

# THE FEATHERSTONE BUILDING



Technical specification

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

Floor plate efficiency NIA:GIA		Circulation	
Lower ground	28%	Percentage of primary circulation to NIA	20%
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		Toilet provision	
Window to window	21 m	NIA per person	8 m <sup>2</sup> (1:8)
Window to core	10 m – 13 m	Male/female ratio	60% / 60%

Floor to ceiling height		Cycling provision & showers	
Lower ground	2.625 m – 3.125 m	202 secure cycle spaces	1 per 7 staff
Ground	3.750 m	84 folding cycle spaces	1 per 17 staff
Office floors (1st – 10th)	3.125 m	Shower facilities	1 per 60 staff
		Male/female ratio	50% / 50%
		Secure lockers	0.7 per cycle space

Lifts		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	

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

Structural loadings		Noise criteria	
Live:		Air conditioned space:	
Office floors	3.5 kN/m <sup>2</sup>	Summer	24° C +/- 2°C
		Winter	21° C +/- 2°C
Dead:		Mixed mode / natural vent:	
Partitions	1.0 kN/m <sup>2</sup>	Summer	24° C +/- 2°C
Loading bay	5.0 kN/m <sup>2</sup>	Winter	21° C +/- 2°C
Plant room	7.5 kN/m <sup>2</sup>		
Retail space	4.0 kN/m <sup>2</sup>		
Floors, ceilings & services	0.85 kN/m <sup>2</sup>		

Small power		Sustainability	
Loading diversified on floor distribution	25W/m <sup>2</sup>	External noise intrusion:	
Diversified load (1000 m <sup>2</sup> )	25W/m <sup>2</sup>	Open plan	NR38 (Leq)
		Speculative	NR38 (Leq)
		Cellular offices	NR38 (Leq)

Lighting		Sustainability	
Daylighting (target)	2%	BREEAM	Acheived Outstanding
		LEED	Targeting Platinum
		EPC	Achieved Rating 'A'

Fibre		Sustainability	
Average maintained illuminance:		BREEAM	Acheived Outstanding
VDU use	350-400 lux	LEED	Targeting Platinum
Unified glare rating (UGR)	19	EPC	Achieved Rating 'A'
Electrical load allowance	12W/m <sup>2</sup>		
Lighting design load	7W/m <sup>2</sup>		

Fibre		Sustainability	
WiredScore			Platinum

# Technical specification

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## External finishes

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### Finishes

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

### Lighting

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