Stonecutter

BASE BUILD AND
OUTLINE ARCHITECTURAL
SPECIFICATION

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Base Build Specification

Summary Specification of Office at Stonecutter Court

General

- New office building. CAT A standard with high degree of flexibility. CAT A referenced hereafter is not part of the base build
- Building will be managed 24hrs / 365 days a year
- Total office Net Internal Area: 239,552 as measured by Michael Gallie & Partners
- Typical Floor plate Size: 20,534 as measured by Michael Gallie & Partners (3rd floor)
- Building is capable of two separate tenant entrances (Stonecutter St and Shoe Lane)
- Workplace density: 1 person per 8m2
- Floor to ceiling curtain wall glazing
- 2.75m finished floor to ceiling height in office areas, 2600mm and 2450mm in WCs from 1st floor upwards
- Typical Office Ceiling Zone – 700mm from underside to slab to finished ceiling level. Design allows for: 550mm deep steel beams, 50mm steel deflection and tolerance zone, 100mm suspended ceiling zone.
- 150mm O/A fully accessible raised floor, medium duty metal encapsulated floor tile
- 750mm x 750mm suspended perforated metal tile ceiling with modular LED lights, plasterboard margins and integrated blind box recess
- Amenity space: Tenant accessible terraces with soft landscaping on floors 8, 10 and 12 (6 no in total) planted in accordance with the London Plan Urban Greening recommendations. In addition, access to street level courtyard with external seating
- 1 no. cleaner's cupboard per office floor
- Split tenancy available (on floor – north / south split only; floor-to-floor)
- Vehicle drop-off facilities on Stonecutter Street opposite main entrance

Building Services

- 4-pipe Fan Coil Unit air conditioning system
- Landlord generator provided for life safety supplies only
- Electrical installation has two diverse routes into the building from diverse supplies
- Standby backup power for life safety system with diesel fuel tank sized for a minimum of 8 hours at full load running time
- Space provision at basement level for tenant generator 2000kVA to provide business continuity (if required)
- Air Source Heat Pumps at roof level providing building heating and cooling loads
- Tenant plant space available at roof level capable of 7.5kN/m2 loading
- Dedicated tenant riser space
- Capped services provision allowing for on-floor tea points and tenant increase of office floor WC density to accommodate 1 person per 6m2
- Fire suppression sprinkler system capped to Shell and Core 1st -13th floor, retail areas and Pavilion building

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Occupancy

- Building services / Internal climate: 1 person per 8m2
- Means of escape: 1 person per 6.24m2; phased evacuation strategy
- Sanitary provision: Based on BS 6465: 2006 + A1: 2009; 8m2 per person, 125% floor population with 20% absenteeism. WCs are designed as unisex superloos, arranged in two zones allowing the potential for either 1) equal gender split, 2) unequal gender split 3) 100% unisex or 4) demised provision on a split occupancy floor. 1 wheelchair accessible WC is provided per floor

Lifts

- Lifts: Base provision; 1 person/ 8m2 with 20% absenteeism to achieve BCO recommended performance
  6 no. 26 person/2000kg passenger lifts; 1 no. 21 person/1600kg passenger/fire-fighters lift. Hall Call Allocation (HCA) control and bespoke car interiors
  1 no. 26 person/2000kg goods lift
  1 no. 8-person/ 630kg dedicated fire-fighters lift

Environmental

- BREEAM target: BREEAM Shell Excellent 2018
- WELL: Well Core Gold Certified
- Wired Score target: Building to be capable of achieving Wired Score Gold Certification
- Energy Performance: An EPC 'B' rating or higher
- Improvement on CO_2 emissions over Building regulations: 19.1%

Structure

- Building frame: Typically steel frame for first floor and above. RC concrete frame for floors from ground down
- Live load of office floors: 3.0 + 1kN/m2
- Live load of tenant access terraces: 4 kN/m2
- Enhanced live load over 5% of office floors adjacent to main core: 7.5 kN/m2
- Floor response factor: 8 to office areas
- Office floor slab construction typically: 130mm thick holorib reinforced slab
- Lower floor construction: typically, monolithic reinforced slabs of various thicknesses
- Live load deflection: Refer to structural engineer's deflections and tolerance report
- Robustness: In accordance with Eurocode 1, Eurocode 2 and Part A Building Regulations

Grid

- Planning module: 1.5m x 1.5m
- Structural grid on 1-7th floors: 13.15m x 6; 9m (varies)
- Structural Grid on upper floors: ~8m x 6; 9m (varies)
- Curtain walling grid typically 1.5m x 1.5m

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Building Flexibility

The building has been designed to enable flexibility for future uses as follows:

- The columns to the double height retail spaces facing Farringdon Road have been designed to support a mezzanine floor should retailers choose to install one.
- The bullnose area of the office floors is designed with a demountable circular space in order to allow inter-floor connections without the need for strengthening columns or adversely affecting cladding support. As a result, floors 2-4 are enabled to be removed.

