DUO

SPITALFIELDS

Base Building Definition

OCTOBER 2020

1.0 280 BISHOPSGATE INTRODUCTION

1.1 PROJECT DESCRIPTION

Refurbishment and redevelopment of an existing office building to provide Grade A office space. The outline of the scope of works is as follows:

- New central and on-floor MEP including 1No. goods, 2No. fire-fighting and 8No. passenger lifts (2,000 kg each).
- Basement 2 – Core, communal cycle storage, car parking, changing rooms & showers, lockers, storage (tenant & landlord), loading bay and refuse store, central plant, tenant plant space and equipment flexible space.
- Basement 1 – Well-being suite, building management offices, core and retail kitchen (shell & core).
- Ground – Main entrance/ reception, secondary entrance/reception (shell & core), retail unit (shell & core), core and office (shell & floor).
- Level 01 – Core, Cat-A office and balcony.
- Level 02 – Core, Cat-A office and balcony.
- Level 03 – Core, Cat-A office and balcony.
- Level 04 – Core, Cat-A office and balcony.
- Level 05 – Core, Cat-A office and balcony.
- Level 06 – Shell, floor and balcony.
- Level 07 – Shell, floor and balcony.
- Level 08 – Shell, floor and balcony.
- Level 09 – Shell, floor and balcony.
- Level 10 – Shell, floor and balcony.
- Level 11 – Shell, floor and balcony.
- Level 12 – Shell, floor, terrace and balcony.
- Level 13 Lantern – Shell, floor and tenant plant space.
- Roof – Core, tenant plant space, anchor tenant and communal terraces.

The development shall deliver high quality office accommodation throughout.

1.2 PURPOSE OF THIS DOCUMENT

This document is intended to form the Base Building Definition for the Agreement for Lease and its purpose is to capture in detail how the property will be delivered upon Practical Completion of the base build refurbishment works. Where additional information has been necessary, supplementary documents have been referenced in the body of this document and appended accordingly. The development is to be designed and constructed to meet all relevant statutory and industry best practice standards and in accordance with the BCO Guidelines.

1.3 BREEAM

The building will achieve BREEAM UK RFO 14 Part 2 Excellent without tenant fit out credits being committed to.

1.4 WELL

The building shall, inclusive of the tenants demised areas, achieve WELL Gold v2 Core or better, subject to fundamental water and air quality.

1.5 EPC

The building shall achieve an EPC rating of B or better.

1.6 WIREDSCORE

The building shall achieve a WiredScore rating of Gold or better.

1.7 CYCLESCORE

The building shall achieve a CycleScore rating of Platinum.

1.8 BUILDING REGULATIONS, BRITISH STANDARDS & FIRE STRATEGY

The building will be designed in full compliance with the requirements of the Building Regulations, British Standards and other appropriate legislation and statutory controls except where documented divergences have been agreed and approved in writing by the relevant statutory body if required.

1.9 ACCESS, SECURITY & CCTV

Access control and CCTV provision shall be provided to meet BREEAM requirements, building regulations and planning obligations. Contractor is to refer to TB+A Security Specification and ARET Definition Document report appended to this document.

As a minimum:

External Doors/Screens	Electronic lock with contactless card / fob
Core Doors	Electronic lock with contactless card / fob
Riser Doors	Key lockable
Plant Access	Key Lockable
Windows	Key lockable
Camera Provisions	CCTV cameras at all point of ingress

It should also be noted that the base build door installations will provide for electronic assistance to all doors noted in the Hassell integration document appended to this document. Where doors are identified on the office floor, this extent is to apply to all instances on all demised floors.

1.10 DESIGN CRITERIA

1.10.1 OCCUPANCY STANDARDS

Means of Escape	1 person / 6 sq m
Mechanical	1 person / 8 sq m
Sanitary Provision	1 person / 8 sq m - 1No. DDA-compliant WC per floor; 1No. DDA compliant WC to the main reception for visitor use. Superloos based upon 0% absenteeism.

1.10.2 TOILET PROVISION

NIA per person	8 sq m
Unisex	100%

1.10.3 DIMENSIONAL CRITERIA

Minimum finished floor to ceiling (lowest element) heights:

Roof (lantern) Soffit: 8.000m

Level 12 Soffit: +3.720m

Level 6-11: Soffit +3.650m

Level 3-5 Soffit: +3.650m
Level 3-5 Underside of Services: +2.900m
Level 3-5 Underside of Raft and Lighting: +2.850m

Level 1-2 Soffit: +3.750m
Level 1-2 Underside of Services: +3.000m
Level 1-2: Underside of raft and lighting +2.950m
Ground Floor Main Reception Soffit: +3.700m to +4.080m AFFL
Ground Exposed Structural Deck: +4.500m to +4.880m AFFL
Ground Floor Main Reception-Underside of services: Refer to Services Engineers Drawings
Ground Double Height Space Ceiling: +3.870m to +4.240 AFFL
Ground Floor Private Reception Soffit: +8.950m
Ground Floor Private Reception: Underside of services: Refer to Services Engineers information
Ground Floor Office Soffit: +4.800m
Ground Floor Office Underside of services: All services to CAT-B fitout
Ground Floor Retail Soffit: +4.800m

Lower Ground Soffit: +3.180m
Lower Ground Underside of Services: Refer to Services Engineers information
Lower Ground Wellbeing Suite Soffit: +3.180m
Lower Ground Wellbeing Suite Underside of Services: All services to CAT-B fitout
Lower Ground Retail Soffit: +3.180m

Basement Changing Rooms Soffit: +2.927m
Basement Changing Rooms Soffit (showers): +2.100m
Basement Changing Rooms Underside of Beams: +2.407m

Minimum FFL to U/S ceiling dimensions – other areas:

Typical Core Corridor	minimum +2.500m
Basement Core corridor	minimum +2.150m
Toilets	minimum +2.500m
Basement showers	minimum +2.300m
	(+2.100m in restricted areas due to existing structure)
Lift Car	minimum +2.800m

Raised floor depth:
Ground Floor: 150mm from existing slab to top of finished RAF tile. 20mm allowed for CAT B finishes.
Levels 1-2: 250mm from existing slab to top of finished RAF tile. 20mm allowed for CAT B finishes.
Levels 3-12: 150mm from existing slab to top of finished RAF tile. 20mm allowed for CAT B finishes.

1.10.4 CYCLE PROVISION AND SHOWERS

Secure cycle spaces	320
Shower facilities	Gender Split Showers:
	32No. Total (17No. female and 15No. male split)

Unisex Showers:

2No. Total

Building Management Staff Showers:

2No. Total

Secure lockers	350No. for tenants
	20No. for Building Management staff

1.10.5 GRIDS

Planning grid	1.5m
Column grid	12m (gridline A-B & C-D)
	9m (gridline 2-8)
	6m (gridline 1-2 & 8-9)
	Refer to general arrangement drawings

1.10.6 SPLIT TENANCIES

The designs allow for each floor plate to be split into 2No. tenancies by a North/South divide.

