

1.00 – General description

Originally constructed in circa 1910 as a residential mansion block, subsequently converted to office accommodation above retail at basement and ground floors. The upper office floors have been refurbished to create high quality, open plan floorplates, adaptable to various occupancy requirements.

2.00 – Office design criteria

Floor occupancy:

Office floors, WC accommodation, building services and means of escape have been designed to an average occupational density of 1 person per 10m² at full occupancy.

3.00 – Office accommodation

Area schedule:

- Fifth floor:	14,629 sq ft	(1,359 sq m)
- Fourth floor:	16,155 sq ft	(1,501 sq m)
- Third floor:	16,155 sq ft	(1,501 sq m)
- Second floor:	15,920 sq ft	(1,479 sq m)
- First floor:	15,743 sq ft	(1,463 sq m)
- Reception:	1,905 sq ft	(177 sq m)
Total	80,959 sq ft*	(7,521 sq m)*

* These areas are subject to verification following practical completion.

Planning grid:

The office accommodation layout provides opportunity for cellular, mixed or open plan office layouts utilising 1.5m circulation zones.

Clear ceiling heights:

Indicative headrooms based upon the information currently available are listed below; it should be noted that these are preliminary only and will be subject to verification as the design and construction progresses and further survey information becomes available:

- Fifth floor:	2,520mm
- Fourth floor:	2,550mm
- Third floor:	2,560mm
- Second floor:	2,630mm
- First floor:	2,650mm

4.00 – Internal finishes

Offices:

Walls:	Painted plasterboard
Ceilings:	Painted plasterboard
Floors:	Carpet tiles (by tenant)
Solar control:	Aluminium Venetian blinds to external perimeter. Blinds can be fitted to soffit of lightwell window reveals (by tenant)

Reception:

Walls:	Hammered mirror polished feature stainless steel panels offset from lobby wall with hardwood veneer panels behind. Painted plasterboard (generally)
Ceilings:	Painted plasterboard and hardwood timber veneer
Skirtings:	Mirror polished stainless steel
Floor:	1000mm x 1000mm module honed basalt floor slabs

Cores:

Walls:	Painted plasterboard
Ceilings:	Painted plasterboard
Floors:	Conglomerate stone tiles to WC lobbies Honed basalt to lift lobbies

5.00 – Internal walls, doors and partitions

Solid partitions:	Double skin plasterboard on metal framing
Perimeter walls:	Double skin direct fixed skim coated plasterboard
Internal doors:	Walnut veneer solid timber core doors with glazed vision panels, painted hardwood frames and satin polished kick plates Glazed doors with painted hardwood frames to core lobbies
Ironmongery:	Stainless steel ironmongery throughout main office areas Aluminium ironmongery to ancillary areas

6.00 – Staircases

3 number steel staircases comprising:

- Hollow section steel stringers supporting metal plate stair flights
- Carpet floor finish with aluminium stair nosings and trims
- Satin polished stainless steel handrails

7.00 – Lift installation

- Three 13 person 'monospace' lifts serving ground to fifth floor (not including basement)
- One lift doubles for goods use
- Double entry cars to enable access from the office reception at ground floor to the lift lobbies on the upper floors

Bespoke interiors:

- Honed basalt floor slabs to match reception and lift lobby floor finish
- Mirror polished stainless steel wall linings with powder blasted vertical banding
- Satin finish stainless steel control panels with tactile provisions and audible floor indicators
- Opal backlit soffit
- Satin polished stainless steel doors and door reveals

8.00 – Toilet accommodation

Office floor:

- Four number unisex WC's provided per office floor
- Two number accessible WC's provided per office floor

Flooring:	Composite stone floor tiles
Sanitaryware:	White glazed porcelain
Vanity units:	Corian Panels
Walls:	Painted plasterboard Backlit mirror Walnut veneer back panels
Ceiling:	Painted plasterboard

Office reception:

One number accessible WC access via reception or back of house. Finishes as office WC.

