

## SPECIFICATION

### OCCUPANCY

Workspace – 8–13 sq m/person  
Core elements (eg. lifts) – 12 sq m/person

### Lift provision

Wheelchair accessible 8–person lifts  
Lift one: basement to 7th floor  
Lift two: basement to 8th floor

### FLOOR LOADINGS

#### Dead / Superimposed Dead Load:

- Office:  
0.85kN/m<sup>2</sup> as per the BCO specification
- Plant Room 8th Floor:  
2.0kN/m<sup>2</sup> assumed Bitumen waterproof layer, insulation and 50mm Screed to the top surface

### FLOOR HEIGHTS

#### Raised Floor Zone

Proposed: 210/260mm clear void

#### Services Ceiling Zone

1–8 levels approx 100mm

### STRUCTURE

New slabs at basement, ground, first, fifth, sixth, seventh and eighth floors  
Other floors with retained areas of original floors with new internal steel columns  
New RC lift/stair core structure from basement to roof level  
Load bearing masonry external walls and party walls

### INTERNAL OFFICE FINISHES

#### Walls

Emulsion paint finished plaster

#### Floors

600 x 600mm accessible medium duty metal raised floor with A/C fan tiles

#### Ceilings

Emulsion painted M/F plasterboard system

#### Windows

Refurbished timber double glazed windows and new metal framed double glazed windows

#### Lighting

New Zumtobel office lighting

#### Doors

Oak veneered doors

#### Skirting

Painted hardwood skirtings

### RECEPTION

#### Walls

Burr walnut veneer to lift lobby and embossed leather panels, backlit bronzed aerofoils and metalwork to main reception area

#### Floors

Calacatta large format tiling in engineered walnut border

#### Ceilings

Layered ceilings with linen texture plaster finish and burr walnut panels to lift lobby, with bespoke bronze framed chandeliers

#### Reception desk and furniture:

Bespoke gold end reception desk and suited waiting area furniture

### TOILETS AND SHOWERS

On each floor there are two unisex superloos, one of which includes a shower

A unisex, fully wheelchair accessible WC is provided adjacent to the ground floor lift lobby

Satin nickel and chrome ironmongery and brassware

#### Ceilings

Painted M/F plasterboard system with cove lighting

#### Walls

Full bodied porcelain tiling with mirrored Alavo modular units to each cubicle with Duravit Darling WCs and flush shower trays

Oak veneered flush doors

#### Floors

Full bodied Domus Burlington porcelain tiling

### CYCLING FACILITIES

12 new secure cycle spaces and lockers, accessed via new basement metal stair

### ILLUMINATION LEVELS

300-500 lux

Task uniformity 0.7

Unified glare rating 19

Electric load allowance 10 W/sq m including task lighting

### ENERGY EFFICIENCY MEASURES

BREEAM – Very Good

EPC – Upper floors: 37 (B)

G and LG floors: 34 (B)

