

Building Specification

1. NEW STRUCTURE

Extent

A brand new development behind a retained facade to the Bentinck Street elevation.

Building Structure

Steel frame utilising Fabsec/Westock type deep beams with services apertures; composite deck utilising Holorib decking or similar; circular steel columns wherever visible in floor plates. Retained front facade.

Rear facades: brickwork sections to utilise insulated structural metal framing as internal skin, framed within SHS structural framing. Timber joist floor in No.17 to be retained with new in-fills and strapping.

To fourth floor, architectural longitudinal 'raft' suspended below apex of roof and housing M&E provisions, formed using lightweight steel framing or unistrut, and finished to underside and upstands with flat ceiling, taped and jointed.

Roof Structure

Steelwork and timber framing for reinstatement of traditional mansard constructions. Parapet walls on plot lines to be reinstated.

Standards + Codes

BS8110 – Structural use of concrete
BS5950 – Structural use of steel
BS6399 – Loadings for building
BS5628 – Structural use of masonry
BS5268 – Structural timber

External Walls

Retained facades will be insulated and lined internally. New work will be insulated cavity brick and metal frame internal leaf; or high-performance glazing systems. Retained facade will have replacement high-specification sash appearance windows that open as casement windows to afford easy cleaning access, double-glazed to current regulations.

Plant

Major plant is located in the basement and ground floor levels and within the front vaults. Sufficient space has been allowed within the ground floor plant room for additional tenant condensers that could provide cooling for server rooms etc.

Sustainability

Extensive use is made of Ground Source and Air Source Heat Pump technology (resulting in a 28% reduction in CO₂

emissions over and above Part L 2010), together with photovoltaic 'slates' to the rear roof pitches and provision of green roofs to the first and fourth floors, in order to deliver a building with the highest sustainability credentials to achieve BREEAM 'Excellent'.

Noise Criteria

Internal partitions are designed to 38dBA performance; external glazing is designed to appropriately mitigate street noise. Plant attenuation is designed to stringent Westminster Council guidelines.

Cycle Storage and Showers

37 lockers are provided for 37 bicycle spaces within the basement area.

Six fully accessible showers are provided on the basis of one per floor.

Occupational Density

One person in 10m² of lettable office floor area (1 in 6 calculated for fire engineering purposes).

2. SERVICES

Thermal Environment

Office space is air-conditioned using VRV fan coils.

Summer: 23°C ±2°C

Winter: 21°C ±2°C with external temperature -4°C +28°C

Plant may run 24 hours. Fresh air provision is 12l/s/person +10% future capacity for meeting rooms etc.

Lighting

To LG7 requirements. Office areas are to be 400 lux at desktop height.

Electrical Services

Fully serviced reception, core and staircase areas. Small power and data to the office area is by the tenant. Small power allowance for the office area is to be 25w/m², with spare capacity of 20% at the distribution board, for additional circuits if and as required. 12w/m² for lighting.

Public Health

Drainage and RWP will be cast iron systems. WCs will be mechanically vented. Disabled showers and WCs will be fully provided for and part M compliant.

Bin store is located within the basement area – to be fully ventilated with a wash down point.

Cleaners' cupboards/sinks provided on each level except for the fourth floor.

3. INTERNAL FINISHES

Lifts

Two x 10 person motor-roomless lifts at ecs 1.6m/second. Waiting times max 30 seconds. Lifts will be fully compliant with current DDA and ADM regulations.

Car interiors will be back-painted glass panels and natural stone floor to match the stone floor in reception. One wall will be mirror. Car doors will be stainless steel. Finishes comply with DDA and Part M requirements.

Walls

Generally painted plasterboard with recessed painted skirtings. Colour white RAL 9016. Exposed circular steel columns painted white RAL 9016, with FR60 intumescent coatings.

Floors

Office: 100mm medium duty raised floor system. Floor void approx. 70mm.

Loadings

Typical new office floor: Live Load = 4kN/m² +1kN/m² for partitions. Fire barriers to statutory requirements.

Fourth floor raised floor; allow for additional pedestal height for inclusion of floor void mounted rear fan coil units. Architectural longitudinal 'raft' suspended below apex of roof and housing M&E provisions, formed using lightweight steel framing or unistrut and finished to underside and upstands.

Ceilings

Plasterboard margins: 600 x 600 SAS 150 micro-perforated suspended ceiling system incorporating 35dB acoustic quilt inlay. Ceiling zones will incorporate AC services and recessed lighting via low profile high quality grid fittings. Colour white RAL 9016 throughout. Fourth floor open to exposed plasterboard sloping soffits, lit via Zumtobel Vareo fittings, suspended on purpose-designed, paired projecting architectural steel bracketry.

Ceiling Heights

Fourth:	Open soffits
Third:	2450mm
Second:	2615mm
First:	2780mm
Ground:	2945mm
Lower Ground:	2400mm above FFL

Doors

Generally solid core with hardwood veneered face with a matching solid hardwood lipping. Architrave, linings, stops etc. will be solid and responsibly sourced. Full-height doors throughout, allowing for shadow-gaps to jambs.

Ironmongery

Satin stainless steel generally, including vertical bars, push plates, kick plates (to match skirting heights). Keys suited.

Stair Flights and Landings

Stair core 1

Exposed structural steel carriages with steel trays as treads and glass risers. Steel balustrades and stainless steel handrail. All visible steelwork is painted. Stainless steel nosings and black carborundum strips (Gradus OT50F) to ensure full DDA and part M compliancy, incorporated into stone insets over full stair width. Stone finishes will be used throughout the landing and core areas.

Secondary Stair

As above but with carpet inset to steel trays.

Lobbies

As stair finishes; stone floors.

WC Accommodation

Four unisex WCs plus one disabled WC provided per office floor.

Painted plasterboard 9016 white (acrylic bathroom paint), and opaque toughened glass wall paneling.

Floors in ceramic tile: 100 x 600 Terra 216RL.

WC: White contemporary wallmounted pans.

Basin: Bespoke recessed unit.

Tap: Vola single lever mixer with wall spout.

Hand-dryer: White recessed high quality unit housed behind mirror.

Disabled WC: As above, plus stainless steel grab bar set to Doc.M.

Capped services to be provided for tenant's kitchens.

Full part M compliancy is provided with WCs and showers.

Reception

Reception Walls

Painted plasterboard wall lining, white RAL 9016 and specialist lighting provision.

Reception Ceiling

Solid plasterboard ceiling with recessed light fittings. Painted white RAL 9016.

Reception Floor

Honed Moroccan Leather Limestone, by Stonell.

Reception Desk and Seating

Desk as joinery unit; seating supplied by the Howard de Walden Estate.

4. EXTERNAL WORKS

Lighting

Specialist fittings to the front facade and to the lightwell. Brick lights will be incorporated into the first and fourth floor green roof areas.

Railings

All as existing to Bentinck Street frontage. Allow for refurbishment and adaptation locally for access and for new stairs to the basement in two locations.

Green Roofs

Green roofs anticipated to first and fourth floor roof deck areas, designed as extensive and semi-intensive bio-diverse green roofs, incorporating pebbles and other hard-landscape separating devices.

Art/Public Realm

Public Realm contributions have been considered alongside other projects, and there are some significant local improvements planned.

BMS

The new building is provided with a full Building Maintenance System with energy monitoring and targeting software package.

EPC

An anticipated EPC rating of B (2008 registration).

BREEAM

The building is designed to achieve a BREEAM rating of 'Excellent' (2008 assessment).

