



Specification

1.0 SUMMARY SPECIFICATION

Occupancy rate for plant, toilets:
1 person per approx 10m².

Occupancy for means of escape:
1 person per approx 6m² (Offices).

Nominal male/female split: 60%/60%.

Lifts:

4 x 17 person passenger lifts,
one lift serving lower ground floor.

1 goods lift, 2000kg, 26 persons
1 fire fighting lift, 1000kg, 13 persons.

Floor to floor height (Offices):
1st and 2nd floor: 3700mm.

3rd to 8th floor: 3550mm.

Finished floor to ceiling height (Offices):
Ground floor: 3070mm.

1st and 2nd floor: 2750mm.
3rd to 8th floor: 2600mm.

Raised floor zone (Offices):
The FFL is 150mm above the SSL,
but the raised floor void is nominally 100mm.

Office planning module: 1500mm.

Future riser space:
Two tenants electrical risers per floor,
plus additional space allocated within core.

Blind provision:
By tenant to landlord's specification.

Kitchen, refreshments area:
Two provisions for fit out by tenant.

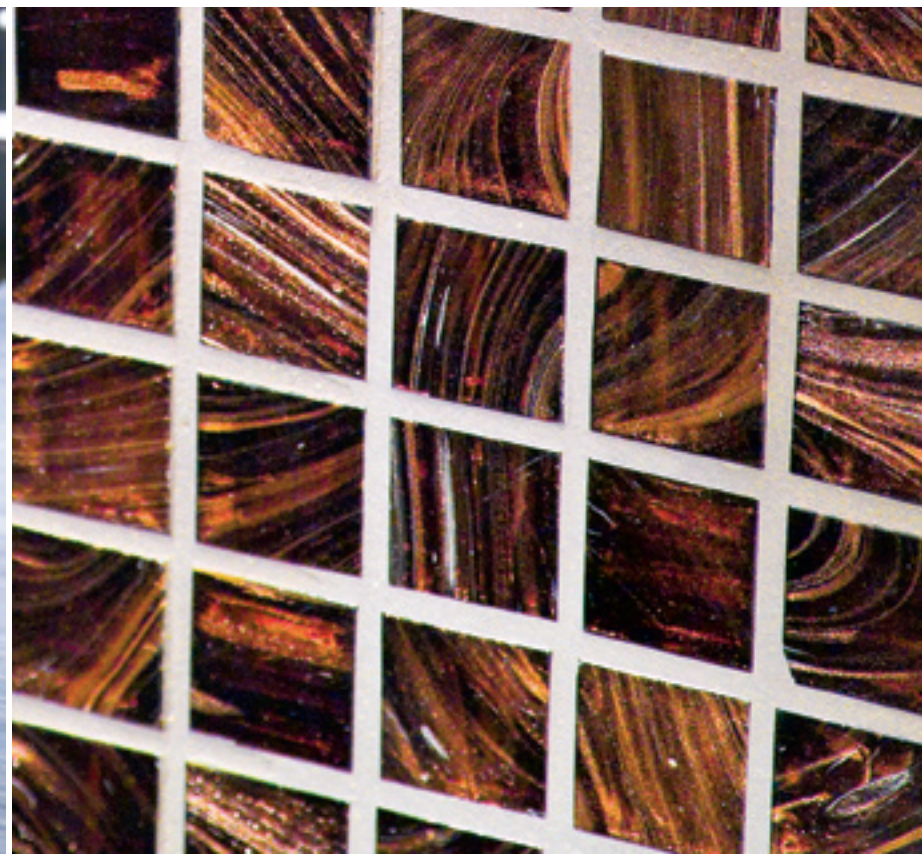
2.0 CONSTRUCTION/STRUCTURE

Superstructure:

36-41 Gracechurch Street, London is a steel framed building of up to 9 storeys founded on a concrete framed substructure up to 3 storeys deep, supported on a series of rafts and pile caps sat on an extensive array of piles.

Stability:

Stability is provided to the structure via braced bays and the extensive cellular central concrete core within the building footprint. The floor make up above



ground level is concrete slab on metal decking acting compositely with the floor beams/Westok members. The floors act as diaphragm's transferring lateral forces to the bracing systems.

Robustness:

The structure has been designed to avoid disproportionate collapse following the accidental removal of a single column, beam or wall. Generally tie forces are provided to connections, but elsewhere relevant structural elements have been checked as 'key element', to withstand blast loads.

3.0 ROOF

Inverted protected membrane roof.

Coverings are pre-cast concrete exposed aggregate paving slabs and washed large diameter gravel.