Ancillary

- Dedicated cycle entrance independent from other building entrances
- 427 no. internal and secure (long stay) bicycle storage spaces (421 min. required under planning condition)
- 37 no. internal and secure (short stay) visitor bicycle storage spaces (36 min. required under planning condition)
- 10 no. external (short stay) visitor bicycle storage spaces
- 373 no. tenant use lockers (provision covers both cyclists and runners)
- Drying room facilities
- Power outlets for electric bicycle charging facilities and a cycle repair area
- 44 cyclist showers (1 no. being wheelchair accessible)
- No on-site vehicle parking
- Goods in: 1 no. 8m and 1 no. 6m vehicle space in loading bay
- Site waste: Facilities for general waste, recyclables, food waste and cardboard with on-site compactors. Provision caters for both office and retail uses with capacity for a 2-day hold. Daily collection to be agreed with contractor / council in accordance with Delivery and Services Plan

Summary Specification of Retail at Stonecutter Court

Retail

No. 1 Stonecutter St

- Shell and Core
- Space provision for a 150mm O/A raised floor
- 100mm diameter foul drainage connection per unit
- 32mm metered potable water supply per unit
- Tenant to obtain direct connection from utility supplier for gas and electricity
- Identified air intake and exhaust louvre connections for fresh air provision
- Provision of metered heating and cooling from the main building systems with hydraulic break.

81 Farringdon Street (The Pavilion)

- Shell and Core
- Space provision for a 150mm O/A raised floor
- 100mm diameter foul drainage connection
- 32mm metered potable water supply
- Metered LTHW and CHW supply connections
- Metered 50 Amp single phase LV supply
- Identified air intake and exhaust louvre for fresh air provision
- Dedicated refuse store

Durability and Service Life

The service life expectancy for all new building elements is set out below assuming the recommended and planned servicing/maintenance is undertaken.

New Substructure:	60 years
Structural frame:	60 years
Cladding framework and fixings:	30 years (generally)
Cladding gaskets:	25 years
Double Glazed Units:	25 years
Lifts:	20 years
Mechanical systems:	20 years (generally)
Electrical systems:	20 years (generally)
Roof Membranes:	25 years

Envelope Energy Performance

External walls:	0.20 W/m2K U-value
Typical Curtain Walling incl. Frame:	Varies 1.2 – 1.30 W/m2K U-value; 0.30 G-value
GF – 1F Curtain Walling incl. Frame:	1.40 W/m2K U-value; 0.40 G-value
Roof:	0.16 W/m2K U-value
Opaque door:	2.20 W/m2K U-value
Soffits	0.16 W/m2K U-value

Design Parameters
Winter temperature:

Outside:	- 4 °C saturated
Internal Offices :	22 °C ± 2 °C
Toilets :	16 °C min
Reception / lift lobbies:	20 °C ± 2 °C
Staircases:	16 °C min

Summer temperatures

Outside:	32°C db / 21°C wb (35°C db for heat rejection sizing, up to 40°C db at reduced capacity)
Internal Offices:	24°C ± 2 °C
Toilets:	Limited via transfer air from main office areas. No humidity
Reception / lift lobbies:	24°C ± 2 °C
Staircases:	18°C ± 2 °C for heating. Summer temperature limited via transfer air from main office areas. No humidity control.
Energy metering:	BEMS linked energy meters to all wet and electrical services
Renewables:	Photovoltaics at roof, allowance for future connection to district heat network
Building Regulations:	Building Regulations 2013; Part L2a compliance

Fresh air supply

Offices:	12 litres / sec / person
Toilets extract:	10 air changes / hour
End of Journey extract (showers and changing only):	10 air changes / hour

Electrical Loads

Lighting:	10 W/m²
Small power:	25 W/m²
Additional tenant allowance in riser	10 W/m²
Principle plant allowance:	5 W/m² for on floor FCUs

Tenant Provisions

Supplementary tenant risers for IT communication, mechanical cooling systems and power cabling. Tenant plant space is available at roof level, space at basement level provided for tenant standby power generation (up to 2000kVA). Dedicated riser for retail unit kitchen extract ventilation

Electrical Installations

The building will be provided with 3 phase 400V dedicated busbar tap offs in each tenant electrical riser so the tenant can provide their own split lighting and power distribution boards. A network UKPN substation is included at podium level within the new office building serving other supplies in the area. Electrical supplies to the offices building will be fed from private substations located in Basement -1.

Incoming supplies to the building configured as dual supplies, both fully rated for the building load.

Offices: 3rd floor – modular 750 x 750mm square LED luminaires and high frequency electronic gear integrated into the unit; LED downlights as required to core perimeters.

Lift lobby ceiling: Recessed LED light fittings to suit ceiling geometry and acoustics

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Reception: Recessed LED linear light fittings and bespoke diamond shaped LED decorative glass fittings to suit ceiling geometry

Podium tenant space: Bespoke diamond shaped LED fittings to suit ceiling geometry

Toilets: Recessed linear downlights and concealed accent linear lighting in joinery and ceiling bulkheads

Lighting levels

Offices :	350 – 400 Lux (infrastructure capable of 500 lux)
Circulation zone :	100 Lux
Toilets :	200 Lux
Reception:	200 Lux
Plant rooms:	100 Lux

Lighting Control

Dimmable / PIR controls with daylighting sensors

Acoustic Levels

Open plan offices: Nr 38
Toilets and lobbies: Nr 45
End of journey cycle store and changing: Nr 45
Vertical noise flanking: $D_{nT,w}$ 45db
Horizontal noise flanking: $D_{nf,w}$ 45db
Ambient noise levels: Plant noise to be limited to $L_{Ar,\ Tr}$ = 38dB (night) and 39dB (day)

Information Communication Technology (ICT)

An “Intelligent Building” ICT infrastructure will be provided throughout the development to accept an intelligent building solution. This will include both passive and active ICT equipment comprising of an IP (Internet Protocol) based solution. This will enable the operation of individual systems from common platform “a converged solution”.

