

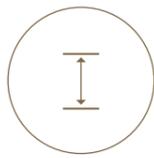
THE  
BAILEY  
EST.LONDON

TECHNICAL SPECIFICATION

# SPECIFICATION



OCCUPANCY DENSITY 1 PERSON PER 8 SQ M



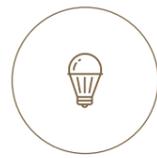
FLOOR-TO-CEILING HEIGHT 2.9M (TYPICAL)



RAISED FLOORS NOTIONALLY 150MM OVERALL



FOUR 17 PERSON PASSENGER LIFTS



LED LIGHTING THROUGHOUT



FOUR PIPE FAN COIL UNIT SYSTEM



124 CYCLE SPACES, 100 LOCKERS AND DEDICATED LIFT



11 SHOWERS



TARGET RATING OF PLATINUM



TARGET RATING OF 'EXCELLENT' THROUGHOUT

## DESIGN OCCUPANCY LEVELS

- Offices designed to a workplace density of 1 person per 8 sq m of Net Internal Area
- Means of escape at 1 person per 6 sq m of Net Internal Area

## WC PROVISION

- WC provision at 1 person per 8 sq m; 100% unisex toilet with 80% utilisation

## FLOOR-TO-CEILING HEIGHT

- Lower Ground to floor 6: 2.9m typical, 2.7m in part
- Floors 7 and 8: 2.8m
- Listed Building: Generally 2.55m
- Reception: 6.4m

## RAISED FLOOR

- Lower Ground to floor 6 inclusive: Notionally 150mm Overall
- Floor 7: Variable zone
- Floor 8: 100mm overall
- Listed Building: 100mm overall

## SUSPENDED CEILING

- Combination of solid plasterboard ceiling, metal rafts and exposed services provide visual interest, maximise ceiling heights and provide flexibility for tenant fit out

## LIGHTING

- LED lighting throughout

## FLOOR LOADINGS

- Live load allowance of 3.0kN/sq m plus 1.0kN/m<sup>2</sup> for demountable partitions to the refurbished office
- Provisional confirmation 1.5-2.0kN/sq m is achievable to the Britannia house office subject to further tests

## STRUCTURAL GRID

- Planning Grid: Set by the geometry of the existing building, generally 7.5m x 7.5m

## TERRACES

- Accessible terraces on floors 5th, 6th, 7th and 8th floor; total area approx. 594 sq m / 6,394 sq ft

## VERTICAL TRANSPORTATION

- Four 17 person passenger lifts operating at 1.6m/s serving Lower Ground to floor 7 of which one is a triple-use passenger, goods and fire fighting lift
- One 6 person evacuation lift exclusively serving floors 7 and 8
- One 15 person cycle lift

## MECHANICAL SERVICES

- Four pipe fan coil unit system to provide Cat A cooling loads as follows:
  - Lighting: 8w/sq m
  - Power: 25w/sq m
- Roof space available for supplementary tenant plant

## ELECTRICAL SERVICES

- Lighting: 12W/sq m
- Small power: 25W/sq m + 10W/sq m = 35W/sq m

## ELECTRICAL RESILIENCE

- 440kVA landlord's life safety generator
- Allowance for tenant's generator at Lower Ground floor
- Two package substations providing 1750kVA electrical service to the building

## FACILITIES

- 100 cycle spaces, 24 Brompton spaces and 100 lockers
- Designated changing rooms with 11 showers (five male, five female and one accessible) and 3 WCs (two unisex and one accessible)
- Dedicated cycle lift and staircase from Green Arbor Court
- Drying room
- Feature stairwell connecting reception and lower ground floor
- 1 blue badge car parking space

## INTERNAL DESIGN TEMPERATURES

- Summer: 22°C +/- 1.5°C
- Winter: 22°C +/- 1.5°C

## FRESH AIR VENTILATION RATES

- 16 litres/second/person based on a design occupancy ratio of 1:10 sq m
- 8 air volume changes per hour in WCs

## SUSTAINABILITY

- Target BREEAM rating of 'Excellent' throughout
- Target WiredScore Rating of Platinum

## ARCHITECTS

- Designed by Orms

DELIVERY Q1 2021

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A DEVELOPMENT BY



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