

# BY SPECIFICATION

## 1. OCCUPANCY DENSITY

Designed to workplace density of 1:8 sq m per workspace NIA

## 2. CORES

- Refurbished WCs achieving 1:8 capacity
- Accessible service riser distributing: cooling & heating, fresh air, power, data and water
- New doors, ironmongery and wayfinding

## 3. FLOOR TO CEILING HEIGHTS

- G 3.1m  
Raised floor: clear void of 75mm void space.
- 1 2.6m (2.7-2.9m in extension. 2.275m bulkhead)
- 2 2.6m (2.275m bulkhead)
- 3 2.6m (2.275m bulkhead)
- 4 2.6m (2.275m bulkhead)

## 4. INTERNAL FINISHES

### Office space

- Floor, concrete screed with Bolon floor finish
- Walls, dry-lined plasterboard decorated with oak feature wall
- Ceilings, dry-lined plasterboard decorated
- Central bulkhead with wood wool acoustic feature panels with integrated LED luminaires
- New first floor extension with exposed Glulam construction and full height glazing into the courtyard
- Ground floor unit with exposed services and entrance door from courtyard

### CAT A+ Second Floor

- 12 person boardroom and 8 person meeting room with power, data and glazed partitions
- Reception and lounge space with desk, seating area and shelving partitions
- Kitchen/tea point with fridge, dishwasher, zip tap, coffee machine and microwave
- Built in joinery booth seating and loose break out furnishings
- Timber LVT flooring to entrance, high pile carpeted meeting rooms and Bolon finish to office and kitchen

## Reception

- Savvy building app to facilitate QR code readers to open entrance door, with the potential to monitor air quality
- Automated front door
- New glazed entrance from courtyard space
- Desk with brick slips and oak joinery
- Resin floor throughout
- New seating area with feature walls and exposed concrete columns

## 5. WCS

- Patterned vinyl tile flooring and feature oak veneer IPS panelling throughout
- New sanitary ware and sensor controlled taps and fittings
- Integrated hand sanitiser outside of WCs

## 6. EXTERNAL FINISHES

- New feature brick slip detailing to ground floor podium along Roger Street and new extension
- New building signage
- New folding entrance gate into courtyard amenity space
- Courtyard fitted out with plank tiles, Iroko bench seating and planting
- New bespoke branding and way finding

## 7. SHOWER & ADDITIONAL FACILITIES

Shower and changing room facilities to meet BCO design guidelines. Facilities will include:

- Shower and changing entrance directly from the courtyard
- 10 'Z' Lockers
- 2 unisex showers plus 1 wheelchair accessible shower
- Capped services installed to enable a tenant to install additional showers
- Vanity unit/hair dryers stations

## Additional Facilities

- Plant room
- Bin storage enclosure

## 8. LIFT

- New 4 person lift
- Resin floor to match reception flooring

## 9. COMPLIANCE

The building will be fully compliant with:

- Current building regulations
- British standards

## 10. SECURITY

- Fob/card operated video door entry system linked to reception, cycle entrance and office floors
- A CCTV system will be installed to cover the main entrance, cycle entrance, fire exits, cycle store, and roof access

## 11. DATA AND COMMUNICATION

- Backbone connect fibre enabled

## 12. M&E

- Provision of new dedicated heat recovery heating/cooling VRF systems to serve each floor
- Provision of new fresh air and extract ventilation systems with heat recovery
- Provision of new automatic controls and sub-metering to accommodate the new plant and equipment
- Provision of new LED lighting, emergency lighting and lighting control throughout
- Provision of fire alarm system

## 13. EPC

- Production of EPC Certificate upon completion of the works

## 14. EXTERNAL AREAS

- New courtyard and main entrance accessible from Roger Street via new entrance gate
- 22 x secure bicycle spaces and 2 short stay spaces