ICT systems shall target the award of Wired Score Gold Certification. The combined active and passive Intelligent Building infrastructure will be utilised as the transport mechanism (as appropriate / agreed between Office Tenant & Landlord) for individual Office Development elements including:

- BMS
- Lighting control & emergency lighting monitoring
- Security (Access control & CCTV, Audio / Video Intercom)
- Lift EMS monitoring system

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- Power monitoring system
- Utility & Tenants billing and energy monitoring system
- Telephony
- Fibre optics

An IP based telephone installation, complete with digital and analogue handsets will be provided to service Landlord and Commercial building. Foe the Landlord demise this will include telephony provision to the following locations:

- Lift Motor Rooms / Control Panels Reception Desk and Seating
- Main reception coffee bar
- Facilities Management Room encompassing (Building manager's Office, Security Control Room, Estate management room)
- Direct Dial Security System (Red Care)
- Entry phone system (combined with and integral with audio / video intercom system)
- Loading Bay / Access point
- Fire Fighters Lifts
- Plant Rooms
- Telecoms room (housing telephony and fibre optics)
- Fire telephone system
- Disabled rescue call points

Two incoming comms rooms will be provided to be shared between landlord and tenants. Two tenant comms risers will be provided in the central core to facilitate two tenants per floor and allow for a tenant taking a single floor to have riser resiliency

Building Management System

A BMS system is provided to control and monitor the mechanical air handling plant, heating and cooling plant and electrical systems

Protective Installations

Fire: Fire detection and voice alarm system comprising manual break glass units, speakers, combined sounders and smoke or heat detectors interfaced with plant / lift security

Security systems: Containment only will be provided for access control systems onto offices on a typical floor. Access control will be installed to the landlord areas as part of the base build. Provision will be made for CCTV to be mounted at all entrances and building elevations at street level. In addition, CCTV will be provided within the GF, Podium and cycle entrance, courtyard and roof access door(s)

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Communications Installation

2 no. comms intake rooms with diverse intake routes, ducts from outside provided. Containment allowed from intake rooms to main risers and within risers to serve office floors

Building Maintenance

- The building will include a traversing Building Maintenance Unit (BMU) with cantilevered cradle at main roof level which will be the method for access and window cleaning for floors 2 – 14 with integrated hoisting unit for glass replacement. Mobile cranes are proposed where inaccessible by BMU or glass weight exceeds BMU lifting capacity
- BMU façade restraints are proposed at levels 8, 10, 12 and 13
- Low level floors and facades accessible from terraces will be cleaned via extendable aluminium poles and traditional cleaning methods
- Retail units and lower floors of the office will be maintained via a MEWP
- A monorail system is proposed for the purposes of glass replacement for the recessed East facing facades (ground, podium and 1st floor)
- Internal cleaning: MEWP or similar for enhanced height areas
- Refuse Storage: A refuse compound is located adjacent to the loading bay accessible from Podium
- Canopy cleaning is via MEWP or BMU; cleaning canopy guttering via MEWP

Outline Architectural Specification

This outline specification of materials, equipment and finishes is indicative of the style and quality level intended for the building

This specification is intended to be a description of the scope and quality of the work to be carried out. Changes to the specification may be necessary in response to detailed design and statutory provisions.

No deleterious or prohibited materials are to be used at any stage of the proposed works.

The design is to take account of sustainability issues and all timber is to be provided from an FSC Certified source.

The building is to be designed with the aim of achieving an 'Excellent' BREEAM 2018 rating.

General Standards

The Base Building shall comply with all relevant Statutory Regulations, Building Acts, Building Regulations (including the latest edition of Part L, Approved Documents B and M and the Disability Discrimination Act / Equality Act), British Standards and the British Standard Codes of Practice and Euro Codes as appropriate and applicable, the requirements of the Fire Officer, Health and safety at Work Act, Workplace Regulations, CIBSE Guides, Energy Networks, Planning requirements, Civil Aviation Authority and all other statutory and local authority requirements prevailing at the time of construction.

Curtain walling and all associated cladding elements shall be in accordance with the Centre for Windows and Curtain Wall Technology (CWCT) Standard for Curtain Walling. Refer to FMDC's specification for further information.

A high quality of workmanship and finish in accordance with NBS specification standards is expected throughout the project and due allowances should be made accordingly.

General Project Requirements

- **Primary structure fire rating**: The building's primary structure fire rating is to be achieved through the structural engineer's specification i.e. intumescent paint, steelwork grade or similar rather than fire-graded plasterboard.
- **Fire curtains**: Where noted on the fire compartmentation mark-ups, allowance is to be made for full height fire-rated (integrity and insulation) curtains (Coopers Fire or equal approved).
- **Partitions**: Assume British Gypsum or equal approved. Allow for full height severe duty walls with 50mm deflection heads to accommodate live loads. Metal studs are to be adopted typically (centres to suit wall stiffness requirements). Full wall construction must be fire and acoustic rated to meet the specified performance requirements. Allow for metal angle edge / stop beads to all exposed corners. Board finishing is to be achieved through seamless tape and jointing. Allow for 18mm thick plywood pattress where necessary. Allow for formation of door opening templates. All plasterboard is to be painted unless otherwise specified.

