

Technical specification

Occupancy		Grids	
Workplace density (NIA per workspace)	8 m ²	Planning grid	1.5 m x 1.5 m
Means of escape (NIA per person)	6 m ²	Column grid	6.0 m x 9.0 m
Core elements (NIA per person)	10 m ²		
On floor services (NIA per workspace)	8 m ²		

Floor plate efficiency NIA:GIA

Lower ground	28%
Ground	60%
First	86%
Second	87%
Third	87%
Fourth	86%
Fifth	80%
Sixth	81%
Seventh	81%
Eighth	81%
Ninth	81%
Tenth	76%

Plan depth & ceiling height

Window to window	21 m
Window to core	10 m – 13 m

Floor to ceiling height

Lower ground	2.625 m – 3.125 m
Ground	3.750 m
Office floors (1st – 10th)	3.125 m

Circulation

Percentage of primary circulation to NIA	20%
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Toilet provision

NIA per person	8 m ² (1:8)
Male/female ratio	60% / 60%

Cycling provision & showers

202 secure cycle spaces	1 per 7 staff
84 folding cycle spaces	1 per 17 staff
Shower facilities	1 per 60 staff
Male/female ratio	50% / 50%
Secure lockers	0.7 per cycle space

Lifts

4 passenger lifts	1400w x 2400d x 2600h	1,600kg, 21 person
Retail goods / accessible lift	1100w x 1400d x 2200h	630kg, 8 person
Loading bay goods lift	1500w x 2700d x 2700h	2,000kg, 26 person

Car loading	80%
Waiting time (up-peak)	25 seconds
Handling capacity (up-peak)	12%
Waiting time (two way lunchtime)	35.2 seconds
Handling capacity (two way lunchtime)	13%
NIA per person	8 m ²
Hall call system: time to destination	< 80 seconds

Raised floors		Comfort	
Typical floors	300 mm (overall)	Airtightness	3 m ³ /hr/m ²
		Outdoor air	15 l/s
		Occupancy	8 m ²

Structural loadings

Live:		Air conditioned space:	
Office floors	3.5 kN/m ²	Summer	24° C +/- 2° C
		Winter	21° C +/- 2° C

Dead:		Mixed mode / natural vent:	
Partitions	1.0 kN/m ²	Summer	24° C +/- 2° C
Loading bay	5.0 kN/m ²	Winter	21° C +/- 2° C
Plant room	7.5 kN/m ²		
Retail space	4.0 kN/m ²		
Floors, ceilings & services	0.85 kN/m ²		

Small power

Loading diversified on floor distribution	25W/m ²
Diversified load (1000 m ²)	25W/m ²

Lighting

Daylighting (target)	2%
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Average maintained illuminance:	
VDU use	350-400 lux
Unified glare rating (UGR)	19
Electrical load allowance	12W/m ²
Lighting design load	7W/m ²

Noise criteria

External noise intrusion:	
Open plan	NR38 (Leq)
Speculative	NR38 (Leq)
Cellular offices	NR38 (Leq)

Sustainability

BREEAM	Achieved Outstanding
LEED	Achieved Platinum
EPC	Achieved Rating 'A'

Fibre

WiredScore	Platinum
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Technical specification

External finishes

Façade

- Robust brick piers with precast-concrete scalloped spandrel panels and central mullions in two colour palettes, light and dark brickwork
- Bronze finish curtain walling system with openable windows and bespoke channel detailing

Doors

- Glazed capsule doors to main entrance, with bespoke bronze finish channel detailing and curtain walling at high level
- Glazed aluminium door to other ground floor entrances with bespoke bronze finish channel detailing and curtain walling
- Full-height doors on office floorplates with bespoke bronze finish Juliette balcony balustrading
- Full-height metal doors to external terraces

Retail shell & core

Walls

- Exposed concrete surface, blockwork, and plasterboard walls

Floors

- Concrete screed

Ceiling

- Exposed concrete soffit

Doors

- Glazed aluminium doors to main entrance, with bespoke bronze finish channel detailing and curtain walling

Main reception area & café space

Walls

- External brickwork continues internally, with precast-concrete cladding at high level
- Exposed concrete structural beams
- White-painted acoustic plaster finish at high level and bespoke artwork by Hugo Dalton
- Oak timber cladding to rear wall with concealed doors
- Bronze finish curtain walling

Floors

- Warm-tone diamond polish concrete screed with exposed aggregate

Ceiling

- Exposed concrete soffit
- Hanging lights and exposed conduits and sprinkler pipework

Doors

- Glazed capsule doors to main entrance, with bespoke bronze finish channel detailing and curtain walling at high level
- Glazed aluminium door to café entrance with bespoke bronze finish channel detailing and curtain walling

Reception desk

- Bronze finish expressive metal panels with fin detailing and diamond ground concrete surface

Office space

Walls

- Fair-faced concrete to core walls
- Bronze finish curtain walling with metal infill panels

Floors

- 600 x 600 mm fully accessible raised access floor

Ceiling

- Exposed concrete soffit
- Hanging lights and exposed conduits and sprinkler pipework

Doors

- Full-height office entrance doors with glazed vision panel

Blinds

- Concealed manual roller blinds

Core

Walls

- Fair-faced concrete to core walls

Floors

- Rough-sawn oak board flooring

Ceiling

- Exposed concrete soffit
- Hanging lights and exposed conduits and sprinkler pipework

Doors

- Black powder-coated glazed doors, bathroom doors and riser access doors

Passenger lifts

Walls

- Black powder-coated expressive metal detailing and wall finish
- Mirror to rear, timber handrail

Floors

- Oak board flooring

Ceiling

- Light box with perforated bronze finish metal panel below

Doors

- Black powder-coated metal doors

Stairs

Walls

- Fair-faced concrete

Floors

- Polished concrete screed

Ceiling

- Exposed concrete soffit
- Hanging lights and exposed conduits

Doors

- Black powder-coated glazed doors

Handrail

- Oak handrail

WCs

Walls

- White ceramic tiles with black metal trim
- Unpainted rough finish plaster to main space
- White painted plasterboard to cubicles

Floors

- Pattern ceramic tile

Ceiling

- Exposed concrete soffit to main space
- White painted plasterboard ceiling to cubicles
- Hanging and recessed lights and exposed conduits and ductwork

Doors

- Grey timber veneer finish doors to cubicles
- Black powder-coated bathroom doors to main space

Fixtures

- White floor standing ceramic WC pans, with black finish exposed wall mounted cistern
- Mahogany toilet seat
- Precast-concrete basins, black PVD coated taps and controls
- Undermounted black metal waste bin
- Black metal frame mirror
- Black PVD toilet roll holders, toilet brush, hooks, stops and ironmongery

Showers

Walls

- White ceramic tiles with black metal trim
- Unpainted rough finish plaster to changing-room space
- Full-height tiling to shower cubicles

Floors

- Pattern ceramic tile

Ceiling

- Exposed concrete soffit to changing-room space
- White painted plasterboard ceiling to shower cubicles
- Hanging and recessed lights and exposed conduits and ductwork

Doors

- Black laminate doors and side panels to cubicles
- Black powder-coated bathroom doors to main space

Fixtures

- Black metal and oak benches
- Precast-concrete basins, black PVD coated taps, showers and controls
- Undermounted black metal waste bin
- Black metal frame mirror
- Black PVD hooks, stops and ironmongery

Terraces

Finishes

- Bronze finish bespoke metal balustrading
- Precast-concrete paving slabs

Lighting

- Linear lighting at low level
- Wall mounted lighting along façade piers