

SPECIFICATION

Façade

- External façade stonework cleaned and redecorated.
- New Reynaers Masterline double glazed windows front elevation floors 4th to 7th floors and rear elevation 1st to 7th floors.

Refurbishment of existing steel framed windows and bays with ornate spandrel panels.

Entrance

- New automatic aluminium sliding doors with fixed side panels with bronze effect finish to match windows.
- New Paxton access control and intercom & system.

Demise Entrance Doors & Lift Lobby Landings

- New internal timber painted fire doors and frames with glazed vision panels and manifestation.
- New ironmongery.
- Landlord operated programable Paxton door entrance system.
- New surface mounted feature wall lights to staircase.
- Solid surface plaque with tenant signage to every office entrance.
- New European heritage porcelain marble effect floor tiles throughout the entrance & lift lobbies.

WC's

- New IPS wall panels with concealed systems and pipework.
- New Duravit wall mounted WC with Geberit flush plate.
- New panelled vanity units with new soap and paper towel dispenser.
- New Murano counter top and splashback.
- New Duravit Vanity basin with chrome monobloc tap.
- Matching Murano floors throughout.
- Retained doors and resprayed.

Common Parts Finishes

- New Intralux Elite black entrance matting with bronze finish surround.
- New European heritage porcelain marble effect floor tiles throughout the entrance hall.
- New planting.
- New green marble reception and white solid surface reception desk with brass anodised logo.
- New Patina Brass perforated cladding with herringbone detail.
- New plasterboard ceiling with new Flos surface mount ceiling light fittings.
- New Bocci cluster pendent fitting.
- New tenant directory board white solid surface material with aluminium cut out lettering.
- New furniture Harbor Laidback lounge chair with dark marble ceramic coffee table.
- New glass balustrade to stairs with retained art deco handrail throughout the stair well.
- Stair covering in new EGE beige carpets and aluminium nosings with green insets.
- New free standing feature Flos light.
- Floor level signage cut in Patina brass cladding floor to ceiling panel to match reception.

Building Services Design

- The building services design has been developed based upon a VRF perimeter comfort cooling and heating system with individual control per floor. Perimeter floor standing units will serve floors 1st to 7th with ceiling mounted fan coil units serving the basement and ground floors. Fresh air will be supplied by centralised plant located at roof and basement level. A centralised boosted hot and cold water system will be provided, served from a basement storage tank, with twin booster pump set and an electric unvented water cylinder.
- All services will be distributed to the office floors via dedicated services risers incorporated in the main core.

Structural

- Existing foundations retained.
- The building has an existing reinforced concrete frame.
- The existing office floor areas have the capacity to provide 2.5 KN/m2 imposed load and 1.0 KN/m2.

End of Journey Facilities

- Refurbished cycle store with new showers and heated Z drying lockers.
- 13 new cycle bays.
- 9 folding bike lockers.
- New Turvec bike repair pump.
- Teak slattered bench.
- Duravit towel hooks.
- New Neo Tiber slatted wipeable cladding board to locker room.
- Two new shower rooms:
 - Grestec floor and porcelain marble effect tiles
 - Duravit shower trays
 - Cross water single sliding shower door
 - Aqualisa electric shower Chrome finish
 - Duravit wall mounted WC and Durvite hand basin with chrome Monobloc tap

Base Build CAT A Office Specification

- New: Plasterboard MF ceilings.
- Floor: Galvanised steel encapsulated raised access floor system. Tile size: 600 x 600mm.
- Walls: Vinyl matt white emulsion finish.
- Painted timber skirtings to lift lobby and cores.
- Ceiling and Bulkheads.
- Metal perforated clip in ceiling tiles to office areas.
- New strip LED suspended lighting (not suspended 5th floor).
- New roller blinds grey finish front and back windows.
- Small Power distribution throughout.
- New bespoke floor mounted casings.

Design Criteria

- **Winter:**
 - Outside Temperature -4°C 100% Saturation
 - Internal offices 22°C ± 2°C
 - Reception Area/Lift lobbies 23°C ± 2°C
- **Summer:**
 - Outside Temperature 30°C db / 20°C wb
 - Internal offices 22°C ± 2°C
 - Reception Area/Lift lobbies 23°C ± 2°C
- **Occupancy density**
 - Offices at 1 person per 10 m2
- **Ventilation rates**
 - Offices: 12 litres/sec per person (based on assumed occupancy rate above)
 - Toilet extract: 8 air changes per hour

New Lifts

- Two new 8 person electric Wittur passenger lifts:
 - New lift motor plant
 - Mirrored half height / panel surrounds and recessed LED backed lighting
 - Floor finishes and panels replicate reception

Landlords finished CAT B (where delivered)

- New Howdens kitchenettes fir green cabinets:
 - Silestone Iconic works tops and splash back
 - Bosch integrated fridge freezer and dishwasher
 - Zip Tap hot and cold water
 - Bosch building microwave
 - Localised electric water heater serving T point
- Reform Ege Transition leaf light grey carpet tiles (in part).
- LVT Flooring (in part).
- Data CAT 6 and Backbone fibre connection.
- New Crittall effect acoustic single glazed partitions laminated glass.