

# TECHNICAL SPECIFICATION

## Floors:

100mm raised access floors  
(no floor finish) to all floors.

## Ceilings:

### 1. Main Landlord Core:

Plasterboard Ceilings painted white:  
Ceiling height 2400mm except 7th floor  
which is 2300mm.

### 2. Office Floor Plate:

- a. Ceiling height to the office floor where  
services are exposed i.e to underside  
of exposed metal deck is 3070mm.
- b. Ceiling height to underside of beams  
2700mm.
- c. All office floors have a central spine of  
suspended metal ceiling in white colour  
where some services are concealed.  
Suspended ceiling height on all floors  
except 7th floor is 2500mm, 7th floor  
is 2350mm.

## Office & Core Doors:

Laminated solid timber doors & frames  
to suit different fire rating requirements.  
High quality brushed stainless steel suite  
including lever handles, push plates,  
escutcheons, closers, pull handles and  
selected signage.

## Lifts:

1x13 person (1000kg) lift serving  
passengers and fire-fighters from basement  
to seventh floor. Speed 1.6m/s.

## Goods Lift:

1x12 person (900kg) goods lift serving  
cyclists entering the building from ground  
floor Falconberg Mews entrance to  
basement. The goods lift also forms part  
of the main waste management strategy.  
Speed 1.0m/s.

## Ventilation:

Fresh air ventilation is provided to office  
floors 2-7 via one externally located air  
handling unit with heat recovery.  
Ventilation is provided at a rate of 12 L/s  
per person. A minimum extract rate of 10ACH  
for WCs and 15ACH for shower rooms  
will be provided.

## Air Conditioning:

Each of the office floors 2nd – 7th will  
be served by 1 dedicated VRF condenser  
(roof mounted) capable of simultaneous  
heating and cooling. Internally the office  
floors have been zoned to BCO guidance  
with each zone served by a ducted fan coil  
unit to linear supply diffusers.

Space conditions: Summer 22 +/-2°C.  
Winter 21+/- 2°C.

## WC and Changing Rooms:

1 x unisex WC & 1 x Disabled WC on each  
floor accessible from landlord's core except  
7th floor. 7th floor: 1 x Disabled WC,

## Dry Risers:

Located in landlord's core next to the main  
passenger lift.

## Lighting:

LED lighting to BE EN 12464 office standards  
with a lighting control system using manual  
switching and PIR detectors. Emergency  
lighting to the requirements of BS5266.

## Floor Loading:

The office floors were designed for 2.5kN/m<sup>2</sup>  
+ 1kN/m<sup>2</sup> allowance for internal partitions.

## Water:

A tenant valve assembly and capped  
connection from the boosted cold water  
supply is provided to each office floor.  
This is served by the potable cold water  
storage tank situated at basement level.

## Supply & Distribution:

Electrical supply rated at 100A TP&N with  
an anticipated load of 34.775kW, terminated  
in a distribution board with space for future  
tenant fit out of small power.

## Fire Alarm:

Fire alarm and detection system to the  
requirements of BS5839 for an L1 level of  
coverage based on an open plan layout.

## Telecommunications:

Provision of incoming copper telephone  
cabling to a distribution point on the floor  
and provision of cable ways for fibre  
services by the tenant.

Provision of video door entry control  
of the main entrance door at street level  
from the office floor.