- **Suspended Ceilings:**

1) Plasterboard – Single layer, taped and jointed ceilings supported on MF carrier frame (assume British Gypsum or equal approved). All plasterboard is to be painted unless otherwise specified.

2) Cat A office (typical): SAS 130 system – 750 x 750mm square grid (SAS or equal approved) RAL 9016. Allow for acoustic padding with black tissue face. Tile perforations; sized to suit acoustic and ventilation requirements (excluding floors 5-13 which is by others)

3) Back of House areas: Depending on location, either plasterboard ceiling, painted or the SAS 130 system – 750 x 750mm square grid (SAS or equal approved) RAL 9016. Plant rooms and cycle store areas are to be exposed soffits, painted.

- **Cavity barriers:** Soffit mounted cavity fire barriers to be allowed for (rating and setting out in accordance with fire strategy). Allow for sleeving of services passing through barriers.
- **Blind box recess**: For the purposes of pricing, allow for 100mm x 120mm plasterboard blind box to office perimeter (locally shallower at some perimeter column conditions). Allow for pattress/plate support. Roller blinds will form part of the tenant fit out.
- **Access panels**:. Non-rated access panels generally are to be frameless with inset plasterboard (Gyproc Profilex or similar). Any areas requiring tiled finish to access panels e.g. WCs should be specified to accommodate tile flush finish (Palco FlipFix tile door or similar). Assume budget lock with plastic cover cap throughout.
- **Flooring**: Make due allowances for cavity fire barriers in both raised floors and through fire compartments (rating and setting out in accordance with fire strategy). Refer to P-series flooring drawings for build-ups and locations.
- **Real Wood Veneers**: Hardwood veneers are to be of a high quality. Crown cut, FSC certified European Oak to match architect's control sample.
- **Decorations / Painting:** Allow for one mist coat, one coat primer/sealer and two top coats of paint (Dulux or equal approved).
- **Pattresses:** Allow for an 18mm thick plywood pattress in wall construction as necessary to accommodate all wall mounted fixtures and fittings e.g. signage, handrails, WC sanitary ware and joinery items etc.
- **Risers**: Riser wall construction must achieve specified acoustic and fire ratings. Allow for Euroclass A1 rated building board inside risers to fix services to. Refer to building services engineer information for proposed flooring within risers (GRP floor grating or similar) excluding ventilation risers. All tenant risers are to be fitted with horizontal guarding at each level.
- **Statutory Signage**: Front of house areas: High quality illuminated signage (running man MoE signage) to be provided (Zumtobel Artsign or equal approved).
  Back of House areas: Illuminated signage (running man MoE); refer to MEP engineers for specification.
  Locations, size and number to be building regulations compliant

CAT A Office Accommodation Floors

- **Ceiling Lighting Zone**: 100mm from finished ceiling (FCL) to underside of structural beam deflection zone.
- **Ceiling Services Zone** – typically 350mm dia. Web penetrations in beams. Circa 570mm void.
- **Structural Slab/Frame Zone**: 130mm thick holorib slab, 550mm deep beam, 50mm deflection tolerance
- **Raised Access Floor Zone**: 150mm overall from SSL to FFL inclusive of tile and finishes providing a clear void of no less that 105mm at any point.
- **Floor to Ceiling Heights**

Basement 2:	Varies
Basement 1:	Varies, lettable space ranges in height from single to double storey
Cycle Mezzanine:	Varies
Ground:	~3100mm Reception and Passenger Lift Lobby; Area of double height space (~6630mm) in entrance lobby; 2200mm WCs
Podium:	~3780mm S.Lane Entrance; 2630mm Podium lettable space; 2200mm WCs
1st Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
2nd Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
3rd Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
4th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
5th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
6th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
7th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
8th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
9th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
10th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
11th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
12th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs
13th Floor:	2750mm Office and Core Lobbies; 2600mm and 2450mm in WCs

External Finishes

- **Landscaping:** Refer to Gross Max drawings for details on proposed planting, site furniture, external finishes.

Roof / Terraces

- **Membrane**: Roof areas are typically a zero falls inverted roof construction with a continuous liquid applied monolithic membrane (Radmat or equal approved BBA Certified manufacturer).
- **Insulation**: The terraces and GF external seating terrace will be a combination of Vacuum sealed insulation panels and rigid insulation. The main roof will be a standard rigid insulation. The insulation to the main roof plant enclosure will be structural grade rigid insulation.
- **Drainage**: Adequate accessible rainwater outlets and water supplies shall be provided. Where necessary a green roofing system will be provided to increase biodiversity and assist rainwater attenuation.

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- **AOVs**: Roof level AOV to be compliant with Building Regulations for free area – Refer to engineering services design information for performance criteria and integration with building services.
- **Copings / Flashings**: Generally, PPC aluminium as and where required.

Upstands: Upstands to roof perimeters should be insulated and receive an external grade non-combustible pre finished insulation board

- **Finishes:** Refer to Gross Max drawings
- **Furniture:** Refer to Gross Max drawings
- **Planters:** Refer to Gross Max drawings
- **Services**: Refer to MEP engineering services design information for external lighting, power, data, trace heated bib taps, photovoltaic panel arrays, lighting protection and drainage.
- **External Cat Ladders, Metalwork etc**: Inside the main roof plant screen allow for galvanised steel guardings, railings, cat ladders etc. supported on bigfoot bases to access high level photovoltaic arrays and changes in level.

