



SUMMARY SPECIFICATION

Floor to ceiling height of 2.7m on floors 1st–5th

Floor to ceiling height of 2.9m on 6th floor

High fired stoneware ceramic tile feature elevations

Full height double glazed curtain walling window system

Zinc cladding to 6th floor

Green roof

VRF air-conditioning

Fully accessible raised floors

Storage for 32 cycles at lower ground accessed via bike lift

Male and Female showers and changing rooms

Terraces on 5th and 6th floors

Public Art bronze plinth designed by Kate Malone in consultation
with EPR and Michael Eden

Building targeted to achieve BREEAM 'Excellent' rating

FULL SPECIFICATION

1.0 THE DEVELOPMENT

The development provides a new scheme consisting of commercial office to Cat A standard and retail accommodation at ground, basement level and part 1st floors.

- Requirements of the Fire Officer
- Health & Safety at Work Act
- CDM Regulations
- Any other statutory and local authority requirements relevant to the development

2.0 SPECIFICATION CRITERIA

2.1 Commercial

The design of the commercial element complies with the following:–

- Current BCO Guide
- Selective British Standards or British Standard Code of Practice
- Current Building Regulations

3.0 KEY DESIGN CRITERIA

3.1 Commercial

The commercial building has been designed to the following occupational densities:–

- All escape stairs 1 person per 6m² net
- Passenger lifts 1 person per 10m² net

- Indoor climate control 1 person per 10m² net
- Toilets 1 person per 10m² net. Unisex toilet arrangement including 1 disabled toilet per floor (60% male/60% female)

The new commercial development complies with the following critical dimensions:-

- Finished floor to finished floors – 3,525mm
- Finished floor to underside of ceiling 2,700mm in 1st - 5th floor offices
- Finished floor to underside of ceiling 2,500mm in core areas
- Finished floor to underside of ceiling 2,900mm in 6th floor offices only
- Finished floor to underside of ceiling 3,700mm in offices reception at ground floor
- Finished floor to underside of ceiling 2,500mm (minimum) in toilets
- Raised floor (offices 1st to 6th floors inclusive) – clear zone from top of structural floor slab to top of the raised floor tile to be a minimum dimension of 125mm (approximately 100mm nominal floor void)

- Planning grid – 1.5m x 1.5m

The new commercial building provides for the following minimum structural design loadings

- Offices – superimposed load 3.5kNm²
- Offices – general partition allowance 1.0kNm²
- Plant rooms – superimposed load 7.5kNm²
- Duct risers between floors are sufficient to accommodate service risers between floors
- Building targeted to achieve BREEAM 'Excellent' rating

4.0 COMMERCIAL DESIGN REQUIREMENTS

4.1 Single/multi occupation

The layout of the building and facilities including lifts allow the building to be used as a single occupancy and single lettings on a floor by floor basis.

The building has been designed for simultaneous phase evacuation from all floors.

4.2 General Design Requirements – Commercial

Substructure/Basement

- Reinforced concrete foundations and basement slabs
- Reinforced concrete retaining walls with the existing basement perimeter retained
- Inner leaf retaining wall (Fairface concrete blockwork or concrete) to retail and plant rooms
- Fairface blockwork to plantrooms, storerooms and bike store
- Paint grade solid core doors
- Epoxy painted screed to basement floor and carpeted staircase from ground to basement floor

Superstructure

- Structural Frame – Structural Steel including reinforced concrete cores and precast/insitu concrete staircases
- 130mm metal deck RF Concrete slab
- Structural steel central column

Envelope

- Full height double glazed curtain walling window system with solid elements being a crystalline glazed ceramic tile finish as part of a rainscreen cladding system
- Zinc cladding to 6th floor
- Plant enclosure at roof level
- Upside down roof construction with concrete paving slab Decking to terraces on 5th and 6th floors
- ‘Green’ roof at roof level (outside the plant enclosure)
- Maintenance and cleaning for facades (mansafe system for abseiling)