1.11 ACOUSTIC CRITERIA

Acoustic requirements shall be in accordance with Applied Acoustic Designs Acoustic Report.

The maximum noise criteria from the Base Building services installations are as follows:

Open plan office areas (including lantern):	NR38
Cellular offices:	NR35
Reception	NR40
Meeting rooms:	NR35
IT rooms:	NR45
Wellbeing Suite:	NR45
Ancillary spaces:	
WCs, store rooms	NR45

External noise generation will not exceed the criteria set by the planning permission conditions (ref: PA/19/02836).
Internal noise as set out in BCO standards shall be achieved.
Acoustic attenuation to be provided to plant areas and comply with planning conditions associated with the planning consent.

1.12 LOGISTICS AND TRANSPORTATION

1.12.1 CAR PARKING

Two disabled parking spaces are to be provided, both with electric charging points.

1.12.2 REFUSE

Office general waste collection will be undertaken by private contractors. Refuse vehicles accessing the site will be restricted to no greater than 11.2m in length and will be required to be of a suitable height to enter the basement. Refuse vehicles will enter the basement and utilise the proposed service yard, located near the office bin stores, also located within the basement. Deliveries associated with the office development are anticipated to be undertaken by vehicles no larger than a 10m rigid vehicle.

1.12.3 AMAZON LOCKERS

A 9-foot Amazon locker configuration totalling 65No. compartments will be provided in the basement.

Upon further detailed design the intent is to increase this provision.

1.12.4 CYCLE WELFARE TOWELS

The towel station towel collection bags will be taken to the loading bay for collection by the cleaning servicer.

2.0 STRUCTURE

To be read in conjunction with the Structural Engineers Stage 4 submittals

2.1 EXISTING STRUCTURE

The building is steel framed with 130mm thick lightweight concrete slabs on holorib metal decking. Beams are typically 457UB or 533UB sections with isolated holes in the webs for services. The structural grid is typically 9m x 12m arranged over three bays width with the central bay narrower at 9m and the columns in this area offset to align with the layout of the central core area.

The slab projects beyond columns with small cantilever stubs to the beams to support the slab. The stability system consists of vertical steel bracing arranged over four bays within the two core areas. The building is founded on piled foundations with most columns supported on a single large diameter pile, many of which are under reamed. A 440mm thick basement slab is shown taking the load of smaller columns supporting the lower ground floor slab back to the main piled foundations. The basement has been formed with a temporary king post wall and an internal reinforced concrete liner wall.

2.2 STRUCTURAL ALTERATIONS

The development includes the following key structural alterations:

1. Installation of new balconies on the East side of the building from level 1 to level 12.
2. Demolition of existing slab and installation of new steelwork to support central staircase between ground and basement.
3. Demolition of existing slab and installation of new steelwork to support retail unit staircase between ground and lower ground floors.
4. Creation of double height reception spaces at ground floor.
5. Various slab infill works at locations of redundant architectural elements or risers.
6. New plant enclosure steelwork.
7. New structures and infills at roof level.
8. New terrace balustrade support at roof level.
9. Installation of mezzanine structure in existing western lantern with staircase (installed by tenant).
10. Extensions to 4No. passenger lifts.

2.2.1 BALCONIES

New proposed balconies are to be installed on the east side of the building. The existing façade is to be removed between gridlines B and C. The new steel primary beam will be installed between existing external columns on gridlines B and C to support the cantilever beams at midspan.

The level 1 balcony is to be constructed level with the existing façade line. Balconies installed from level 2 to level 12 are to extend 1900mm from the existing column grid line. Thermal breaks will be created at the locations of the connections between the new cantilever beams and the existing back-span beam. Thermal breaks will also be created at the connections between new primary beam and existing columns.

2.2.2 CENTRAL STAIRCASE

A new central staircase is to be installed to connect the basement level to the ground floor. An area of existing ground floor slab is to be removed to create an opening for the new staircase.

2.2.3 RETAIL UNIT STAIRCASE

A new proposed staircase is to be installed to connect the lower ground floor to ground floor. An area of existing ground floor slab is to be removed to create an opening for the new staircase.

An existing service void will be infilled on the lower ground floor to create a landing zone for the staircase.

2.2.4 DOUBLE-HEIGHT PRIVATE RECEPTION AREA

Subject to planning, a double-height entrance will be created at the north-west of the ground floor. Sections of the level 1 floor slab and steel structure are to be removed to create the opening.

2.2.5 SLAB INFILLS

An existing feature staircase is present at level 12 in the existing structure and will be removed. Old service riser voids located in the centre of a typical floor plan are to be infilled.

2.2.6 NEW PLANT ENCLOSURE STEELWORK

The existing plant area at roof level is to be rationalised centrally to allow for new terraces and roof gardens to be installed around it.

Where the new plant enclosure arrangement allows, existing column plant posts will be incorporated into the new enclosure. Otherwise, new plant enclosure steels are to be provided and will be fixed through the existing slab.

2.2.7 BALUSTRADE

New steel beams and columns are to be fixed to existing steelwork on the roof to form a supporting structure to the new balustrade design. The vertical posts of the balustrade support will be fixed to exposed sections of the existing primary beams outside the perimeter of the existing roof slab in order to avoid compromising the existing waterproofing layer. A new fascia panel will be incorporated to conceal the structure.

2.2.8 MEZZANINE LEVEL WITHIN WESTERN LANTERN

New steel beams and timber infill floor is to be provided with new staircase and edge protection installed by the tenant.

2.2.9 TERRACE TOILET FRAME

New steel frame to be built off existing column stubs. Frames will provide an enclosure for terrace toilets. The roof frame is to be constructed from lightweight timber.

2.3 DESIGN CRITERIA

2.3.1 DEFLECTIONS

The deflections of the new structure will be designed to meet the following criteria:

Concrete Elements (in-situ and precast):

Vertical deflection of floor slabs will be limited to:

+ Deflections under total loads:
    + Continuous = [span / 250]
    + Cantilevers = [span / 125]
+ Deflections under live loads:
    + Internal = [span / 360] *
    + Perimeter = [span / 500] *
    + Cantilevers = [span / 175] *
    + *or 20mm whichever is the lesser
    + Differential deflection between any two floors = +20mm

Steelwork Elements:

Vertical deflection of beams will be limited to:

+ Deflections under total load:
    + Simply supported = [span / 250]
    + Cantilever = [span / 125]
    + deflections under live loads:
    + Simply supported = [span / 360] *
    + Cantilever = [span / 180] *
    + Perimeter = [span / 500] *

*or 20mm whichever is the lesser

All cladding, finishes and services will be designed and detailed to accommodate the worst combination of these.

2.3.2 MOVEMENTS

The existing formed as a single structure with no movement joints.