External Envelope

- **Curtain Walling:** The exterior walls of no.1 Stonecutter St shall consist of prefabricated unitised cladding system (2nd floor and above) of which there are a range of cladding types. The lower floors are a stick system (assume bespoke extrusion based on a Schuco or similar profile). The module is typically 1.5m centres however this varies in some locations.
- **C/W Metalwork Finish:** The external decorative metal finishes of the cladding system will be anodised aluminium . The internal finish to the curtain walling metalwork (transoms, mullions, spandrels etc) with be natural anodised silver. The spandrel panels will incorporate a shadow box detail.
- **Façade Restraint Ties:** BMU restraint ties circa 3m centres on levels 8, 10, 12 and 13. Refer to HL Stage 4 Façade access report for requirements.
- **Handset Stone**: Lower floors cladding of no.1 Stonecutter Street are to be Limestone. CNC carved relief detail to front façade of profiled columns and horizontal stone elements.
- **Brickwork Walls**: Brick selection and finish to match existing brickwork of the pub. Brick to be used for new end wall to pub (80 Farringdon St) and wall construction of the pavilion (81 Farringdon St).
- **U-values**: The exterior walls and curtain walling shall be thermally insulated as required to comply with Building Regulations and to meet the carbon reduction targets.
- **Condensation Risk**: The exterior walls and curtain walling shall have a complete vapour barrier and are to be fully weather sealed. Thermal breaks, or other means, shall be used to eliminate cold bridging and condensation.
- **Glazing**: Vision areas shall be glazed with high performance solar controlled glass incorporated into insulating DGUs and PVB interlayer. Allow for part K compliant manifestation to terraces, lower floors.
- **Plant Screen**: PPC Metallic RAL 9006 aluminium plant screen supported on secondary cold rolled steel frame. Refer to structural engineer for supporting column details.
- **Mansafe Line:** Proprietary fall restraint system is required to access the main roof areas beyond the plant screen (Keeline systems or similar). Detailed design to form part of CDP package.
- **Balustrades/Guardings:** Typically laminated glass balustrading with a stainless steel u-shaped trim on top edge supported on brushed stainless steel floor level clamp i.e. frameless.
- **Decorative Louvres:** Areas of waterjet cut decorative anodised aluminium louvres.

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- **Courtyard Screens**: Perforated metal sheet, bronze effect treatment.

Canopies

- **Main Entrance**: Laminated glass canopy supported on brushed stainless steel T's with integrated drainage channel.
- **Terrace Canopies**: Anodised aluminium louvre fins.

External Doors

- **Revolving Doors**: Main entrances to be a high quality product e.g. Boon Edam crystal Tourniket or equal approved. Fully Automatic 4-wing doors circa 3600mm tall, 3000mm diameter at Shoe Lane Entrance 2400mm Diameter at Stonecutter St Entrance.
- **Main Entrance Pass Doors**: Min. of 1 no. fully automatic glazed pass door with wheelchair accessible stainless steel bollard (externally) and stainless steel push plate internally. Circa 2600mm tall, width to comply with building regulations; Schuco or equal approved. Other entrance pass doors to be manually operated.
- **Means of Escape Doors**: Heavy duty solid doors with building regulations compliant hardware/ironmongery; Schuco or equal approved.
- **Retail Unit Entrance Doors:** Semi powered fully glass door and brushed stainless steel push plate internally. Circa 2600mm tall, width to comply with building regulations; Schuco or equal approved.
- **Retail Sliding Doors**: Manually operable sliding glazed door system. Circa 2600mm tall; Schuco or equal approved.
- **Cycle Store Door**: Power assisted sliding metal door. Refer to Services engineer for specification of card reader access.
- **UKPN and St Bride St Louvred Pass Doors**: UKPN Standard Sunray louvred doors to UKPN room.
- **Loading Bay**: Bespoke bi-fold sliding louvred door with decorative architectural fins.
- **Roof** – plant screen doors will be PPC Metallic RAL 9006 aluminium metal doors to match plant screen.
- **Terrace Doors**: Power assisted sliding full height glazed door; Schuco or equal approved.

Office Finishes

- **Floors:** 600 mm x 600 mm fully accessible steel-encapsulated raised access floor (medium duty generally, heavy duty perimeter cut tiles) with fully bonded pedestals and mechanically fixed where required. Dustproofing of slabs and earthing of RAF to be allowed. Cavity fire barriers to full envelope perimeter.
- **Walls:** Plasterboard, painted. Specification to suit acoustic and fire requirements. Generally, allow for additional layer of 12.5mm wallboard from SSL to 100mm above FCL to achieve skirting and door shadow gap detail.
- **Columns:** Columns are to be encased in plasterboard, painted. Column capitals to be plasterboard, painted.