Smoke release systems throughout.

Glazed balustrade to terrace areas,
finished in stainless steel.

'Man safe' cable safety access systems to roofs.

4.0 STAIRCASES

Main escape stairs – core 1:

Precast concrete stairs with fair faced concrete soffits.

Secondary escape stairs – core 2 and 3:

Prefabricated steel with plastered/plasterboard soffits and strings painted.

Good quality stainless steel finished handrails with glazed balustrade.

Office escape concrete stairs from basement are finished in epoxy paint with anti-slip finish.

5.0 FINISHES

The retained façade is with steel windows, double glazed.

The new Portland Stone façade is with PPC aluminium windows, double glazed.

The window framework is thermally broken drained and ventilated aluminium sections supported by the pre-cast panels.

High quality shop fronts at ground and first floor level.

External doors:

High quality purpose manufactured fully glazed bi-parting main entrance door with hinged manually operated glazed side doors (Part M compliant).

Glass doors to retail unit on Gracechurch Street.

Special designed aluminium/steel doors to core 2 on Gracechurch Street and cores 1 and 3 at back of Lombard Court.

Specialist louvred steel doors to substation and refuse area at back of Lombard Court.

Aluminium door at St. Clements Lane.

Roof terrace doors are incorporated into the glazing system.

Internal walls:

Internal walls are drywall/shaftwall; blockwork walls at lower levels and back of house areas.

WC cubicles/doors are full height hardwood veneer faced.

Internal glazed screens curtain walling to light wells are full height PPC finished with clear glazing.

Internal doors:
 Hardwood veneer plywood faced solid core full height doors in hardwood frames with high quality stainless steel ironmongery in office areas, staircase and toilets.
 Stainless steel surround detailing to lifts.
 Plywood faced finish solid core doors and softwood frames to plant and services area to receive paint finish.
 Wall finishes:
 Plant rooms; fair-faced block work to receive vinyl emulsion paint finish.
 All storage areas are shell only.
 Toilets: mosaic tiles.

Staircases; plaster/plasterboard to receive vinyl emulsion paint.
 Reception area; wood panelled feature walls/ glass screens/mirrored screen.
 Office areas; plaster/plasterboard finish to receive vinyl emulsion paint.
 Floor finishes:
 Plant rooms; resin floor paint.
 Toilets; Oriental brown polished and sealed limestone.
 Office staircases and corridors; carpet with painted softwood skirtings. Allowing for proprietary nosing and trims.
 Office areas; medium grade fully accessible raised floor. Painted softwood skirtings.

Reception area; polished and sealed. Crema Nova limestone.
 Ceiling finishes:
 Plant rooms; sealed concrete soffit or metal deck.
 All retail and storage areas; shell finish only.
 Toilets and toilet lobbies; small module painted metal ceiling tile with plasterboard margins or plasterboard painted depending on access requirements.
 Staircases; plaster/plasterboard soffits to receive durable paint finish.
 Office areas; good quality PPC 750mm ceiling grid perforated metal ceiling tile system incorporating modular partition 'head-lock' channel or similar with a suspended plaster board perimeter surround.



Reception area; plasterboard with coffered ceiling feature to include specialist lighting.
 Fittings:
 High quality mirrors, cabinets, pelmets, slate vanity tops to office toilets. Include disabled fittings in stainless steel.
 Entrance mat-well, purpose designed reception desk.
 Landlord's refuse compactor and 'paladins' (paladins not provided by Costain).
 Lifts:
 Purpose designed high quality lift interiors.
 Design loadings:
 Imposed Loads.
 These will be in accordance with BS6399-1 and the British Council for Offices Guide and are as follows;

General areas	3.50 kN/m ²
Retail space (basement/ground floor)	5.00 kN/m ²
Storage areas (basement)	10.00 kN/m ²
Designated storage areas on typical floor	7.50 kN/m ²
High loading areas (plant)	7.50 kN/m ²
Lightweight partitions	1.00 kN/m ²

Corridors and staircases	4.00 kN/m ²
Toilets	2.50 kN/m ²
Accessible roof areas	1.50 kN/m ²
Non-accessible roof areas	0.60 kN/m ²
Roof plant areas	7.50 kN/m ²
Dead Loads	
These will reflect the chosen materials but will include the following allowances;	
General office 150mm suspended floor	0.50 kN/m ²
Toilets in core 1 (75mm screed/ tiles)	1.80 kN/m ²
Ground floor office lobby (75mm screed/ tiles)	1.80 kN/m ²
Other ground floor areas (150mm suspended floor)	0.50 kN/m ²
Suspended ceilings	0.25 kN/m ²
Services in ceiling Void	0.25 kN/m ²
Sprinkler pipework	0.25 kN/m ²
350mm deep solid conc. slab (ground floor)	8.40 kN/m ²
Composite metal decking + 150mm concrete	3.00 kN/m ²
Composite metal decking + 225mm concrete (Core 1)	4.80 kN/m ²

Sprinkler system:
 A sprinkler system is proposed for the building and so a fire protection period of 60 mins will be required for all main structural elements.