Internal Offices

- 1,200 x 300mm perforated metal suspended ceiling with perimeter plasterboard margins
- Fully accessible 600 x 600mm metal faced raised floor
- Heating and cooling system provided by VRF FCU system with Building Energy Management System

- Water mist installation
- Recessed CAT 2 modular 1,200 x 300mm LED light fittings including perimeter LED downlighters
- All office lighting on PIR system control
- Conduit ways for tenants own security to lobby doors
- Capped services (water and drainage) for tenant tea point/kitchenette will be provided in main core riser
- Compliant addressable voice fire alarm system
- Internal plasterwork walls painted white matt emulsion
- Hardwood internal door and clear vision panels to lobby doors. All ironmongery is quality satin stainless steel
- White metal faced flush fitting doors to risers. Riser doors will sit above skirting level
- MDF skirting 100mm high with eggshell/satin wood paint finish to match wall colour

Internal Toilets

- Bespoke Corian sink and quality white china wall mounted WC
- Quality chrome fixtures and fittings including infared taps, toilet roller holder and coat hooks
- Quality ceramic floor and skirting including mosaic feature wall
- Concealed WC duct panels
- Disabled toilets are Part M compliant with stainless steel grabrails
- Internal plasterwork walls painted matt emulsion
- Mirror over basin
- Plasterboard ceilings with matt emulsion paint finish including access panels and recessed LED downlighters
- All toilets on PIR systems for lighting control
- Spur for future hand dryer and radiator

Shower/Changing Rooms – Male and Female (At Lower Ground Floor)

- Plaster to blockwork walls. White matt emulsion painted
- Full height tiling to shower cubicles and separate WC
- White matt emulsion painted plasterboard ceiling with LED downlighters
- Paint grade solid core doors. White gloss painted
- Thermostatic shower mixer
- Changing room lockers. 1 locker per bike space. Coat hooks and changing benches
- Wall and floor tiling
- All lighting in showers and changing rooms on PIR systems for lighting control
- Mirror over basin

Internal Reception

- Full height frameless glass revolving door (power assisted) including fully glazed disabled pass door

- Feature bespoke desk and seating furniture
- Marble flooring
- Feature lighting
- Marble wall and tenants directory
- Entrance matting and carpet seating area

Lifts

- Two 10 person Otis passenger lifts. Specification: Stainless steel, mirror, white low iron glass and floor to match reception centre opening stainless steel door and architraves
- Lift security system included
- One passenger lift utilised as firefighting lift

Cores, Lobbies and Staircases

- Carpet floor tile finish throughout
- Plasterboard on skim coat walls and ceilings. All white matt emulsion painted
- Wall lighting with PIR control

- Hardwood handrail on balustrade including matching perimeter handrail
- Aluminium staircase nosings and edge trim to each tread
- Staircase smoke clearance system
- Dry riser

5.0 RETAIL DESIGN REQUIREMENTS **(Ground and Basement and 1st floor)**

- Shell only (concrete slab/wall/blockwork)
- Fairface blockwork or plasterboard painted white emulsion
- Capped drainage (2no locations)
- Capped water
- Incoming LV supply to headend (meter by tenant)
- Matching glazed shopfront

6.0 SERVICES AND EXTERNAL WORKS

- Incoming water and gas
- New electrical substation at ground level
- Connections to sewer for foul and surface water
- Fire escape staircase from adjoining property
- Incoming BT service
- Upgrade of pavement to Savile Row in York Stone

7.0 REFUSE AREA

- Shell only (concrete slab/wall/blockwork)
- Drainage and washdown point

8.0 BIKE SPACE

- Storage for 32 cycles at basement accessed via bike lift
- Heated and ventilated drying room



PROFESSIONAL TEAM

DEVELOPER

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Aerium

ARCHITECT

EPR Architects

PROJECT MANAGER

Terrace Hill

M&E CONSULTANTS

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STRUCTURAL ENGINEER

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DESIGN AND BUILD CONTRACTOR

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