- **Ceilings:** Typically, 750 mm x 750 mm square demountable perforated metal ceiling tiles (RAL 9016) supported on MF frame incorporating light fittings; diffusers, sprinklers, detectors, sensors, speakers (as necessary). Margins to be plasterboard – painted.
- **Skirtings:** Typically, MDF recessed skirting with RAL 9016 white 10mm metal shadow gap trim to core walls and columns.
- **Accommodation / Core Doors:** Full height (2750mm) real wood veneer solid core doorset(s) with 10mm perimeter white metal shadow gap, matching hardwood frames and architraves (fire and acoustics ratings to suit consulting engineer's strategy). Doors to include vision panels to staircores, stair lobbies and WC lobbies. (Where a ceiling level change occurs allow for an over panel to the door). Containment for future access control will be provided. Generally high quality black stainless steel ironmongery sets to be provided. (Note: due to door sizes, allow for full height steel frame support to door frames in partitioning). Where acoustics seals are required, allow for batwing-style lorient drop seals.
- **Riser Doors (inside core):** Full height (2750mm) factory painted metal doorset(s).
- Ventilation Riser Doors (office facing): Air tight riser metal doorset with 100mm raised threshold to access ventilation risers
- **Riser Doors (office facing):** 2300mm high frameless doorset(s) with 100mm raised threshold to access service risers. Door frames to be taped and jointed in. White frameless metal doors to service risers to be primed ready for site painting (Selo Quadra or equal approved).
- **Fire Rated Lift Lobby Glazed Doors**: Full height hinged glass doorset(s) with fixed glass side infills (fire and acoustic ratings to suit consulting engineer's strategy) and part K compliant manifestation (Radii or equal approved). Containment for wireways for access control will be provided. High quality black stainless steel ironmongery sets to be provided.
- **MEPH Fittings**: All ceiling mounted visible MEPH fittings are to be RAL 9016 in colour (including Detectors, sensors, sprinkler heads, spot light flanges, linear grilles etc). RAL 9010 will not be accepted.
- **Small Power Items:** Front of House areas are to receive brushed stainless steel small power fittings (sockets, switches etc) with white plug inserts and concealed fixings. Back of House areas are to receive white (RAL 9016) fittings.

Reception / Main Entrance Lobby

- **Floors:** High quality large format tiled flooring; (to achieve 36+ wet PTV rating), heavy duty entrance matting to entrances. Recessed sesame platform lift to reception stair.
- **Walls:** Limestone column cladding to match external columns, High quality stone decorative wall cladding; polished finish mechanically fixed to the wall, areas of taped and jointed plasterboard – painted.. European Oak joinery feature wall mechanically fixed.
- **Ceilings:** Grade A acoustic panel system to podium soffit margins and GF ceiling with acoustic spray-finish supported on MF frame (Fade Albus or similar). Timber veneer clad ceiling lattice
- **Skirtings / Upstands**: 100mm high and recessed. Typically, tiled (to match floor). Allow for factory finished polishing of top edge)
- **Specialist Joinery**: Bespoke coffee bar unit, town hall seating terrace. Allow for integrated power, data, lighting and drainage points to coffee bar. Refer to Q-series finishes drawings for full reception joinery scope.
- **Reception Desk**: Custom design; high quality bespoke desk. Inclusion of induction loop, power, data, phone lines and heating.

- **Fixtures and Fittings**: Typically black stainless steel finish including trench heaters, sockets, trims etc. floor boxes to allow for black stainless steel trim and matching floor finish inset into lid.
- **Allowances**: Bespoke inset rugs, feature artwork hanging framework (art to be provided and curated by tenant).
- **Lighting:** Bespoke glass LED fitting between feature lattice openings, decorative LED accent lighting elsewhere (refer to TPB feature lighting schedule). Uplighting above podium lattice to illuminate the soffit.
- **Security Gates**: Security gates will be installed to both the GF and podium receptions. If they are not installed on day one, containment must be allowed for (assume Gunnebo Speedstile FL or equal approved for turnstiles).
- **Metalwork**: black stainless steel handrails to stairs.

Standard and Ambulant WCs

- **Floors:** High quality large format tiled flooring, (to achieve 36+ wet PTV rating).
- **Walls:** Moisture resistant plasterboard, painted. High quality ceramic tile splashback to WHB. H.P.Laminate IPS panels with 'wood textured' laminate and high impact ABS lippings,.
- **Ceilings:** Moisture resistant plasterboard, painted; supported on MF frame. High level bulkhead/recess to be formed above WC to conceal linear LED light.
- **Skirting:** Tile to match floor.
- **WC Cubicle Doors:** High quality full height (circa 2200mm) solid core doors with real wood veneer (European Oak) and matching hardwood frames. Doors must be fitted with override thumb turn ironmongery that enables the door to be opened from the outside in the event of an emergency.
- **Joinery:** Structurally bonded high quality stone counter top supported on moisture resistant MDF and metal base frame with integrated wash hand trough and paper towel grommet recess. Bespoke fluted white panelling with proprietary feature mirror, hinged doors, integrated paper towel, soap reservoir, paper towel dispenser. Concealed linear LED light below cabinet to illuminate the wash trough.
- **Sanitary ware:** High quality wall hung toilet pan (Duravit or similar) supported on Geberit integrated duofix wall frame and black stainless steel geberit dual flush plate. In addition, black stainless steel finish to be adopted covering double toilet roll holder, bespoke gender designation signage, wall mounted toilet brush, coat hooks, door buffers, thumb turn lock, waste bin, sanitary bins, grab rails (ambulant and wheelchair accessible). Allow for plywood pattress to suit.
- **Taps and dispensers**: High quality brushed stainless steel fittings (Dolphin or equal). PIR sensor wall mounted tap and soap dispenser.
- **Ironmongery**: High quality black stainless steel ironmongery from manufacturer's standard range.
- **Signage**: High quality black stainless steel signage to denote cubicle gender. Refer to V-series scope drawings.

