

Specification

STRUCTURE AND EXTERNAL CLADDING

A bespoke, high performance, double glazed and Portland stone clad unitised facade system on a steel frame superstructure. The unitised system consists of anodised aluminium thermally-broken framing with double glazed units; with a high performance solar control coating.

FLOOR LOADINGS (LIVE LOADS)

Office:	3.0 kN/sq m (+1.0 kN/sq m for partitions)
Plant rooms:	7.5 kN/sq m
Loading bay:	15.0 kN/sq m
Roof plant area:	7.5 kN/sq m

STRUCTURAL AND PLANNING GRID

Architectural planning grid is 1.5m. Typically perimeter columns are at 3m centres. Internal spans are up to 16m.

ROOF/ROOF TERRACES

The main roofs will be finished in a proprietary waterproof membrane, rigid insulation and pre-cast concrete pavers or over-slab for plant support. Landscaping will be provided to the terraces at Levels 5 and 6. Balustrades to be clear low-iron glass with stainless steel handrail at 1,100mm above finished floor level. The terraces will be decked in synthetic timber.

CRITICAL DIMENSIONS FOR SLAB TO SLAB

Floor	mm
9th	3,950
1st – 8th	3,150
Ground	3,415-3,815
Lower ground	3,250-3,410
Basement	4,350-4,450

CRITICAL DIMENSIONS FINISHED FLOOR TO CEILING

Floor	mm
1st – 9th	2,600
Ground	2,505
Lower ground	2,400-2,800
Basement	2,500-4,150

RAISED FLOORS (DIMENSIONS)

A fully accessible raised floor with an overall depth of 150mm; a nominal clear depth of 125mm and a minimum floor void depth of 100mm on all office floors.

MECHANICAL SERVICES – DESIGN CRITERIA

The building services have been designed using the following criteria:

Population density: 1:10 sq m NIA on all floors. However, 1:8 sq m NIA can be achieved on two floors.

WC's will operate at similar levels.

Temperature and Humidity

Summer

Outdoor design temperature: 31°C - DB: 20°C wb

Internal design temperatures: 22°C +/-2°C db

Winter

Outdoor design temperature: -4°C 100% RH

Internal design temperatures: 22°C +/-2°C db

Space will be allowed in the air handling plant (together with capacity in the electrical distribution) to facilitate the future installation of an evaporative steam based system for humidity control.

Ventilation Rates

The offices will be provided with mechanical ventilation via a single air handling unit delivering tempered outdoor air to the office areas via a network of sheet metal duct work.

Fresh air will be supplied at 12 l/s/person with an additional 10% spare capacity available on all floors.

Heating and Cooling

A variable refrigerant flow (VRF) heat recovery air conditioning system will provide simultaneous heating and cooling to all parts of the office floors. There will be a minimum of two VRF systems per floor (to allow for sub division of floors) with conditioned air introduced to the office space via VRF fan coil units.

Cooling Loads

Small power:	25 W/sq m
Lighting load:	12 W/sq m
Population:	140 W/person

Power Supply

Mechanical:	60 W/sq m
Small power:	15 W/sq m
Spare riser capacity:	10 W/sq m (normal office)
Lighting:	12 W/sq m

Tenant's Plant

A combination of roof and riser space will be reserved for additional tenant air conditioning plant; satellite dish facility; and additional standby generation.

FIRE FIGHTING & MEANS OF ESCAPE

This is a Section 20 building and is provided with sprinklers; dry riser and smoke venting at each level.

PASSENGER LIFTS

There are two 13 person automatic passenger lifts and one 21 person automatic passenger lift (which will be dual opening) and designed to act as a fire fighting and goods lift.

INTERNAL FINISHES

Office Areas

Ceilings – suspended ceilings shall comprise of fully accessible polyester powder coated perforated metal plank ceiling tiles (375mm x 1,400mm) and laid out on a 1,500mm x 1,500mm modular grid.

Lighting – 1,200mm x 250mm recessed luminaires installed with a modular wiring system to maximise future flexibility for incoming tenants. Lighting control is provided with combined photocell & PIRs.

Blinds – occupant controlled glare control blinds shall be provided.

Walls – matt emulsion finish to be provided on core walls, internal and perimeter columns and other exposed walls in office areas.

Floors – fully accessible raised floors comprising 600mm x 600mm tiles.

Main Entrance & Reception

The main entrance is marked by a 6.4m high, two storey portico providing covered access from Monument Square. The double height aspect continues through into a 13m x 11m main reception area, with feature chandeliers matching the external lighting within the portico. Access is via an automatic circular vestibule with sliding doors, which also provides disabled access, in accordance with the relevant building regulations. There will be an audible entry system linked to the main reception desk.

The entrance lobby is provided with a dedicated VRF refrigerant based heating and cooling system and feature lighting.

