

# SPECIFICATION

## DESIGN CRITERIA

Early 20th Century Beaux Arts office building on Glasshouse Street, refurbished to provide high quality Cat-A offices over the upper levels of the building with a sophisticated new entrance foyer at ground level

## MECHANICAL SERVICES

### Office Air Conditioning and Heating

Level 6 & 7 floor standing VRF units with central controller on each floor

Level 2, 3, 4 & 5 floor standing down flow VRF units with underfloor air distribution and fan tiles and central controller on each floor

All outdoor condensers on roof

Fresh air/return air ventilation to all floors via roof mounted central AHU

Fresh air rate of 12 l/s per person + 10% with 1 person per 8m<sup>2</sup> net office space

Internal design conditions of 21 deg winter and 23 deg summer

## BMS

Central BMS system controlling/monitoring all major M&E equipment

## ELECTRICAL SERVICES

### Office Lighting

Suspended and wall mounted LED luminaires to achieve 400 lux at desk level

Dali dimmable lighting control system with combined daylight/PIR sensors

### Power Supply

600A TP&N incoming electrical supply

Separately metered supply to tenant space on each floor

Raised floor for future tenant power distribution

### Access Control

Two-way audio-visual door entry phone system to office and reception

Automatic access control system with provision for future tenant integration

## CCTV

CCTV system monitors reception, all entrances and lift lobbies

## ACOUSTIC PERFORMANCE

Office areas NR38

Reception NR38

Toilet areas NR40

## EXTERNAL ENVELOPE

### Glasshouse Street Reception Entrance Doors

Steel framed door with bronze finish to match neighbouring shop fronts

### Glasshouse Street Reception Frontage Glazing and Frame

Steel frame with 10mm mild steel angle profile bronze finish

## INTERNAL FINISHES

### Reception, Lobbies and Lift Cars

Terrazzo tile floor finish

Feature wall comprising light boxes with reeded glass and LED light panels

Stainless steel finish lift doors with blackened steel lift door reveals

### Reception Desk

Custom designed reception desk

Surround in 6mm grey polished edge mirror panels

Worktop formed in walnut with shadow gap detail and 2mm overhang to protect glass edge

### Ceilings Throughout

Suspended plasterboard ceiling system throughout office and lobby areas

### Lighting

LED strip lighting

Feature light fitting over reception desk

### Doors

Main entry doors – glazed panels with black PPC finish steel frames

Single leaf and riser access doors – solid core, paint finish

## SUSTAINABILITY

The building fabric and facilities have been refurbished and upgraded to achieve a BREEAM rating of Very Good

## ACCESSIBILITY FOR ALL

Step free access to reception

Lift access is provided from reception serving level 2 to 6

## CHANGING FACILITIES

An accessible shower is provided on level 2 to 6, with sufficient space for changing

All toilet facilities are adjacent to the entrance to each floor

WCs are directly accessible from office spaces