2.3.3 DURABILITY

Cover to reinforcement will be provided as recommended in BS EN 1991-1. A suitable corrosion protection paint system which provides a life to first major maintenance of 15 years will be used.

2.3.4 FIRE PROTECTION

Cover to reinforcement and minimum concrete section sizes will be provided as recommended in BS EN 1992-1 and Building Regulations.

2.3.5 TOLERANCES

The frame will be constructed to be within the tolerances set down in the technical specifications and the recommendations of BS EN 13670:2009. All finishes, cladding, services, internal partitions are required to be detailed to accommodate the worst combination of these.

2.3.6 STRUCTURAL ROBUSTNESS

The building will be designed in accordance with the relevant design standards to satisfy the requirements for robustness. The building is viewed as a class 2B building according to the building regulations.

2.4 GENERAL CRITERIA

2.4.1 CONCRETE

The concrete grades to be used are as follows:

+ Blinding: GEN1
+ Mass concrete: GEN3
+ In-situ: RC40
+ Foundations: FND2

All formed surfaces will be Type A (basic) finish in accordance with BS EN 13670:2009. Tops of ground beams and floor slabs will be uniformly levelled and tamped to type 1u finish, subject to agreement with flooring manufacturer.

2.4.2 STEELWORK

All steelwork will be Grade S355, to BS EN 10025 and in accordance with BS5950.
All hollow sections will be grade S355. All connections will have minimum 2No. M16 bolts, with minimum 6mm leg length continuous fillet welds, unless specifically noted. All steelwork will be blast cleaned to SA2.5. Internal steelwork will be painted with 75 μm of zinc phosphate primer, 75 μm sealant. External / perimeter steelwork will be galvanised to 140 μm.

2.5 DESIGN PARAMETERS

2.5.1 CODES OF PRACTICE

Eurocodes:

BS EN 1990 – Eurocode 0 - Basis of Structural Design

BS EN 1991 – Eurocode 1 - Actions on Structures

BS EN 1992 – Eurocode 2 - Design of Concrete Structures

BS EN 1993 – Eurocode 3 - Design of Steel Structures

BS EN 1996 – Eurocode 6 - Design of Masonry Structures

BS EN 1997 – Eurocode 7 - Geotechnical Design

Building Regulations 2010:

Approved Document A – Structure (2013 edition)

Approved Document H – Drainage & Waste Disposal (2015 edition)

2.5.2 DESIGN LOADINGS

Loading Type	Live Load
New roof areas generally	0.6 kN/sq m
Roof terrace areas	4.0 kN/sq m
Roof plant areas	5.00 kN/sq m
Office (1st and above)	2.5+1.0 kN/sq m
Balconies	4.0 kN/sq m
Office (ground and below)	3.0+1.0 kN/sq m
Basement plant	7.50 kN/sq m
SDL	0.85kN/sq m

2.5.3 IMPOSED LOADINGS

Basement plant/parking and loading	7.50 kN/sq m
Mezzanine storage	7.50 kN/sq m
Typical office and partitions	3.5+1.0 kN/sq m
Office storage	7.50 kN/sq m
Dealer floors office (1 and 2)	4.00 kN/sq m (inc, partitions)
Terraces	4.50 kN/sq m
Roof plant	7.50 kN/sq m

3.0 MECHANICAL AND ELECTRICAL SERVICES

To be read in conjunction with the Services Engineers Stage 4 submittals

3.1 DESIGN CRITERIA FOR BUILDING SERVICES

3.1.1 MECHANICAL

External Design Conditions:

Summer	31°C dB / 21.5°C wb
Winter	- 4°C saturated

Internal Design Conditions:

Offices & Meeting Rooms	24°C + 2°C.

No humidity Control. Plant to be selected at 24°C not 26°C

Internal Design Conditions:

Reception	24°C + 2°C

No humidity Control. Plant to be selected at 24°C not 26°C

WCs	Winter: 18°C (min) Summer: Uncontrolled No humidity Control
Stairs	Winter: 18°C (min) Summer: Uncontrolled No humidity Control
Shower	Year round: 22°C (min) No humidity Control
Operational times:	Normal operation hours 07:00 to 19:00
Fresh Air Allowances:	12l / s / person at 1 person / 8 sq m Additional 10% capacity in plant and risers

General Cooling:	
Equipment Loads:	
- Small Power:	25W / sq m + a 5W / sq m additional allowance for tenant enhancements
- Lighting	8W / sq m
- Occupants	90W / person (sensible) 40W / person (latent)
Critical Cooling:	20kW allowance per floor (including ground floor) at N+1 resilience for critical cooling from the buildings central plant.
Air Conditioning System:	High-level fan coil units (FCUs)
Central Cooling System:	Air source heat pumps
Central Heating System:	2No. air to water reversible heat pumps Calorifiers for landlord's domestic hot water
Heating On-Floor:	LTHW connection to high level fan coil units
Air Conditioning Control Zones:	
- Perimeter Open plan	Perimeter zones per BCO at 4.5m x 6m
- Internal open plan	Internal zones per BCO at 50-70 sq m
- WCs	Dedicated toilet extract systems at roof level Toilet make up air via local transfer fan at each floor level
- Kitchen	Extract ductwork riser and roof space provided for tenant enhancements

3.1.2 ELECTRICAL

Power:

Allowance for office areas:

Small power	25W / sq m plus an allowance of 5W / sq m
Lighting	8W / sq m
IT power	20kW allowance per floor

Lighting:

All areas	400Lux average Uniformity 0.8 on task area LED throughout Maintenance factor 0.8
Lighting controls	Fully addressable DALI lighting control system Central emergency lighting self-test 3-hour emergency battery packs

Fire Alarms:	Designed and installed to comply with BS5839 part 1 Category L1 Phased evacuation
Voice Alarm:	Designed and installed to comply with BS5839-8
Smart Office:	A new building app is to be provided by Smart Buildings. All control systems are to be provided to be compatible and open to the app, including: - BMS - Fire Alarm - Lighting Control - Security - CCTV - Access Control Smart Building design intent additionally captured in the report provided in the appendix of this document.
Leak Detection:	Building leak detection to be provided in line with BREEAM requirements

Smoke Aspiration System

VESDA:	To be provided in the transformer room
Power Distribution:	2 rising bus bars are to be provided to all floors

Each level will have 2No. electrical risers to suit 2No. tenancies per floor.
Each riser will contain a lighting and high-level power board and a low-level small power board, separately metered.
Each level will have at least one spare tap off for tenant use.
A landlord's rising bus bar will be provided for common areas.