9.00 – Means of escape

- Upper (office) floor levels of the building are served by three escape stairs
- Each escape staircase is provided with a protected lobby
- Occupancy loads are based on a maximum occupancy of 6m²/person at full occupancy
- Ground floor tenancies have independent means of escape

10.00 – Façade works

External walls:

Street elevations:

- Facades comprise Limestone Ashlar stonework at upper levels and glass shopfronts with limestone/rendered surrounds and polished granite pilasters at ground
- Existing stonework repaired/replaced where necessary

Internal lightwells:

- Rendered facades

Windows, louvres and external doors:

Lightwells:

- New full height aluminium double glazed units

Street elevations:

- Existing timber casement and French windows repaired, repainted and reglazed where necessary
- Existing French windows adjusted to suit higher finished floor levels

11.00 – Window cleaning and maintenance access

Window cleaning:

- Ground floor office reception, retail units and upper office floors from pavement level
- Upper office floors utilising a cherry picker from street level
- Lightwell windows cleaned from base of lightwells

Maintenance access:

- Rooftop plantroom areas are accessed via a staircase from core 3
- Mansard roof accessed by cherry picker from pavement level
- Mono-pitched roof accessed from plant decks. A fall restraint cable stay is provided for accessing the pitched roof and box gutters
- Basement landlord plant areas are accessed via stairs on Bolsover Street

12.00 – Fire protection services

Fire extinguishers:

Portable fire extinguishers are provided throughout the building in accordance with BS 5306

Fire alarm and detection installation:

A wireless automatic/addressable fire alarm system is installed throughout the building with a fire alarm control panels located in the reception area and within the back of house escape corridor

13.00 – Structural design criteria

Floor loadings:

Imposed loads:

The following loads (kN/m²) have been adopted in the design:

Office areas (total):	3.5
Toilets:	2.0
Staircases:	4.0
Plantroom (roof):	7.5
Flat roof (access for maintenance only):	1.5
Existing lightwell roof (maintenance only):	1.5
Access walkways at roof:	1.5

Dead loads:

Dead loads are calculated from the known self-weight of the materials used for the construction of the structure. An additional allowance is made for fixed finishes.

Disproportionate collapse:

New steelwork support frame, bracing and cores within the refurbished building are designed in accordance with the current British Standards and Building Regulations to avoid a situation where damage to a small area of structure or failure of a single element leads to collapse of a major part of the structure.

14.00 – Services design criteria

Summer temperature:	22°C ± 2°C
Humidity control:	Space available within CAM units
Equipment cooling:	15W/m ² , (25W/m ² total allowed in main plant for tenant)
Small power capacity:	25W/m ²
Occupancies, cooling:	1 person per 10m ² NIA, 85% diversity
Occupancies, lifts:	1 person per 12m ² NIA, 85% diversity
Water storage:	20 litres per person per 14m ² NIA
Acoustic criteria:	Office areas- open plan: NR 83
Office areas-cellular:	NR 35
Reception area:	NR 40
Toilets, corridors etc:	NR 40 - 45

15.00 – Heating, comfort cooling and ventilation

- The comfort cooling and heating system provided to the office areas is based on a multi-tenancy arrangement of 6 number tenants per floor
- HIROSS floor system provides heating, cooling and ventilation to the building
- Central toilet extract ventilation systems are provided common to each core, comprising a dedicated twin toilet extract fan located on the roof and extracted at source via ceiling mounted grilles, connected to a ductwork distribution system

16.00 – Electrical installation

Incoming supplies:

New EDF Energy packaged substation, transformer and ACB section provided at basement level

Small power:

- Small power installations designed for an allowance of 25W/m²
- Additional allowance of 10W/m² contained in incoming supply, equipment and vertical riser capacity
- Plant areas provided with 240 volt and 110 volt socket outlets

17.00 – Lighting

- Lighting installation installed in accordance with CIBSE lighting codes, LG3 2003
- Semi-recessed 21W T5 lamps fitted with louvres
- The following lighting levels have been adopted in the building design:

General offices:	400 lux (open plan office)
Reception:	300 lux
Lobbies and general circulation:	150 - 200 lux
Stores and plant rooms:	150 lux

18.00 – Intruder, security and intercom

The following items are provided:

- Door contacts to all external doors or accessible external spaces
- Door contact (containment only) to all doors between common areas and floors
- Devices connected to a central control panel located within the reception area

19.00 – Refuse disposal:

Dedicated office refuse store at ground floor level to rear of the reception, on Bolsover Street for:

- 3 number 1,100 litre Eurobins
- 2 number 1,100 litre Eurobins (for recyclable waste)
- 1 number 1,100 litre wheeled bin compactor