

SPECIFICATION

PRINCIPAL PLACE

Design Density

Office occupancy	1:10 sqm / person
WC provision	1:10 sqm / person (60:60 male:female)
Passenger lifts	1:10 sqm / person
Means of escape	1:6 sqm / person

Structure

Grid

Structural grid, typical	10.5m x 10.5m
Planning grid	1,500mm

Floor Heights

Slab to slab, typical	3,850mm
Slab to slab, Levels 02 and 03	4,250mm
Floor to ceiling, typical	2,750mm

Floor to ceiling, Levels 02 & 03 **3,000mm**

Floor and Ceiling Zones

Raised floor zone, typical	150mm
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Raised floor zone, Levels 02 & 03 **300mm**

Ceiling structure and services zone, typical	820mm
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Loading

Office floors designed for imposed loading of 4kN/sqm (including 1kN/sqm for lightweight partitions).

5% of floors, typically adjacent cores, designated for high loading of 7.5kN/sqm.

Parking & Servicing

Office parking and servicing at basement level, via secure entrance off Curtain Road.
2 car parking bays per floor
2 disabled car parking bays
3 motorcycle parking bays per floor
7 service bays

Cycle Hub

High quality cyclist provisions at basement mezzanine level, entered via 2 dedicated cycle lifts on Hearn Street. In total there are 600 bicycle spaces, with adjacent shower, changing and locker facilities. There will be a minimum of 19 bicycle spaces for each floor.

Vertical Transportation

Passenger Lifts

Ground to Level 4 (Low Rise):
4 x 26 person lifts @ 2.5m/sec

Car & cycle parking to Ground:
2 x 33 person lifts @ 1.0m/sec

Goods / Fire Lifts

Goods lifts (Basement to Level 15):
2 x 2,500 kg @ 2.5m/sec

Fire fighting lift:
1 x 8 person (north goods lift acts as dual goods/fire lift)

CAT A Finish

Floors

600mm x 600mm module raised access floor. Allowance for floor boxes (1 per 10 sq m) and carpet tiles.

Ceilings

Painted plasterboard margin with bronze anodized perimeter panel for blind box and perforated metal suspended ceiling tile on a 750mm x 750mm grid to provide maximum flexibility for partitioning, with 600mm wide linear ceiling tiles to express the 10.5m x 10.5m structural grid.

Lighting, air diffusers, sprinkler heads, speakers, smoke detectors and other services are incorporated in 650mm wide lighting / services strips which run north-south at regular intervals. Lighting (300-400 lux) achieved via a mix of 650mm x 750mm and 650mm x 1500mm LED modules in the north-south lighting/services strips, and recessed LED downlights adjacent to the 600mm wide linear panels as necessary.

Air Conditioning

FCU's connected to on-floor AHU's to provide heating and air cooling to perimeter zones (4 pipe) and cooling only (2 pipe) to internal zones.

Blinds

Bespoke motorized roller blind system to all external office elevations.

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Building Services

Mechanical & Plumbing

Fresh air (1.6 litres/sec/sqm) provided by on-floor AHU's which draw fresh air via louvres in the façade.

Heating and cooling via ceiling mounted FCU's provided under the category A fit-out.

N water cooled chillers at basement level, with space for N+1.

N+1 cooling towers at roof level.

Design Criteria

Lighting Levels

- Office, typical	300-400 Lux
- Circulation	150 Lux

Lighting Load

- Office, typical	12W/sqm
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Small Power

- Office, typical	25W/sqm + 15W/sqm diversified (25% net floor area - riser capacity)
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Cooling Loads, typical

- People	90W / 40W latent
- Lighting	12W/sqm
- Small Power	80W/sqm + 50W/sqm diversified (25% net floor area)

Electrical & Communications

Dual and diverse 33kV incoming supplies secured from UKPN to provide a 8MVA supply to the building, each feeder capable of independently supplying the building in the event of a single 33kV UKPN network failure.

Landlord's standby generator to power the building's life safety systems, with 8 hours fuel autonomy at full load. Space allocated in the basement for tenant's standby generator.

Multiple incoming cable service sleeves into the building to two separate and diverse comms intake rooms, with duplicate comms risers through the building.

Architecture

Envelope

The building envelope draws its inspiration from the industrial heritage of the Shoreditch area with an expressed steel frame clad in a rich, dark bronze finish. The building form has a clearly composed rhythm with articulated cores providing a strong vertical expression. Floor to ceiling glass in the form of 3m wide double and triple glazed units provide maximum light penetration and panoramic on floor views, with external framing and east/west shading elements carefully balancing the need for solar protection.

Lift Lobbies

Large format porcelain tile floor. Plasterboard walls and ceiling with a recessed edge lighting detail and a dark bronze finish to the perimeter ceiling cove and lift architraves.

Toilets

Porcelain floors, white Corian vanity tops and full height gloss laminate cubicle doors and partitions with high quality vitreous china sanitary fittings.