3.1.3 DOMESTIC WATER

Water storage will be provided within the basement to achieve 20l of stored water per person per day.
New booster pumps will be provided within the basement to provide a DWS to the central core and capped connections for tenants. New risers will be provided through the building for tenant connections, new toilets and the roof. Each level will be provided with 2No. 28mm diameter capped connections for future extension. A fluid Category 5 water storage tank and associated booster pumps will be located at basement level to provide wash down for refuge areas and to serve various plant room areas. Central hot water storage will be provided to the basement showers and on-floor landlord toilets. Tenant's hot water requirements are to be achieved by local electric water heaters.

3.2 INCOMING UTILITIES

3.2.1 ELECTRICAL

The building is provided with two 11kV incoming supplies, from separate primary sub-stations. The building's contracted load is 3,000kVA, available from each supply.
The buildings calculated maximum demand is 2,800kVA. The central switch gear will provide N+1 resilience, such that if one supply fails, the building can be fully supported by the other supply. A central mains failure standby generator will be provided to support the building's life safety and essential supplies in the event of a power failure. The generator provides 1MVA dedicated to the tenant and its successors in title.

3.2.2 TELECOMMUNICATIONS

The building is provided with diverse telecoms intakes from the north and west.
The building is provided with incoming fibre services from Colt, Openreach & Vodafone.
Additional intake sleeves are available for the provision of future telecom services.
A secure telecoms intake / Meet-me room is provided on level B1 with diverse routes to the north and south telecoms risers. Provision is made for future tenant's equipment and small cell equipment. The telecoms room is provided with essential services power feeds and N+1 cooling at 5kW nominal.
Diverse telecoms routes are provided to all levels via the north and south telecoms risers. There will be capacity within the cable tray via the two telecoms routes from the intakes to the diverse telecoms risers to allow the installation of cables within flexible galvanised conduit. The basement telecoms room (intake one) will be a secure area. A securely caged area will be provided for intake two.
An infrastructure of blown fibre tubing and blown fibre is provided to distribute telecoms services diversely and IRS satellite TV services throughout the building.
A communal Fibre IRS satellite and terrestrial head end is provided at roof level for BskyB and Hotbird as well as terrestrial services.

Dedicated secure lockable IT containment to be provided between intake rooms through common area/riser routes to the tenant's main computer room subject to capacity for the specific solution being agreed.

3.2.3 WATER SERVICES

A central 67mm diameter mains supply enters the building in the basement. The water service feeds in to an 80,000l split tank located in the tank room in the basement. New meters and central leak detection will be provided.

3.2.4 DRAINAGE AND PLUMBING

The building is provided with a combined 300mm diameter drainage system which connects to street level at lower ground level. All drainage from lower ground and above fall via gravity to the main drains. All basement and lower ground drainage will be pumped to the main drainage system.

3.2.5 GAS

The existing gas supply will be stripped back to the gas meter room and capped off.

3.2.6 WIFI

A guest and building management WiFi system will be provided through common and building management areas of the building on levels B2, B1, ground and level 13.

The system provided will be a fully managed Ruckus solution, 801.11ac Wave 2 in basement with 802.11AX (WiFi6) in the reception area.
A secure SSID is to be provided for building management.

3.3 DRAINAGE AND PLUMBING

3.3.1 INTERIOR WATER SYSTEM

Cold water service:

Central domestic water tanks are provided within the basement tank rooms. New booster pumps will be provided within the basement to provide a DWS to the central core and capped connections for tenants. Each level will be provided with 2No. 28mm diameter capped connections for future tenant connections. New water meters will be provided at each tenant connection point and each supply to the toilets on the floor. A water supply will be provided at the level 13 terraces for a new irrigation system for the planters. A new motorised shut off valve will be installed on the mains water supply and the drinking water supply to each location. A fluid Category 5 water storage tank and associated booster pumps will be located at basement level to provide wash down for refuge areas and to serve various plant room. Leak detection monitoring will be provided in line with BREEAM requirements.

Hot water service:

Central hot water storage will be provided to the basement showers and on-floor landlord toilets. High temperature heat exchangers will be provided to increase the MTHW from the heat pumps to heat the domestic hot water. Electric heating elements will be provided in the hot water storage units as a back up to the MTHW. The domestic hot water will be a hot water return system to circulate hot water through the system at all times. A new riser will be installed to serve the toilets, to include level 13. Storage heaters will be provided with de-stratification pumps for legionnaire's control. New storage hot water units will be provided with integral controls to store water at 70oC. Tenant hot water requirements will be achieved by local electric water heaters.

3.3.2 FOUL DRAINAGE

A central ventilated drainage system will be provided for the toilets, basement showers and tenant connections.

2No. 50mm-diameter capped connections are to the provided per level for tenant extension. The rainwater pipework at level 12 will be retained. New drainage stacks will be provided in the core to suit the new riser layouts. New twin sump pumps / macerators will be provided in the basement to suit the new toilets within the shower area. New sump pumps will be provided for the basement showers.

A new condensate system will be installed from all fan coil units.

3.3.3 SURFACE WATER DRAINAGE

Surface water drainage system will be provided to the roof terrace areas and new balconies, routed to the core through the floorplates at high level. Design of routing and maintenance access points to be coordinated with tenant project team.

3.3.4 CONDENSATE DRAINS

Condensate pipework will extend from each fan coil unit with 200mm clear plastic hose. Copper pipe work will then to be used to extend the system, laid to fall back to the riser. The first 2000mm of copper pipework will be lagged to avoid condensation. Condensate pumps will be provided to enable the condensation to be routed with a gravity fall back to the riser.

3.3.5 PROVISION FOR TENANT TEA POINT/ VENDING

Each level will be provided with 2No. 28mm diameter domestic water capped connections. Each connection will be provided with a meter connected to the central metering system. Each level will be provided with 2No. 50mm diameter drainage capped connections.

Foul drainage connection to be provided to ground floor office demise to tenant supplementary WC installations.

3.4 HEATING & COOLING SYSTEMS

The building will be provided with 4No. roof-mounted reverse cycle air cooled heat pumps providing simultaneous heating and cooling to the building. Central pumps will be provided for the primary heating and cooling systems, located at the roof plant rooms. 2No. central CHW and LTHW risers will distribute CHW and LTHW water to the office floorplates. Within Cat-A office areas, air-conditioning will be by high-level 4-pipe FCUs. Heating will be provided via perimeter FCUs.

The stair core will be provided with electric panel heaters with individual temperature control. In addition to the central cooling systems the below supplementary systems are to be provided:

+ VRF system for lower ground building management office area and support rooms. The condensers will be located within the loading bay.
+ N+1 DX cooling system for the lower ground level IT room. Condensers will be located in the loading bay.
+ DX cooling system for the basement security office in the loading bay. Condensers will be located in the loading bay.

3.5 MECHANICAL VENTILATION SYSTEMS

Within Cat-A office areas, fresh air will be provided at 12l/s per person based 1 person per 8 sq m. The central systems and risers will be sized to provide 10% additional capacity for tenant enhancements.

