

# FULL SPECIFICATION

## GENERAL DESIGN

### Cladding

Level G to 06 brick and high-performance glazed façade made up of feature brick piers and projecting window reveals. Floor to ceiling height windows of approximately 2.1 x 3.1m.

Level G to 08 (west façade) and level 07 to 08 highly transparent, bespoke, high performance metal and glass façade with a patinated finish offering views across Tower Bridge to the City of London, Shad Thames and west towards Southbank.

### Key dimensions

Floor to soffit height	3.35m on all office levels (01-08)
Reception	3,012 sq ft (280 sq m)

### Grid

Planning grid	1.5 x 1.5m
Structural grid	6-7m x 8m

### Floor loadings – typical floor

Description Qk (kN/sq m)	
Finishes, services and ceiling	0.50
Live loads	2.50
Partitions	1.00
Total	4.00

Qk = Variable Loads

## WC design density

- Unisex
- 1 person per 10 sq m, 80% occupancy (assuming a 60:60 ratio between male and female)
- BS6465 Part 1-1:2006 + A1:2009
- Allowance of 25 people using disabled WC per floor
- Each floor is provided with two unisex disabled WCs

## VEHICULAR ACCESS PROVISION

### Parking, loading and service bay

Service bay is accessed from Horselydown Lane which includes 1 disabled parking bay

### Bicycle parking

- 159 secure bicycle spaces, including 31 folding bike lockers, cargo bike parking and 29 visitor spaces
- High specification shower and changing facilities adjacent to bicycle store
- 11 showers – 5 male, 5 female + 1 unisex accessible WC / shower accessed via passenger lifts and stairs
- 122 bespoke full height lockers
- Bike repair stand
- Bike wash station


## VERTICAL TRANSPORTATION

### Lift design density

Occupancy at 1 person per 8 sq m NIA (with 20% absenteeism)

### Lift performance

Meets BCO requirements

- Handling capacity greater than 12% of served population in a 5 minute period (100% up peak)
- Average peak waiting time of no more than 25 seconds at main lobby floor
- Regenerative braking produces 30% of lift energy 
- Full destination control

### Main lobby lifts

– 4 x 1,275kg, 17 person @ 1.6m per second

### Service Lift

- 1 x 1,600kg serving basement and ground floor loading bay
- 1 x passenger lift capable of use as an occasional goods lift
- Single entry serving all levels

### Fire-fighting lifts

One of the lifts in the main passenger group is a combined passenger / fire-fighting lift.

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INTERNAL FINISHES

Entrance hall and Reception 🌱

- One fully glazed full height circular sliding door to main entrance off Tower Bridge Road
- Recycled brick tile flooring, metal balustrades with natural elm handrail
- Feature reclaimed timber reception desk

Lift lobby

- Recycled brick tile flooring, StoneCycling BioBased tiles, feature natural ash wall linings, and antique copper finish lift reveals 🌱

Offices

Category A specification including:

- Metal tiled raised floor
- Full height floor to soffit windows 😊
- 330mm overall raised floor zone level 01-08
- Exposed soffit as base-build for tenant installation to level 01-08
- Blind box at perimeter to accommodate Cat B fit-out blinds for user-controlled comfort and anti-glare for visual comfort

WC

- Unisex toilet cubicles with recycled feature brick parquet flooring, honed recycled glass wall tiles and ash veneered service cupboards 🌱
- Gerberit wall mounted sanitaryware
- Circular feature mirrors
- Laminate cubicle doors, ironmongery with bronze finish

ELECTRICAL SERVICES

Electrical supply

The building has two 2.0MVA transformers within a private substation.

Design criteria (offices)

Lighting	3.5W per sq m
Small power allowance	25W per sq m
Upgrade allowance	c.20% spare capacity in the riser
Illumination levels 😊	
Office areas	300–500 lux
WCs	100 lux

Metering

Tenant lighting, small power and services, landlord services, landlord common parts and water will all be metered on a floor by floor basis.

Backup power

A 500kVA standby generator for supplies to essential landlord equipment is installed.

FIRE DETECTION

Means of escape for the office accommodation is based on phased evacuation, with an occupant density of 1 person per 6 sq m.

Automatic fire detection and alarm system complying with BS 5839:Part 1 2013 – Category L1. Voice alarm in accordance with BS 5839-8:2003 and an emergency voice communication system in accordance with BS 5839-9:2011.

Security

Video Intercom on the loading and main and rear entrances.  
CCTV externally and in the internal core lobbies.

MECHANICAL SERVICES

Ventilation rates 😊

Base Provision	13.2 litres / second / person 1.65 litres / second / sq m
Toilet Ventilation	10 air changes / hour extract

External design

Summer	30°C db, 20°C wb
Winter	-4°C, 100% rh

Internal design (office area) 😊

Summer	24°C +/- 2°C db
Winter	20°C +/- 2°C db

Cooling loads (occupants) 😊

Density	1 person per 8 sq m
and 1 person per 6 sq m on trading floors	
Sensible Gain	73W / person
Latent Gain	50W / person

Cooling loads (small power and lighting)

Base provision	25W / sq m
Lighting gain	10W / sq m

VRF Fan Tile System 🌱 😊

Office areas are heated and cooled via a VRF system utilising underfloor fan tiles to provide localised temperature control.

BMS 🌱 😊

The building management system allows for an intelligent connection between the landlord and tenant services to allow for independent tenant control and energy monitoring.



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## SUSTAINABILITY

- Retrofit with 60% of building retained
- Net zero carbon in operation
- BREEAM target ‘Outstanding’ (2018) for offices 🌱 😊
- EPC target rating ‘A’ 🌱
- WELL Certification target ‘Platinum’ 🌱 😊
- WIRED Certification target ‘Platinum’
- Efficient design of building form and massing 🌱
- Passive solar design and façade optimisation 🌱
- Optimisation of building envelope thermal properties 🌱
- High levels of air tightness 5 cu m/hr/sq m @ 50 pa 🌱
- High performance thermal insulation in the external envelope to achieve U-Values of:

External wall	0.20W/sq m K
Curtain wall & windows (including glazing and framing)	1.4W/sq m K
Roof	0.2W/sq m K
- High performance, high light transmittance, low iron, low g-value glazing to entire building 🌱 😊
- Increased local area biodiversity with extensive green and landscaped roofs to terraces 🌱 😊
- Heat recovery on main office mechanical ventilation equipment 🌱
- High efficiency LED lighting combined with PiR and daylight-sensitive controls 🌱
- Embodied carbon (est.) = 265kg CO<sub>2</sub>/sq m GIA
- Operational carbon (est.) = 45kW/sq m GIA

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