

TECHNICAL SPECIFICATION

7-10
B.M

STRUCTURE

Building

Installation of new structural steelwork and timberwork to form the new mansard extension. New external masonry walls to the rear elevation to suit the new mansard extension.

Structural alterations to widen and enlarge the building core to incorporate new lift installation to serve all floors.

Structural alterations including installation of new steelwork, to form open plan office accommodation.

Roof

Insulated flat roof with single ply membrane and green roof system. Flat roof to incorporate mansard system to enable access. New acoustically louvred plant area to roof to accommodate M&E plant equipment.

New pitched roof to front elevations comprising slate finishes and lead gutters. All roof abutments, verges and flashing to be finished in lead.

Pitched and flat roof to comprise a combination of fixed and openable rooflights. New conservation openable rooflights to the slate pitch roof. A combination of fixed and openable rooflights to the flat roofs for future roof access.

Walls

New masonry blockwork / brick walls to provide new enlarge core areas. Internal partitions to be formed with metal stud with tiled or plastered finishes. External masonry walls to be thermally lined with plastered finishes. All internal plastered finishes to be decorated. Isolated steel columns to remain exposed and decorated.

Ceilings

New plasterboard ceilings to be installed to soffits to provide maximum floor to ceiling heights. Ceiling installation to keep isolated steel beams exposed.

First Floor Balcony

Installation of new balcony area accessed from the first floor office. Balcony to comprise double glazed powder coated folding metal doors. Balcony to comprise structural walk on glazed rooflights, timber decking, bespoke planters incorporating M&E grilles, standard planters with irrigation system and timber fence/screening.

SERVICES

Passenger Lift

A new 630kg / 8-person passenger lift to serve all upper floors. Lift to comprise 2No. openings to serve all floor landings.

Electrical Services

The mains incoming electric supply terminates into a 160A, 400W 3phase UKPN service heat terminates in a 24-way TP24AVS Ryefield fuse board. Each floor is subsequently provided with its own metered supply. An automated fire detection system to be provided to category L1 + M to be installed.

Lighting

All new internal LED lighting to be fitted with Dali lighting control system with PIR sensors throughout with daylight sensing in perimeter zones. Emergency lighting provided throughout in accordance with current regulations.

Telecoms

A single aerial array and satellite distribution to be provided within the riser for tenant extension.

Mechanical Services

A new VRF fan coil units left exposed to provide comfort cooling and heating to suit an open plan configuration. Each half floor has its own system to enable sub-division in the future. The ground and first floor comprise exposed ducted supplies with swirl diffusers. 2nd floor comprises cassette type fan coils which deliver directly into the space.

Water

The mains cold water supply provides portable water to all areas. The office floors are served with suitable provision within the core riser to enable the incoming tenant to install their own tea points etc. All WCs & showers are fed from the mains supply. Water is heated via located point of use heaters.

Drainage is via a gravity fed system. The buildings main stacks are located within the core risers. Future drainage pipework to be installed for future tenant connections for tea points to the offices.

Security

Access control to be provided to the main entrance and containment to be provided to each office door for future access control provisions.

WCs

There will be a total of 7 WCs and 2 showers across all floors including 1 Accessible WC incorporating shower on the ground floor. A combined WC / shower room located on the first floor.

Cycle storage

8 secure cycle spaces provided at ground floor.

FINISHES

Main Entrance

To retain exposed brickwork finishes where possible. Barrier matting to the entrance door and stone finishes to the ground floor reception.

Stairs

New feature architectural staircase with swept timber handrails serving all upper floors. Additional staircase to be provided to access WCs.

Doors

Internal doors to comprise a combination of solid decorated timber to WCs, storerooms and core areas. Frameless glazed door sets to open plan office areas. Ironmongery to be stainless steel.

Windows

All existing crittall metal windows to be retained and redecorated. Cracked panes to be replaced on like for like basis. New powder coated double glazed window to the rear elevation.

Floors

The open plan ground and first floor offices comprise 600mm x 600mm medium grade raised access floor with pedestals. Office areas to new second floor mansard extension to be finished with ply on timber joists.

Core areas to comprise barrier matting to the entrance door, stone finishes to the ground floor reception, engineered plank timber flooring to staircase and upper floor landings and ceramic tiles to WCs and ancillary core areas.

Floor to Ceiling Heights

7-8 Side

Ground - 3000mm
First - 2700mm
Second - 2700mm

9-10 Side

Ground - 4000mm
First - 3100mm
Second - 2700mm

WCs

WC finishes to be a combination of tiled and plastered finishes. New sanitaryware provided throughout.

EPC Rating

To be confirmed upon completion of the works.