The following air change rates are to be used for the following areas:

- Store rooms – 5ACH
- Tea points – 10ACH
- Pantry – 10ACH
- IT room – 5ACH
- First Aid Room – 10ACH
- Print Room - 10ACH
- Basement areas and Plantrooms - 6ACH normal mode / 10 ACH smoke mode
- Basement storage areas - 2ACH normal mode / 10 ACH smoke mode
- Basement showers areas - 10ACH normal mode / 10 ACH smoke mode
- Lower ground wellbeing suite - 8ACH normal mode / 10 ACH smoke mode

The office floorplates are to be negatively pressurised between 85-95%.

Office ventilation:

Two air-handling units (AHUs) will be provided at level 13 to provide supply and extract ventilation to the office floorplates. Fresh air will be distributed by new duct work routed through the four existing ventilation riser shafts. The AHUs will be provided with a dedicated control panel to sequence the unit operation.

The AHUs will be provided with motorised dampers, thermal wheel and split coils and filters to ensure access and maintainability at roof level.

Motorised constant-volume controllers will be provided at each supply duct at each riser location on each level.

A high-level duct work distribution system from each ventilation riser will be installed throughout the office floorplates terminating at the rear of each FCU.

Main office ventilation system will be capable of being turned down sufficiently to run just one floor at a time when the tenant request service hours plant over run via BMS.

Basement plant room ventilation:

The basement plant room areas will be served via packaged mechanical supply and extract AHUs complete with smoke clearance system. Air intake and exhaust will be through the existing ground level air trench.

Toilet ventilation – office levels:

Air will be transferred to the toilets from the adjacent office by ceiling mounted transfer supply fans. The system will include transfer fan, attenuators, fire dampers and control dampers as required.

Air will be extracted from toilet cubicles via ductwork systems to roof mounted extract fans which discharge direct to atmosphere. The extract units will incorporate duty / standby fans with automatic changeover.

Car park ventilation:

A dedicated car park ventilation system will be provided.

Basement showers:

A new ventilation system will be provided for the basement showers and changing rooms.

Lobby natural ventilation system:

The existing protected lobby natural ventilation system will be modified to provide automatic control with automatic smoke dampers. A new damper control panel for the smoke extract and protected lobby will be provided in the ground floor fire alarm control panel room. A repeater panel will be provided in the BMS / Security room on the lower ground level.

Tenant kitchen provision:

A tenant kitchen duct riser will be provided in the core to accommodate 2No. 800mm x 800mm (1No. Supply and 1No. Extract) ducts. Ductwork will be tenant Cat-B work.

Level 13 lantern:

A dedicated heat recovery ventilation system and cooling system will be provided such that the lantern can operate independently from the main building ventilation and cooling system. Base build capacity will be as per levels 6 to 12 plus 25%.

3.6 FIRE PROTECTION SYSTEMS

The building will be provided with a sprinkler system throughout. A central tank will be provided within the basement. 2No. sprinkler risers will be provided with 2No. zone valves provided per floor. The common landlord areas will be provided with a separate zone. The sprinkler system will include void protection, as required, for the system to be complaint to BS standards and LPC guidelines. A new wet sprinkler system will be installed in the existing fire protected stair lobbies (east and west cores). 2No. wet rising fire mains with outlets will be provided at every level. Associated sprinkler tanks will be located in the basement with pumps and control systems. Power for the new sprinklers will be taken from the essential life safety supply. All wet pipework routed in unheated areas will be trace heated and thermally insulated. Sprinkler pipework routed in non-sprinkler protected areas will be either protected by sprinkler heads or enclosed in a fire-resistant material affording fire stability.

3.6.1 FIRE DETECTION AND ALARM

The fire alarm installation will be designed to an L1/P1 classification. A voice alarm/public address system will be provided to serve all areas. A new fire alarm control panel will be provided at ground level with a repeater panel located in the lower ground level security office. The PA / VA equipment rack will be located in the lower ground security office. Each office floor will be provided with two fire alarm loops per floor.

3.7 AUTOMATIC CONTROLS AND BUILDING MANAGEMENT SYSTEM

BMS outstations will provide monitoring and control to all plant. Fire alarm interface units will allow any plant required to be isolated in the event of a fire to be shut down via hard-wired interface. An intelligent BMS system will be provided to monitor and control plant through-out the building.

FCUs, AHUs, fans, ACUs, pumps, switchboards, UPS, PDUs, leak detection, meters and frost / trace heating will be linked to the BMS for control and / or monitoring. The head end will be located in the building management offices on the lower ground level. Network routers and switches will provide demarcation between the tenant's services, landlord services and the building IP network infrastructure to maintain the required network integrity of each system.

Capability to be provided for the tenant mini head end with suitable limited control and monitoring to be provided for.

3.8 TENANT PLANT OVERRUN

The tenant will have the capability to request the base build plant to run on out-of-hours. This is to be controlled through either 'plant run on' buttons within the demise or via a BMS head-end enabled with a 'run on' request, linked to the base-build BMS. The base build design will enable the ventilation/extract system to be ramped down on a floor-by-floor basis in conjunction with this capability.

3.9 ELECTRICAL SERVICES

The building will be provided with 2No. 11kVA ring main units, each rated at 3,000MVA. 2No. tenant bus bars will be provided through the building's electrical risers to the tenant floors. Each tenant floor will be provided with two electrical risers. Each riser will have 2No. tenant distribution boards, a split high-level lighting and power board and a low-level power board. Each distribution board will be separately metered. A separate landlord's rising busbar will serve the common areas. A landlord's life safety generator will be provided to support the building's life safety and essential power supplies. Energy meters are supplied for all services at each riser.

3.10 LIGHTING

All lighting installation will be in accordance with the energy targets. Lighting will be designed to achieve a average of 400Lux through the office levels with a maintenance factor of 0.8. The lighting design will be undertaken by reference to CIBSE LG7 lighting guide. The lighting design load is 8W / sq m. An intelligent lighting control system will be provided to offer daylight saving, PIR control, absence / presence control and data input to the building app.

Lighting is to be provided to all areas of the building, as summarised below:

- Functional batten LED lighting through the plant rooms, corridors, loading bay, car park etc.
- Decorative / functional LED lighting through the bike storage.
- LED downlights and decorative LED lighting within the showers.
- LED lighting to the lower ground BMO area.
- New decorative lighting to the wellness / fitness suite on the lower ground floor.
- New decorative / functional LED lighting throughout the staircases.
- New decorative and feature lighting throughout the reception area.
- New LED down lights throughout the toilets.
- New LED office lighting throughout the Cat-A office floors.
- New decorative and feature lighting throughout the lift lobbies.
- New functional LED lighting within the risers.
- New functional LED lighting through the roof plant areas.
- New feature lighting through the terraces, including private terrace.

3.11 COMMUNICATIONS RISERS

2No. separate IT risers will be provided throughout the building.

