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ARTHUR STANLEY HOUSE

March 2023

Technical Pack

TECHNICAL SPECIFICATION

1. Occupational Rates

- Density 1:6m²
- Workspace WCs: 1:10m² (100% unisex) on each floor
- Accessible WCs: one accessible WC per workspace floor
- Comfort cooling: 1:6m²
- Outside air: 1:6m²
- Cold water storage: 1:6m²

2. Facilities

- 72 secure bicycles spaces
- 7 unisex standard showers and 1 accessible shower
- 72 safe storage lockers
- Cycle channel integrated into main stair between GF and B1

3. Lifts

- 1 x passenger / fire-fighting lift
- 1 x passenger / goods lifts
- Lift speed designed to 1.6 m/s to BCO standards
- Both lifts are 19 person capacity

4. Ceiling Heights

Lower Penthouse Atrium	Triple height over 8m
Lower Penthouse One / Two & Ground	Average floor to services height of 2.7m
Floors 1 to 7	Average floor to services height of 2.5m

5. Power

- Allowance for 110A 3ph tap-off per floor
- Lighting – 8w per m²
- Small power – 35w per m²
- Mechanical – 35w per m²
- Low level power provided in the floor through recessed trunking to the perimeter with chevron timber inlay finish
- Conduit drops to columns and cable ducts in new concrete slabs with integrated floor boxes finished with chevron timber inlays

TECHNICAL SPECIFICATION

6. Sustainability

- BREEAM target: 'Excellent'
- Fresh air intake at roof level provides fresh air throughout the building
- Openable windows on all floors for tenant comfort
- Extensive green roof to improve ecology and habitat
- Retention of existing facade and super structure enables embodied carbon to be saved
- High performance glazing to reduce cooling energy
- Intelligent building management systems control and measure energy use
- Low energy light fittings, photoelectric daylight dimming and presence detecting controls reduce electricity use
- Secure long stay cycle bays, lockers and shower rooms provided in basement
- External fully accessible roof terraces provided across most floors
- Photovoltaic panels at roof level

7. Internal Finishes

Reception

- Terrazzo floor finish with bronze detailing
- Feature acoustic timber lining to reception walls
- Bespoke reception desk with fluted carrara marble features
- Bronze steel lift reveals and doors
- Refurbished exposed concrete columns

Main stair core

- Stair finished in exposed pre cast concrete with flush nosings
- Can light pendants
- Solid oak timber handrails with painted steel balustrade rods
- Large format porcelain tiles to half landings

Office floor plates

- Chevron timber floor finish by Ted Todd
- Linear track lighting from Zumtobel
- Exposed high level services
- Existing concrete columns cleaned and sandblasted
- Exposed brickwork made good

TECHNICAL SPECIFICATION

- Acoustic timber lining to feature walls
- Exposed hollow pot soffits to existing building and exposed concrete soffit to new build areas

Lift and lift lobbies

- Can light pendants
- Bespoke signage
- Crittall style glazed screen to office floor areas
- Soffit mounted track lighting
- Chevron timber floor finish
- Anodic bronze steel doors and architraves
- Recessed lift control panel
- Lift floor finish in terrazzo to match GF reception

Washrooms

- Designed to 1:10 m² occupancy
- Anodised bronze metal vanity unit with access panel and integrated waste bin
- Wall mounted wash basin
- Full width mirror
- Can pendant lighting on conduit
- Sink mounted mixer tap (Samuel Heath)

- Ribbed glazed ceramic tiling
- Siberian larch timber wall lining to WC lobbies
- Low flow sanitary fittings to reduce building water usage

8. Heating and Cooling

- Dedicated VRF units provide the heating and cooling to each commercial floor plate. The VRF system shall allow for simultaneous heating and cooling and heat recovery across the floor plate. Each floor shall be served by an independent external condenser unit, to allow for individual floor control and billing/ metering
- A mechanical ventilation system is installed to provide fresh air and extract vitiated air. The office floors are served by 2no Air Handling units (AHUs) located at roof level within a louvered / hit and miss brickwork enclosure. The AHUs provide filtered and tempered air to the office spaces via an exposed ductwork system across the floor plates
- Ventilation Workspace outside air: (base provision) 12 l/s per person minimum based on 1 person per 6m²
- Exposed flat oval galvanised ductwork with lozenge grillage diffusers
- Circular supply diffusers to WC's

TECHNICAL SPECIFICATION

9. Lighting

- Lighting distribution to meet CAT areas to BCO standards (350 - 500 lux)
- Surface mounted track LED lighting to floor plates for maximum tenant flexibility
- Distribution of detection devices

10. Waste and Recycling

- Lighting distribution to meet CAT areas to BCO standards (350 - 500 lux)
- Surface mounted track LED lighting to floor plates for maximum tenant flexibility
- Distribution of detection devices

11. Building App

- Smart Spaces App
- Touch free access control to building and lifts
- Environmental monitoring
- Smart locker and shower access
- Ability for additional tenant specific functionality

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