Wheelchair Accessible WCs

- **Handing**: Accessible WCs are handed floor-to-floor to allow left and right-hand transfer choices throughout the building. All the working floor areas at each level are within 40m travel distance of a wheelchair accessible WC. All compartments are at least 1500mm wide x 2200mm deep.
- **Walls**: Moisture resistant plasterboard, painted. Specification to suit acoustic and fire requirements. Allow for plywood pattress. Full height porcelain or ceramic tile.
- **Floor**: High quality large format tiled flooring, (to achieve 36+ wet PTV rating).
- **Ceiling**: Moisture resistant plasterboard ceiling, painted. Access panel to suit ceiling mounted services.
- **Doors**: Outward opening doors (quality to match all other front of house doors). Real wood veneer solid core door with matching hardwood frame and architraves. Allow for Part M compliant ironmongery hardware that allows for easy use
- **Accessories**: Wall mirror.
- **Fixtures and Fittings**: The layout of all wheelchair accessible WCs must meet Approved Document M guidance including Doc M pack, stainless steel fixtures, fittings, grab rails (inclusive of waste traps). Alarm pull cord (two levels) and reset button located within reach of the WC pan and alarm linked to a staffed area of the building. Any exposed pipework should be chrome finish rather than copper/white.
- **Signage**: High quality black stainless steel signage to denote cubicle gender. Refer to V-series scope drawings.

Cleaners Cupboards

- **Walls:** Moisture resistant plasterboard, painted. Localised areas of tiled splashback.
- **Ceiling:** Moisture resistant plasterboard, painted.
- **Floor:** Heavy duty monolithic vinyl sheet flooring.
- **Skirtings:** Coved skirtings to match floor.
- **Sink:** Sluice sink with chrome tap fittings.
- **Joinery:** Wall mounted shelving for supplies.

GF Store Rooms

- **Walls:** Plasterboard, painted.
- **Ceilings:** Plasterboard, painted.
- **Flooring:** Heavy duty monolithic vinyl sheet flooring.
- **Skirtings**: Coved skirting.

Cycle Shower, Changing and Locker Areas

- **Floor:** Generally, tile in the shower / WC blocks, anti-slip paint elsewhere
- **Walls:** Wall tile to showers, areas of moisture resistant plasterboard, painted. Areas of feature wall graphics. Areas of painted blockwork
- **Ceiling**: Areas of moisture resistant plasterboard, painted. Areas of exposed soffit, painted

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- **Joinery:** Timber seating benches, stone dry bench worktops, Lockers (laminate)
- **Accessories**: Full height mirrors
- **Services**: Natural factory finished

Cycle Entrance and Storage Areas

- Floor: Hard wearing anti slip floor paint and feature graphics
- Walls: Painted blockwork with feature graphics
- Ceiling: Exposed soffit, painted

Staircores

- **Flight**: High quality, precast concrete stair flights.
- **Landings**: -In situ concrete landings with latex levelling screed.
- **Walls**: plasterboard linings, painted with feature graphics.
- **Ceilings**: exposed, natural concrete.
- **Floor finish**: Heavy duty monolithic marmoleum sheet flooring.
- **Skirtings**: Recessed MDF skirting, painted.
- **Guardings, balustrading & handrails**: Painted steel balustrading and guardings. Allow for black painted stainless steel wall and stairwell mounted handrails.
- **Nosings**: Applied brushed aluminium nosings with colour contrasting PVC insert (Gradus or equal approved).

Lift lobbies

- **Floors**: High quality large format tiled flooring, (to achieve 36+ wet PTV rating).
- **Walls**: GF, Podium – areas of feature limestone and black stainless steel panelling to lift architraves and doors , Typical floors – as above however adopt plasterboard instead of limestone.
- **Ceilings**: Plasterboard ceiling.
- **Skirtings**: High quality tiled skirtings, 100mm high to all floors.
- **Lighting**: High quality LED lights
- **Fixtures and Fittings**: 'iPad style' lift call panel.
- **Lift Architraves, Lobby Side Lift Doors and Overhead Panels**: Black stainless steel (Rimex Inco Black, plain pattern, satin S/S finish or equal approved) with Cernotex-AFP anti finger print coating.

Lifts

The lift interior for the passenger lift cars and passenger/fire lift will be bespoke finishes with some standard manufacturer's range components. The goods lift will be a standard car interior from the manufacturers range. Allow for pre-treatment of all lift metalwork (inside car and to lobby architraves, overhead panels etc) with an anti-fingerprint coating (Cernotex-AFP or equal approved).

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- **Floors:** High quality large format Porcelain tiled flooring (to achieve 36+ wet PTV rating).
- **Walls:** 1) Areas of black stainless steel (Rimex Inco Black, plain pattern, satin S/S finish or equal approved), 2) mirror to rear wall.
- **Ceiling**: Recessed light box with single piece (on concealed hinge for access) translucent white Perspex to conceal light fitting behind. 5mm metal trim to match black stainless steel.
- **Internal Side Lift Doors**: Black stainless steel (Rimex Inco Black, plain pattern, satin S/S finish or equal approved).
- **Skirtings**: Black stainless steel (Rimex Inco Black, plain pattern, satin S/S finish or equal approved).
- **Handrails**: Black stainless steel (Rimex Inco Black, plain pattern, satin S/S finish or equal approved).

Shell and Core Retail Units

- **Floors:** two layers of dust sealer floor paint

Plant Rooms, UKPN Substation and Back of House Corridors

The below specification is indicative only.