Dedicated secure lockable IT containment to be provided between intake rooms through common area/riser routes to the tenant's main computer room subject to capacity for the specific solution being agreed.

3.12 LIGHTNING PROTECTION SYSTEM

A lighting protection system will be provided. The system will connect all plant, structure and satellite dishes, in accordance with the BS EN and CIBSE standards.

3.13 SECURITY

The building landlord and common areas will be provided with comprehensive Access Control and CCTV systems.

- Tenant access will be provided through the building app
- Visitor access will be provided through a pre-booked system that provides a time limited QR code
- Visitors not pre-booked can register at the reception desk and be provided with a printed QR code
- The building will be manned and operated 24/7
- Reception turnstiles to provide secure lift lobby will be able to be accessed by card, Bluetooth, NFC and QR code
- Intercoms will be located at all external points of entry
- Perimeter of the building will be covered by high definition CCTV
- Security control room will be manned and located in the basement
- Tenants floors will not be provided with security systems and are left to provide their own provisions
- All lift cars and lift lobbies will be covered with CCTV cameras
- Stair core doors will be access controlled
- Access control doors will release in the event of an emergency
- Building is provided with tenants' bike storage covered by CCTV and controlled through the landlord's access control system

Design criteria for the security installation will be:

- BS EN 50132-7 Alarm systems. Part 7 CCTV surveillance systems for use in security applications.
- BS 7958:2009 Closed-circuit television (CCTV). Management and operation. Code of practice.
- BS 8418:2010 Installation and remote monitoring of detector-activated CCTV systems. Code of practice.
- BS 8495:2007 Code of practice for digital CCTV recording systems for the purpose of image export to be used as evidence.
- BS EN 50133-1 Alarm systems. Access control systems for use in security applications. Part 1 System requirements
- BS EN 60529 Specification for degrees of protection provided by enclosures (IP code)
- Secured By Design Commercial 2019

3.14 METERING

A metering system will be provided to comply with Part L of the building regulations and to support better energy management. 11kV meters will be retained for billing and providing multi-parameter meters with status monitoring capability to all switchboard circuit breakers and tap-off units connected to the building management system and monitored on the building app. All tenant power supplies will be provided with MID-grade billing meters, connected to the central energy management system.
The system will be compatible with the building app.
The system will be designed such that the tenants can access and extend to suit their fit-out.

3.15 SMART BUILDING PROVISIONS

Operation interface:

- Access control functionality
- Localised environmental management
- Building amenity booking and interface
- Building use analytics

Application content:

- Fault reporting and feedback
- Local amenity and promotion
- Community related functions
- User personal functions
- Building information

3.16 LIFTS

New lifts will be installed as follows:

- 1No. 2350kg / 31persons MonoSpace 700 Passenger/Goods 1.0m/s at 1700 mm wide x 2800 mm deep x 2300 mm high with KSC143 dot matrix display and KSL140 landing call stations
- 2No. 800kg / 10persons MonoSpace 700 Passenger / Fire Fighting 1.6m/s at 1200 mm wide x 1650 mm deep x 2200 mm high with KSC675 black and white LCD display and KSL670 series landing call stations
- 8No. 2000kg / 26persons MonoSpace 700 Passenger 2.5m/s at 2000 mm wide x 2000 mm deep x 2850 mm high with KSC977 full colour LCD display and KSP858 destination operating panels

Lift performance will meet BCO 2019 – Enhanced with the following assumptions:

- Occupational density of 1:8 sq m at 80% occupancy
- Roof terrace lunchtime peak use of 200 persons
- Basement cycles morning peak use – 60% utilisation 1:10 sq m
- Stair use – CIBSE Guide D Table 2.11

4.0 ARCHITECTURAL ELEMENTS

4.1 EXTERNAL FABRIC

4.1.1 EXTERNAL WALLS (GENERAL)

System design including glazing, cladding, secondary structure, waterproofing, insulation and interfaces with other systems will be completed in accordance with the design intent, the performance specification and all relevant building regulations, BREEAM requirements and planning conditions.

All external wall elements will achieve a minimum classification of Euroclass A2-S3-D2 unless there is a specific exemption under building regulations.

Additional information on the scope of works to be undertaken can be found in the appendix of this document.

4.1.2 EXISTING FACADES (GENERAL)

The facade is constructed using a bespoke unitised aluminium-framed curtain walling systems glazed with low-iron glass and having a natural anodised finish.

Additional information on the existing facade construction and scope of works to be undertaken can be found in the appendix of this document.

4.1.3 CURTAIN WALL GLAZING (LEVELS 0 & 1)

New curtain wall glazing will be installed at levels 0 and 1 in large format, clear / neutral, low-iron glass panels up to 3m x 4m with dark grey anodised aluminium mullions and transoms.

Additional information on the scope of works to be undertaken can be found in the appendix of this document.

4.1.4 METAL RAINSCREEN CLADDING (LEVELS 0 & 1)

Metal honeycomb rainscreen panels with a dark grey stainless steel finish. Panel size up to 4m x 1.2m.

4.1.5 GROUND FLOOR EXTERNAL DOORS

- Frameless revolving doors with power assistance.
- Custom glass pass door with full glass facing adhered to thermally broken aluminium frame with fully-automated opening.
- Solid aluminium door with mesh external finish on Bishopsgate fire escape.
- Thermally broken glazed doors with anodized frame to match existing glazing to retail unit and north façade fire escape.

4.1.6 FIRE STRATEGY (TYPICAL FLOORPLATE)

Existing fire protection to structural steelwork is formed of fire rated board to both columns and beams. The existing means of protection within the central cores (columns) and to the beams spanning to the perimeter columns will be made good retained to meet Building Control and Fire Brigade requirements. Perimeter columns will be stripped of the existing fireboard and intumescent paint applied to provide requisite fire protection.

Further detailed information can be found in the fire strategy report appended to this document.

4.1.7 EAST ELEVATION BALCONIES

External balconies clad in metal honeycomb rainscreen panels with a light grey finish match existing cladding. Balustrades formed from black powder-coated steel rods.

4.1.8 NEW FIRE ESCAPE AND RETAIL DOORS

New external aluminium glazed doors finished to match existing glazing and glazing frames.

4.1.9 NEW SLIDING DOORS ON BALCONIES AND LEVEL 12 TERRACE

New thermally broken external aluminium glazed sliding doors finished to match existing glazing and glazing frames.

4.1.10 PLANT SCREEN

Decorative screen clad in corrugated metal shall be installed to screen plant at level 13.

4.1.11 ROOFTOP

The rooftop build-up will achieve a U-Value of 0.18 and meet relevant building control requirements. Areas of roof extending to the existing thermal line will achieve a U-Value of 0.14. Waterproofing of the roof will be by a cold-applied liquid membrane and carry the benefit of a 15-year or better insurance-backed warranty.

A suitable new Building Maintenance Unit will be provided to replace the existing.

