Intruder
- Sensor flow taps
- Hand dryers
- Towel rails
- Reception Underfloor Heating
- Individual Electric heaters in miscellaneous areas
- Water Supply incoming supply leak detection
- Convector Heaters
- Reception Area Underfloor Heating.

12. BREEAM

The target objective for the property is a BREEAM 2014 rating of Excellent.

13. EPC

The target EPC (energy performance certificate) will be a 'B' rating based on current iSBEM software and compliance with ABR Part L2A-2013.

14. Loading bay

Ground floor main loading bay with turntable to improve access onto Drummond Street. Loading bay lobby with access to lifts. Includes for bin store area and access to substation at lower ground via void and cat ladder. Floor slab to soffit clearance 3000mm with exposed services at high level.

Lower ground floor loading via ramp for light loading vehicles at designated loading zone with access to lift.

Floor slab to soffit clearance 2900mm.