

72  
WELBECK ST

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A CLEVER ALTERNATIVE

LONDON W1

# SPECIFICATION

## 1.0 DESIGN CRITERIA

### 1.1

#### Internal Design Conditions

Summer: 24°C ± 2°C no specific control of RH other than resultant through cooling coils.  
Winter: 20°C ± 2°C, no RH control

### 1.2

#### External Design Conditions

Summer: 28°C db 20°C wb for estimation of gains  
Winter: -3°C, @ 100 % saturation

### 1.3

#### Occupancy Density

Office accommodation: 1 person per 10m<sup>2</sup>

### 1.4

#### Minimum Fresh Air Requirements

Office accommodation: Mechanical ventilation from supply and extract air handling units. Tempered fresh air provided at 12 litres/second/person.

### 1.5

#### Extract Ventilation Requirements

Toilets: 10 air changes per hour

### 1.6

#### Air Infiltration Rate 2.7

Office floors: 1.0 air changes per hour

### 1.7

#### Operation of Building

Office accommodation: 08:00 - 18:00

### 1.8

#### Internal Power and Heat Allowances

Lighting 12 W/m<sup>2</sup>

Small Power 25 W/m<sup>2</sup>

Mechanical Plant as installed

Fabric gain as CIBSE Guide

Solar gain as CIBSE Guide

People 90W sensible, 50W latent

### 1.9

#### Internal Noise Levels

Office areas: NR 38

Toilets/Back of House areas: NR 40

## 2.0 MECHANICAL SERVICES

### 2.1

#### Heating/Cooling

Heating and cooling to the building including the first floor is by 4-pipe fan coils. This system provides heating and cooling to the whole space. The fan coils can be controlled individually by the installation of local controllers. The fan coils are connected to the building management system and can be remotely monitored.

The fan coils have been serviced and refurbished and should give in excess of ten years reliable service.

### 2.2

#### Ventilation

Mechanical ventilation to the office space via a ducted air system.

Toilet extract ventilation comprises a central twin extract fan located within the roof top plant area, with central extract riser serving each of the office floors and basement facilities.

### 2.3

#### Public Health

Provision of a cold water service break tank and booster set within the basement plant room to serve the landlords and office accommodation.

HWS generation from electric water heater located within the toilet block and electric shower.

Soil and waste installation installed to comply with Building Regulations, BS 12056 - 2:2000, etc. Gravity drainage to all services.

# SPECIFICATION

## 3.0 ELECTRICAL SERVICES

### 3.1 Power

The tenant floors are served via a metered 100ATP&N utility company meter. New MCB lighting and power distribution board serves each tenancy.

Small power is distributed throughout by Electrak bus bar. The bus bar is a low noise clean earth system.

### 3.2 Lighting

Office lighting comprises of 600 x 600 modular CIBSE LG 7 compatible direct luminaires in the main office areas. Illumination provides no less than 400 lux average.

Emergency escape lighting and exit signage is provided as required to comply with BS5266 and building control requirements.

### 3.3 Fire Alarm and Detection System

An analogue addressable fire detection and alarm system serves all areas to BS 5839 - 1:2002 + A2:2008 Category L2. The fire detection and alarm system has been installed in an open plan configuration, with sufficient capacity to permit cellularisation of each office space, any modification works will need to be completed/commissioned by the fitout contractor.

### 3.4 Telecoms/Data

Main incoming telecoms terminates within the basement electrical switchroom. Each tenant will provide their own IT systems. Containment routes are provided from the basement intake room, main riser to each tenancy floor.

### 3.5 Door Entry System

Ground floor main reception entrance is provided with an audio access control/door entry system.

Proximity/fob secure access control system provided at main entrance can also be extended by tenants to each of the tenancy entrance doors.

### 3.6 CCTV

CCTV coverage is provided at the external main entrance, rear entrance and internal reception area at ground floor level.

### 3.7 Lift

2 x 8 person (630kg) passenger lifts serving all floors.  
One goods lift serving all floors.

## 4.0 FINISHES

### 4.1 Main Entrance to the Building

The existing reception area and external entrance canopy are to remain unchanged. The external space directly outside the revolving door has been upgraded with improved finishes:

- Walls: black granite
- Soffit: grey to match existing
- Planters: black granite boxes
- Signage: white lettering fitted to the granite
- Lighting: new recessed downlights set in the soffit

### 4.2 Refurbished First Floor Area

The office area has been refurbished to include the following finishes:

- Walls: white painted plaster
- Ceiling: new 600 x 600mm perforated metal ceiling tiles
- Floor: existing metal raised floor system refurbished with the face re-polished
- Doors: the existing ironmongery has been cleaned and retained doors are spray painted
- Lighting: 600 x 600mm recessed fittings

### 4.3 Refurbished First Floor Toilets

The toilets are refurbished with new cubicles and access panels.

- New electronic taps
- Full height cubicle walls
- Doors in high gloss white colour coat
- Vanity splash back and duct access panels in back painted glass (black)
- Vanity counter in white Corian with mirrors above
- All pipework is concealed
- Toilet seats have soft close lids (white)
- All fixtures in the disabled WC are stainless steel
- Refurbished shower

### 4.4 First Floor Courtyard Area

The first floor internal courtyard area has been refurbished with the addition of trees in planters and new paving. The ventilation louvres are concealed behind a new timber trellis screen. The floor of the courtyard is paved with stone tiles with pebbles to the perimeter.