6.0 SERVICES

Outline specification overview.
 Occupancy rate for mechanical plant sizing:
 1 person to 5m² retail areas.
 1 person to 7m² 1st & 2nd floors.
 1 person to 10m² all other floors.
 Lifts:
 Occupancy rate for lift sizing:
 1 person to 14m²
 Average waiting internal 30 seconds.
 Four x 17 person passenger lifts.
 One serving lower ground.
 One x 13 person dedicated fire lift.
 One x 2000kg dedicated goods lift.

All lifts to be of the 'machine room less' type.

Mode of air conditioning:
4 pipe fan coil units.

Design criteria:

Ambient design conditions:
Winter -4°C saturated
Summer 29°Cdb/20°Cwb

Internal design conditions (Offices):
Winter 20°C dry bulb +/- 1°C
Summer 22°C dry bulb +/- 1°C

Office power heat gains:
Lighting 12 watts/m²

Small power 25 watts/m² on 1st & 2nd floors.

15watts/m² diversified on other floors.

Lighting level:
Lighting installations throughout are designed in accordance with CIBSE code for interior lighting design.

Illumination levels are as follows:

Open plan office areas 400 Lux to CIBSE LG7 guidelines

General circulation 150 Lux Average
100 Lux Minimum

Lift lobbies 200 Lux Average
150 Lux Minimum

Toilet areas and stairs 150 Lux Average
100 Lux Minimum

Plant areas 150 Lux Average
100 Lux Minimum

Open plan office area lighting on/off are controlled using presence detector based on occupancy with flexibility for future fit out partitioned offices.

Toilet areas on/off controlled using presence detectors.

Lighting installations to other areas controlled via traditional switching arrangements.

Toilet ventilation:
8 AC/hr supply tempered.
10 AC/hr extract.

Fresh air per person:
12 l/s per person.
2 AC/hr to Retail Areas.

Assured air infiltration: 0.5 A/C

Design criteria for non-conditioned spaces:
Staircases: 16°C
Toilets: 18°C

Small power allowance: 25 watts/m²

Small power growth factor: 20%

Tenants risers:
Tenants riser space has been incorporated into the design of the cores.

Noise level from mechanical plant when measured 1.5m from any grille:
Open plan offices: NR 38
Toilets: NR 45

Lightning protection:
The lightning protection system is designed in accordance with BS6651 and utilises roof conductor network connected to the structural steelwork within the building fabric to provide the earth path to low level earth rod.

Building management system:
A BMS is installed to enable all engineering services to be monitored and controlled by a micro-processor based system. The BMS central computer is located in the ground floor security control room.

BT incoming provision:
Provided via basement.

Tenant sub-metering of electrical services:
Provided on floor by floor basis.

Dry riser:
A dry riser with inlet breeching is provided to connect to landing valves at each level above ground floor.

Fire fighting lobby:
Mechanically ventilated by using the Smoke Control System Ltd Mechanical Shaft system.

Sprinklers:
The building has full sprinkler protection to OH1 classification.

Domestic hot water:
Electric water heaters provided in each toilet area.

Fire alarm:
Single-stage evacuation alarm system, which operates through all tenancies and shops simultaneously, to BS 5839.

Energy metering:
The LTHW & ChW supplies to each tenant office floor are independently metered.

Separate connections are provided at Ground & Lower Ground Floors for future extension to tenant areas to facilitate the installation of independent meters as required.

Standby Power:
800KVA maximum rated generator is located in the lower ground floor, with ventilation to lightwell 3.

Standby power is provided to serve mainly life support system i.e. sprinkler system, fire lift, smoke extraction fans. Automatic change over will occur following a mains failure condition to the life safety equipment.

Electrical supplies:
Tenant FDUs have power circuit MCBs to facilitate final circuit distribution via under-floor power track to floor outlets. The under-floor power track and associated final circuit cabling is not included in the Category A fit out.

Core area outlets are served from landlord's services distribution board located at each level in a fire rated cupboard.

Voice and data services:
A riser has been allowed for communications to facilitate cabling to each floor.