- **Walls**: Unless otherwise noted on TPB walls and finishes drawings, allow for fair faced non-loadbearing blockwork walls (painted) supported with starter bars, head restraint and wind post at manufacturer's recommended centres. Head detail to be either fire-rated compressible insulation or drypack (subject to structural engineer's recommendations). Perimeter cavity drain walls will be lined with rigid insulation.
- **Floors**: Typically, an easy float structural topping above cavity drain to plant rooms. Flooring to be finished with antistatic epoxy floor paint. Any areas of raised floor e.g. comms room should be medium duty 600x600mm tile with antistatic vinyl pre-bonded on. Back of house corridors (unless otherwise noted on drawings are to be painted).
  Allow for marmoleum flooring to GF escape corridor from the central core to Harp Alley.
- **Skirting**: Depending on location either; 100mm high painted MDF skirting or wall painted skirting (e.g. plant rooms).
- **Back of House Doors**: Doors and frames will be a factory finish painted proprietary metal doorset(s) (fire and acoustics ratings to suit consulting engineer's strategy).
- **Fixtures and Fittings**: Two levels of wall protection should be allowed for (acrovyn or similar).
- **Handrails**: Allow for brushed stainless steel handrails to circulation corridor ramped areas.

Loading Bay

- **Walls**: Typically, external grade rigid insulation on blockwork walls.
- **Wall Protection**: 2mm thick Durbar /chequer plate sheeting (or similar) to walls to 1.2m above FFL
- **Floors**: Heavy duty anti slip floor paint/resin. Allow for traffic marking paint to vehicle bays, refuse segregated waste and identify any level changes.
- **Loading Bay Door**: Bespoke loading bay industrial grade louvred doors circa 5m (high) with architectural decorative vertical fins.

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- **Fixtures and Fittings**: Vehicle security barrier recessed into loading floor aligned to loading bay entrance. Allow for galvanised steel guardings to raised level, galvanised steel stair(s).
- **Services**: Allow for wash down facilities to refuse areas and associated drainage. Refer to engineering services design information for all other MEP requirements.

Security / Lock Suiting

Locksets where required shall be on a building master-key system with suiting to suit the public and service areas in the building. Proposed door locking/suiting is as follows:

- **Office Reception / Entrance Doors** –Separate key lock for each door set. Pass doors to have remote locking capability
- **Office Doors from Landlord's Demise to Tenant's Demise**: containment for access control only.
- **Office Landlord Risers**: Key locked with one master key for all LL risers on all floors.
- **Office Tenant Risers**: Key locked and suited floor-by-floor with one master key for landlord access across all floors.
- **Office WC Entrance Lobby Doors**: Key locked and suited floor-by-floor with one master key for landlord access across all floors.
- **Plant Rooms Including Roof Access Door**: All individual / independent locks with one master key to suit all plant room door access.
- **UKPN Doors**:Seperate key lock.
- **Retail Unit(s)**: Separate key lock for each doorset.

Internal Ironmongery

Ironmongery sets shall be a high quality black stainless steel range throughout (Franchi or equal approved).

Front of House doors:

- Black S/S concealed overhead closers
- Black S/S – 1200mm long handle to glazed doors (both sides), 400mm long D-handle (pull side only) to core doors, 200mm D-handles (pull side) to WCs
-
- Black S/S level handles
- Black S/S butt hinges
- Black S/S door stop
- Black S/S escutcheons
- Black S/S suited euro cylinder lockcase where required
- Access control containment by others

Back of House Doors

As above however adopt brushed S/S surface mounted closers instead of recessed.

- Overhead hold opens, double-door closing coordinators, buffers, stops, push plates.

Glazed Doors

- Doors to have a floor level sprung pivot hinge (Geze or similar).
- Full height black stainless steel handrails.

Signage

Fire and Statutory

- Fire door keep shut sign: Lollipop recessed into leading edge of door.
- Fire door keep locked sign: Lollipop recessed into leading edge of door.

Wayfinding and rooms

Refer to TPB V-series signage drawings for scope/requirements.

WCs

- Black S/S Male WC sign.
- Black S/S Female WC sign.
- Black S/S Ambulant WC sign.
- Black S/S Gender Neutral sign
- Black S/S Wheelchair accessible sign.
- Black S/S Shower sign.
- Black S/S Cleaners cupboard sign.

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BASE BUILD AND OUTLINE SPECIFICATION

Rev	Description	By	Date	Checked
P1	Preliminary issue	SK	15.02.2019	JE
P2	Electrical Installations Section Updated	SK	08.03.2019	JE
T1	Issued for Tender. ICT requirement added; updates to structural, building flexibility, suspended ceiling requirements; following Client design brief development.	TR	28.04.2021	SK
T2	Issued for tender. Homer team, Core and Hoare Lea comments added to suit MEP services	SK	02.06.2021	JE
T3	Issued for tender. Specification updated to align to the consultants stage 4 information	SK	30.03.2022	JE
T4	Issued for tender. Updates from design consultants incorporated	SK	24.05.2022	JE
C1	Issued for construction. Update notes in lifting section	SK	25.05.2022	JE
C2	Construction issue. Project team comments added to align to the consultants stage 4 information	SK	12.07.2022	JE
C3	**Construction issue. Lift description on page 3 updated**	**SK**	**14.07.2022**	**JE**

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