A bespoke reception desk will be provided clad in polished St Laurent marble with stainless steel trim, leather top insert and opaque white glass screen, with provision for individually controlled electrical heaters.

Seating is provided within the double height portion of the reception.

Floors will be high quality bush-hammered grey Louvigne granite. Stainless steel carpet to the sectional entrance mat with mat well and surround.

The walls will be high quality Roman Travertine, high honed finish.

Ceilings will be suspended plasterboard with emulsion painted finish.

Common Parts Corridors

The common corridors will be finished to ensure continuity; including floor carpet; painted plasterboard walls and ceilings (finished as per the office areas).

Lift Car Finishes

Floors: bush hammered grey Louvigne granite.

Walls: white low iron back painted glass with half height mirror to rear wall.

Ceilings: brushed stainless steel panels with integrated LED lighting.

Doors: satin stainless steel internal and external doors, architraves and operating panels.

Floor indicator, call buttons, floor gongs and central panels will be flush mounted, high quality brushed stainless steel and illuminated as appropriate for a destination control system.

WC's

Floors: bush-hammered grey Louvigne granite on raised floor.

Walls: to the rear of the WC cubicles and urinals to be glass faced access panel system. Walls behind basins to be finished in a combination of glass faced panel and mirror which will run the full height of the vanity units. Mirror panels hinged for access to concealed towel dispenser. Full height mirrors to end walls. Additional walls to be dry-lined plasterboard with emulsion paint with flush stainless steel skirting.

WC cubicles to be full height partitions finished in crown cut walnut veneer.

Ceilings: suspended ceiling in plasterboard.

Doors: entrance doors and WC cubicles and disabled WC's to be full height and of solid core construction with crown cut walnut veneer.

Vanity Units: polished Noir St Laurent marble with cantilevered support from wall and drilled to

accept mixer taps, soap dispensers and cut holes for bins beneath.

Sanitaryware: wall hung white porcelain urinals with concealed cisterns, white porcelain under counter basins with pop-up waist and spray sensor taps.

Accessible WC: these are provided at each level.

Finishes in line with the male and female WC's as above.

Loading Bay

The loading bay will be accessed at street level from Pudding Lane via a bespoke security roller shutter. A separate door into the loading bay to be provided for cycle and personnel access.

Cleaners Cupboards

Cleaners cupboards will be provided at each floor level in the core (male WC) and will be equipped with a Butler's sink and grey Louvigne granite to floor, skirtings and splash-back.

Cycle Racks / Cars

Bicycle access to the property will be through the loading bay with space for 44 bikes provided within the lower ground level.

No car parking is provided.

Showers

Four showers together with lockers and changing areas are to be provided in the basement. In addition, a combined disabled WC/shower room is to be provided.

BUILDING MANAGEMENT SYSTEM

All landlord's mechanical systems will be controlled, monitored and metered by a Trend based Building Management System in order to ensure efficiency and determine energy consumed.

Close Circuit Television (CCTV) System

External CCTV system coverage will be provided to monitor the building perimeters and main building entrances. Internal CCTV cameras will be installed to the office building main reception and loading bay.

Video Entry System / Access Control Systems

An audio/video entry system will be installed to provide two way communications between the building reception and the loading bay. General access control will be provided throughout the landlords areas via proximity cards.

Intruder Alarm System

The intruder alarm system will provide detection and alarm to the envelope of the building and to defined internal areas.

GENERATOR / STANDBY POWER

A 500 kVA prime rated standby generator will be provided in the basement. Approximately 100 kVA supply will be required to power the building's life safety systems in the event of loss of mains power. The remainder (approximately 400 kVA) is available for tenant(s) usage, i.e. approximately 37.5 kVA/floor available.

Additional space could be provided on the roof if further standby generation is required by a tenant.

PRE-INSTALLED FIBRE CONNECTIONS

To facilitate, speed and reduce the cost of an occupier's fit out the landlord has invested in the innovative step of pre-installing connections to the fibre network.

The landlord has arranged for below ground ductwork and a dedicated chamber to be installed in Pudding Lane and connected into the building at lower ground floor level. This will permit an occupier to connect directly into the City's fibre network in Monument Street (which is served by 9 major fibre providers) without the need to dig up the road and avoiding time and costs securing permissions. These connections can then be run internally from where they enter the building to the basement comm's room and thereafter up the building to each occupier's floor via the risers available for such services.

Infrastructure has been installed that enables quick and easy connection to any one of following 9 fibre providers:

- BT
- Zayo/Abovenet
- Vtesse
- Colt
- Cable & Wireless/Vodafone
- euNetworks
- Global Crossing/Level3
- Verizon
- Virgin Media

BUILDING MAINTENANCE

Window cleaning: a 35m reach capacity crane type telescopic BMU shall be positioned above the main core at roof level and will be electronically powered.

Refuse: individual recycling bins will be provided on each office floor. Waste from the office floors will be stored in bins provided in the storage room.
