



SPECIFICATION

DESIGN CRITERIA

Structure and Building Fabric

- Retained front facade with restored brickwork and stonework
- New double glazed timber frame windows to match original fenestration
- New composite steel frame and concrete deck structure
- Zinc standing seam external wall cladding
- Frameless structural glazing to all fixed windows
- Schueco ADS 70 swing doors and Keller Minimal Windows sliding doors
- PPC pressed metal linings to internal reveals

Common Areas & Circulation Space

Reception

- Automated double doors to main entrance on Rathbone Place (no.15)
- Separate entrance to B1C unit (no. 18, ground floor and basement level) on Rathbone Place
- Alternative lobby entrance to B1C unit via main reception (no. 15)
- Fully part M compliant access throughout
- Bespoke reception desk and seating in lift lobby / waiting area
- CCTV monitor at desk
- Override switch to main entrance doors

Circulation – Lifts & Stairs

- 2 no. 8-person passenger lifts with linked call buttons
- Single lift access to basement level
- Architectural feature metal staircase with precast terrazzo treads serving all floors
- Ladder access to roof (maintenance only)

Cycle & Changing Facilities

- Cycle parking for 18 no. bicycles in secure ground floor storage racks
- Separate entrance to bicycle store directly off public highway, secure access
- 24 no. keyed access lockers, basement level
- 3 no. private shower/change cubicles, of which 2 no. fitted with WCs, including 1 no. DDA

WC Washrooms and Shower Facilities

- DDA compliant WCs in main WC core on each floor (1st – 5th)
- Unisex WC core accessed direct from office floor plate
- Translucent glazed lobby doors with concealed hinges
- 3 no. private shower/change cubicles located at basement level

Finished Ceiling Heights

Basement (B1C)	2885 to u/s beams / 3260 to u/s structural soffit
Ground floor (B1C)	3625 to u/s beams / 4000 to u/s structural soffit
Reception	3240
1st floor	2970
2nd floor	2600
3rd floor	2600
4th floor	2600
5th floor	2645

Raised Floor Void

Basement (B1C)	250mm
Ground floor(B1C)	250mm
1st – 5th floor	100mm

Occupancy Standards

General	1:10
WCs generally	1:10 (60/60)
Means of escape	1:6 (capped at 60 persons per floor)

Dda – Accessibility For All

- Building fully complies with Part M of the Building Regulations
- Wheelchair accessible WC on all office floors, with accessible call points
- Wheelchair refuge space provided in main escape stairwell
- Step-free access to main entrance

Green Credentials & Sustainability

- BREEAM target ratings 'Excellent' (offices) / 'Very Good' (B1C unit)
- EPC band 'B'
- Double glazed windows throughout with a U-Value of 1.4W/sqm.K
- Low energy LED lighting throughout
- Low VOC content to all paint



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FINISHES

Offices

- Floor: metal raised access floor
- Ceiling: white painted plasterboard with recessed luminaires
- Central services spine with perforated white metal access tiles, concealed grid, and recessed luminaires
- Walls: exposed brickwork finish to inside face of retained front facade; white painted plasterboard to all other areas
- Black-grey PPC finish pressed metal linings to deep window reveals, new openings

Reception

- Floor: insitu terrazzo with mix of carrara marble chips and bronze-coloured aggregates
- Ceiling: double height space to front of reception with white painted plasterboard at high level and recessed luminaires
- Ceiling: fully back-lit twin-wall Barrisol stretched acrylic ceiling to rear of reception space
- Lift shaft: black back-painted glass with bronze lift doors, reveals and skirtings
- Architectural feature metal staircase with precast terrazzo treads, black painted mild steel structure and bronze metal handrail
- Walls: feature wall clad in Marzorati Ronchetti bespoke finish bronze. Painted plasterboard to other areas
- Signage: white back-painted glass with deleted frit lettering
- Reception desk: Marzorati Ronchetti bespoke finish carbon steel, with bronze privacy shroud
- Translucent glazed lobby doors with concealed hinges
- 3 no. private shower/change cubicles located at basement level

Passenger lifts

- Floor: precast terrazzo with mix of carrara marble chips and bronze-coloured aggregates
- Ceiling: white PPC metal and white prismatic light diffuser
- Walls: feature panel to control panel and back wall – half mirror, half Marzorati Ronchetti bespoke finish carbon steel. White PPC metal to side walls
- Doors and reveals: RIMEX bronze satin finish stainless steel

Toilets

- Floor: mid-grey coloured natural texture porcelain floor tiles
- Ceiling: white plasterboard with inset white perforated metal access tiles
- Walls (back): black gloss ceramic tile splashback, reconstituted stone worktop and integrated wash-hand basin, mirror over with concealed strip lighting
- Walls (side): white painted plasterboard with painted recessed MDF skirtings
- Doors: full height, black lacquered wood veneer, stainless steel push plate and privacy latch
- WCs: suspended pans with concealed cisterns
- Basins: custom-formed reconstituted stone integral design with worktop

Showers

- Floor: mid-grey coloured natural texture porcelain floor tiles, polymarble shower tray
- Ceiling: white painted plasterboard
- Walls: full height black gloss ceramic tiles to shower area, white painted plasterboard to other areas with painted MDF recessed skirting

Terraces

- Composite wood-fibre 'ecodek' decking boards
- Frameless structural glass balustrading



SPECIFICATION

MECHANICAL, ELECTRICAL & PUBLIC HEALTH

Air Conditioning

- Ceiling void mounted fan coil units served by roof top VRF heating and cooling units serving the open plan office floors. The system is designed to achieve 22 degrees C +/- 2 degrees in winter and 24 degrees C +/- 2 degrees in summer
- Space exists in the roof top plant area for additional tenant cooling

Public Health

- Capped connections on soil and vent stacks at each floor of the offices to enable the installation of a future tea point
- Valved and capped connections on drinking water services at each floor of the offices to enable the installation of a future tea point

Lighting & Electrical

- Recessed low-energy lighting scheme within offices designed to provide a comfortable LG7, BCO and BS:EN12464 compliant lit working environment
- Occupancy and light-level sensors provide a maintained average illuminance of 400lux at the working plane. Office lighting can also be manually dimmed to the required comfort level
- Each tenant demise is fitted with a dedicated distribution board ready for CAT B fit-outs
- The tenant's distribution boards will be independently supplied and sub-metered (MID) direct from the tenant bus bar

Electrical Design Loads

- Office electrical capacity has been provided in accordance with BCO and BSRIA recommendations:
 - Small Power 25w/m²
 - Lighting 12w/m²
 - HVAC 60w/m²
- L1 level fire alarm installed providing full monitored protection

Security Systems

- CCTV cameras provided on all entry doors into the building, monitored and recorded from the reception desk
- Intruder alarm system provided to all external doors and windows on the ground floor
- Two way video intercom provided on the entrance doors into the building linked back to the reception desk on the ground floor. Card swipe facility on main entrance doors.
- Access control to all doors onto tenant office space

DDA / EQUALITY ACT 2010

- The scheme has been designed to be fully DDA / EQUALITY ACT compliant