4.1.12 The façade maintenance and access methodology is included within the appendices to this document. BASEMENT / LOWER GROUND WATERPROOFING

Damp remedial works will be carried out as required to leave the basement free from all problematic water ingress, including the structural waterproofing if necessary..

4.1.13 BALCONIES & TERRACES

All terraces and balconies will be finished with composite timber decking to meet building control requirements including drainage and slip resistance. Terraces will be protected by a black metal powder coated balustrade. Balconies will be finished in the same composite timber decking and protected by the same balustrade design. Waterproofing of the external slabs will be by a cold-applied liquid membrane and carry the benefit of a 15-year or better insurance-backed warranty.

The private terrace will be provided under the base build works with screening between the terraces,landscaping, seating and feature lighting. Further design intent to be developed and delivered against is noted in the Hassell integration document appended to this document.

Services provisions provided to the private terrace under the base build works will include suitably provisioned Wi-Fi, potable and non-potable water, drainage and power.

4.2 INTERNAL FINISHES (GENERAL)

Front of house and common areas, defined as receptions, basement, ground floor and office floor lift lobbies, toilets and toilet lobbies, office floors, changing rooms and showers, core areas and basement will be finished as follows:

- No visible fixings, screws, bolts or fasteners, unless part of the design.
- All surfaces (including floors, walls and ceilings) will be flat, flush, even and uniform, unless part of the design.
- All joints, shadow gaps or panel spaces will be even and uniform in size and consistency.
- All areas will be free of visible marks, scratches, streaks, builders' dust and abrasions.
- Grilles, fixtures, luminaries and tiles will be straight, uniform and even, unless part of the design.
- All fittings and fixtures, signs, loose furniture or equipment (safety or otherwise) will be of a high quality and suitable for display.
- There are to be limited to 'essential maintenance only' access hatches visible in the reception and ground floor lift lobby.
- No product names or proprietary branding to be visible, unless part of the design.
- Riser doors visible from front of house areas will be discreet and have concealed hinges and ironmongery.

4.3 INTERNAL FINISHES - RECEPTION AND LIFT LOBBIES

4.3.1 WALLS AND PARTITIONS

Stud partition system supporting various specialist finishes and wall claddings:

a. Painted plasterboard with custom metal trims
b. Treated timber wall panels
c. Fabric wall panels on a joinery frame
d. Concrete render on plasterboard backing
e. Aluminium Foam Panels

4.3.2 SIGNAGE

Dedicated statutory and way finding signage areas will be provided at all ground floor entrances and throughout common areas.

4.3.3 RECEPTION DESKS

Reception desks will be provided at all ground floor entrances.

4.3.4 CAFÉ / BAR

A café/bar unit will be provided within the reception.

4.3.5 ARTWORK

Artwork will be installed within the reception.

4.3.6 FLOORS

The reception floor will be comprised of:

a. Large format concrete effect porcelain tile on high tolerance grout build up
b. Large format concrete effect porcelain tile with plywood substrate on proprietary raised access floor
c. Large format custom terrazzo tile on high tolerance grout build up

4.3.7 GROUND FLOOR EXTERNAL DOORS

Stairs and slopes formed by the raised access floor system with slopes, risers and goings finished in concrete effect porcelain tile on plywood substrate. Changes in floor slope and stair nosings will be finished in contrasting coloured metal. Balustrades and handrails will be black powder-coated metal.

4.3.8 CEILINGS

The reception ceiling will be comprised of:

a. Skimmed and painted plasterboard ceiling with recessed LED downlights and access panels.
b. Exposed steel deck soffit with painted services and suspended LED lighting fixtures.

4.3.9 ACCESS PANELS

Access panels will be, where possible, detailed out and / or hidden behind finishes where possible.

4.3.10 DOORS

Riser access doors within the reception will be concealed behind opening / demountable wall cladding panels with hinges and other ironmongery to be concealed. Service doors will be integrated into wall cladding.

Aperture to be formed to facilitate tenant installed entrance area between the main building reception and the dedicated tenant reception as travelling behind the lift core. As per attached detail in Hassell integration pack appended to this document.

4.4 INTERNAL FINISHES – CORE AND CORRIDORS

4.4.1 WALLS AND PARTITIONS

Stud partition system, dry-lined taped and jointed incorporating a surface-fixed timber-painted skirting.

4.4.2 FLOOR

Fire resistant carpet finish to existing concrete stair and lobbies.

4.4.3 CEILING

Drylined and taped painted plasterboard ceiling with surface mounted LED Lighting and access panels as required by the services installation.

4.4.4 DOORS

Core lobby doors to be painted with integrated full height vision panel (where required) and black steel finish ironmongery. All fire doors to feature "lollipop" signage routed into leading door edge. Black metal kick plates as required.
Lift fire lobby doors to be provided and are to be glazed and in line with the black framed glazed doors and Crittall-Style Fire rated Optima system within schedules and visuals.
Plasterboard bulkheads provided as required.

4.4.5 ACCESS PANELS

Access panels will be, where possible, detailed out and / or hidden behind finishes.

4.5 INTERNAL FINISHES - TOILETS

4.5.1 WALLS AND PARTITIONS

Painted plasterboard stud partition system with half-height ceramic tile finish to all walls in standard superloos and ambulant cubicles. Full height ceramic tile finish on single wall in DDA superloos.

4.5.2 FLOOR

Porcelain floor tile finish throughout.

4.5.3 CEILING

Skimmed and painted plasterboard ceiling with surface mounted LED downlight.

4.5.4 DOORS

Painted timber doors with self-closing mechanisms. Brushed black steel ironmongery including pull handle, doorstop, mortice deadlock, thumb turn indicator and unisex cut-out sign.

4.5.5 STANDARD CUBICLE FIXTURES AND FITTINGS

Wall-mounted ceramic pan with soft close seat and cover. Concealed cistern behind IPS wall with flushplate. Wall-hung ceramic basin with solid brass mixer tap finished in corrosion-resistant matte black. Standalone / surface mounted, black-finished soap dispenser, toilet brush, toilet roll holder, paper towel dispenser, sanitary and wastepaper bins.

4.5.6 PART M CUBICLE ADDITIONAL FIXTURES AND FITTINGS

5No. building regulation-compliant lift support rail packs and disabled persons toilet alarm system connected to alarm signal panel on reception desk. Pull cords will be substituted for low-level call point. Items will be finished in charcoal.

4.5.7 ACCESS PANELS

Access panels will be, where possible, detailed out and / or hidden behind finishes.

4.6 INTERNAL FINISHES - STAIRS

4.6.1 EXISTING STAIR CORES

Carpet finish to landings, treads and risers. New nosings to be installed along with statutory and wayfinding signage.

4.6.2 BASEMENT CONNECTION STAIR

Balustrades will be black powder-coated steel. Landings, treads and risers to be formed in matt lacquer timber with black inlay stair nosings.

4.6.3 STAIR LIGHTING

LED surface-mounted lighting, fitted to walls with concealed conduits.

4.7 INTERNAL FINISHES – LIFT CAR FIT OUT

New lift cars to incorporate semi-custom internal finishes to match the office reception. Goods and fireman's lifts to incorporate ability to hang protective drapes.

4.8 INTERNAL FINISHES – CHANGING ROOM AND SHOWERS

4.8.1 WALLS AND PARTITIONS

Painted plasterboard stud partitions with ceramic tile finish to feature walls.

4.8.2 FLOOR

Porcelain shower floor tile with low slip resistance to meet building regulations. Consistent finish throughout changing and shower areas.

4.8.3 CEILING

Exposed steel deck soffit with black finished suspended LED linear up/downlights.

4.8.4 DOORS

Painted timber doors on self-closing black steel hinges. Black steel ironmongery, including pull handle, doorstop, mortice deadlock, thumb turn indicator and unisex cutout sign.

4.8.5 STANDARD CUBICLE FIXTURES AND FITTINGS

1000mm linear slot drain with matt black shower fitting, steel towel rail, 2No. clothes hooks, and timber-slat bench on PPC finish mild steel framework within changing areas. Shower seats within cubicles.

4.8.6 PART M CUBICLE FIXTURES AND FITTINGS

5No. building regulation-compliant lift support rail packs and disabled persons toilet alarm system connected to alarm signal panel on reception desk. Pull cords will be substituted for low-level call point. Items will be finished in charcoal.

4.8.7 CHANGING ROOM LOCKERS

350 lockers of 300mm x 600mm. Two-tier locker unit with timber slat bench, white laminate finish base.

4.8.8 AIRING STATION

7No. airing stations: 3No. in each gendered changing room and 1No. adjacent to the unisex changing and shower facilities.

4.9 INTERNAL FINISHES – CYCLE AND STORAGE AREA

4.9.1 WALLS AND PARTITIONS

60 min fire-rated Crittall-style glazing entrance with automated swing doors. Painted blockwork walls. Exposed steel deck soffit painted with surface-mounted linear lighting and exposed painted conduits.

4.9.2 FLOORS

Screed floor finish levelled and sealed.

4.9.3 CYCLE STORAGE

320No. wall-mounted and free-standing horizontal and vertical cycle racks and folding bike lockers allowing for secure locking of cycles.

4.10 INTERNAL FINISHES – PLANT/ LOADING BAY/ REFUSE STORE

4.10.1 GENERAL

- Painted blockwork walls. Surface-mounted fluorescent batten lighting.
- Wash down facility and drain to refuse room.
- Balustrade – galvanised steel.

4.11 SIGNAGE

Statutory emergency exit / fire signage to meet BS 559 and BS ISO 16069.

4.12 TOLERANCE

The building is to be constructed in accordance with BS 7307-1:1990, with the stated critical dimensions for the raised access floor, finished floor to ceiling to be achieved, allowing for worst case tolerances.

5.3 SHELL AND CORE DELIVERY

For the avoidance of doubt the demise floors are to be delivered with the following works having been undertaken.

5.3.1 HANDOVER

The floors will be offered up in a secure, clean and clear condition in accordance with the demise plans. This will include the removal of the spiral staircase between levels 11 and 12 and with the slab infill having been undertaken.

5.3.2 WALLS

Plasterboard with two coats of vinyl matt emulsion finish is provided on core walls.
Painted recessed timber skirting to core perimeter finished with two coats of gloss paint.

Existing perimeter steel columns to be stripped of existing fireboard and to receive intumescent paint finish to achieve requisite fire resistance requirements outlined in the Fire Strategy, to meet statutory requirements, and finished in RAL colour 7047.

5.3.3 FLOORS

Medium duty (to PSA Method of Building Performance Specification MOB PF2 PS/ SPU March 1992) metal pan raised access flooring. At level 00 and level 03 to 12 the raised access floor has a nominal depth of 150mm from existing slab (inclusive of raised floor tile), comprising 600 x 600 tiles. The minimum clear void depth shall be no less than 100mm.
The concrete floor slab will be made good following strip out works and have two coats of sealant applied prior to the installation of the raised floor. Floor void barriers to be installed as required to comply with Building Regulations and floor voids to be left clean, dry and free from dust, grease and other contaminants.

5.3.4 CEILINGS

The existing soffit will be made good following strip out works, including making good of holes and other perforations/damage and left in a condition suitable to the tenant to commence Cat-A installations.
Existing penetrations through steel beam webs will be assessed by the Lessor's structural engineer in respect of structural safety and infilled where required.

5.3.5 WINDOWS

All interior window frames to be made good in order to remove redundant fixing holes and the like. Existing blind boxes to be removed. The frames are to be provided with a high-quality spray finish to tenant specific RAL colour 7047. Extent of works to include all previously treated element of the curtain walling system.

5.3.6 FIRE PROTECTION AND COMPARTMENTALISATION

The building structure will be provided with certified fire protection measures in accordance with Building Control and London Fire Brigade requirements.

Certified fire stopping will be supplied to any penetrations as necessary. For the avoidance of doubt, fire compartmentalisation of the internal tenant staircase cut outs will be certified under the tenant's Cat-B works and consequential requirements will be the responsibility of the tenant.

5.3.7 DOORS

New common areas circulation doors will be provided where these are at junction lines of the demised areas. Wire ways to be provided in order to facilitate future tenant access control installations.

Riser doors to be provided as necessary with associated new signage to be installed. Where these are retained, they will be repaired and painted in order to provide a good quality finish.

Lift fire lobby doors to be provided and are to be glazed and in line with the black framed glazed doors and Crittall-Style Fire rated Optima as per IR- 17 within schedules and visuals. Wire ways to be provided in order to facilitate future tenant access control installations. New lifts door fronts and associated call buttons/indicators to be provided.

5.3.6 SERVICES

All building services provisions outlined in this document and the Cat-A specification, where relevant to demised floor, will be delivered to each floor at riser locations ready for tenant connections, including associated metering.

Split high-level distribution board for lighting and high-level power and a low-level power distribution boards to be provided within risers.

The design and routing of rainwater collection pipework serving the main roof, perimeter terrace at level 12 and new balconies at each floor is to be coordinated with the tenant.

Development Manager:

ARAX PROPERTIES

Project Manager:

Radcliffes

Architects:

MoreySmith

THIRDWAY

M&E:

TROUP BYWATERS + ANDERS

Quantity Surveyor:

C|5 corefive

Structure:

HEYNE TILLETT STEEL

Technology:

Applied Real Estate Technologies by Radcliffes

Sustainability / BREEAM:

element 4 Disruptive Sustainability

Contractor:

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Delivered in partnership by:

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Designed by Saentys +44 (0)20 7407 8717 www.saentys.com | Document reference No. 0022020