

## THE SPACE | TECHNICAL SPECIFICATION

### Occupational Floors

Office density:  
1 person per 10 sqm

WC provision:  
1 person per 10 sqm

Lift 01  
Otis MRL, 13 Person, 1000kg

Lift 02  
Otis MRL, 13 Person, 1000kg

Lift 03  
Otis MRL, 13 Person, 1025kg

The building is served by water cooled variable refrigerant volume (VRF) systems, centralised air handling units (AHUs) providing tempered fresh air, and electric heating for back of house areas.

### Floor to Ceiling Heights

Office Uppers (Level 1 – 4)  
from top of RAF – c.2.6mm

Reception – c.2.6mm

### Raised Floors

New raised floors throughout.

– void depth of 100mm  
(minimum).

– overall build-up (less finishes)  
126mm.

### Air Conditioning

#### Ventilation

Filtered, tempered fresh air is delivered and returned at high level providing 14L/s/person at 1 person per 10m<sup>2</sup>.

#### Heating and Cooling

Water Cooled VRF floor mounted fan oil units, one unit per BCO Zone.

Cooling: 24°C DB

Heating: 20°C DB

Set-point: 22°C DB

Equipment Allowance: 25 W/m<sup>2</sup>

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

Occupants: 80 W (sensible) /  
60 W (latent) per person at 1/10

### Lifts

There are 3 No. lifts in total, consisting of one central core with 3 no. passenger lifts.

Passenger lift 3 is a dual-purpose goods & passenger lift with dual entrance at ground level to facilitate access directly toward the service area.

### Structure

Floor structure comprises reinforced concrete ribbed slabs with clay hollowpot. 200mm thk at Ground floor, 300mm thk for upper levels with screed topping.

Central, small diameter fixings for suspended tenant services and fittings can be made into the RC ribs.

Reinforced concrete perimeter columns at 3m centres, with internal RC columns at 6m centres.

### External Finishes

The external façade comprises a mix of render, aluminium panels, bespoke external floor tiling and feature fluted glazing elements.

The ground level podium consists of curtain walling, with aluminium clad columns. Aluminium cladding also forms the entrance canopy and undercroft creating a grand entrance to the office and Friars Yard.

Feature fluted glass forms the fascia of the ground level podium and also the glazed panels within the entrance canopy.

Feature artwork to northern gable wall.

### Levels 1 – 7

Newly rendered with recessed elements giving the façade a sense of depth and dynamism. Large windows punctuate the façade flooding the office with natural light.

### Level 8

Consists of a set back floorplan fully clad in aluminium panels with generous roof terrace areas formed around the extent of the perimeter.

### Roof level

A accessible roof terrace is bound by frameless, glazed balustrades providing expansive views over the city. New, black steel pergolas provide year-round use of the space.

### WC Provision

Unisex and Accessible WCs are provided on every floor.

High-quality, durable materials will ensure a long lasting design that can withstand increased maintenance regimes and protect against accidental damage and scratching.

### Accessibility

Accessible WC on every floor.

No access to roof terrace.

### Internal Areas

The reception is accessed via a covered entrance canopy & undercroft fronting Blackfriars Road. It consists of a large, open reception space including seating areas and main lift lobby and a feature stair to all upper levels. Access via a fully glazed revolving door and surrounded by curtain wall glazing the space receives ample natural light and views out to Friars Yard and to Blackfriars Road.

Finished in a neutral palette of natural stone, textured concrete effect wall finishes and timber panelling, the reception provides a statement space to welcome employees and guests.

Each lift lobby and stair core is formed in a complimentary material palette to the reception, tying together the circulation spaces throughout.

### Cycling Facilities

The bike store, fitness space and changing rooms (including showers, vanities and drying room) are contained within the lower ground floor. Accessed via the service entrance from Pocock Street, a dedicated ramp allows bicycles to be easily manoeuvred from lower ground to street level.

The quantity of cycle spaces is 111 comprised of 100 semi-vertical racks and 11 sheffield stands for varied bicycle types.

11 showers (5 male, 5 female, 1 fully accessible), wet & dry vanity stations and changing benches are provided.

112 lockers are provided within separate locker rooms split between male, female and accessible.

### Lighting

LED lighting throughout office areas 350-500 lux with DALI dimmable control drivers.

Presence detection and time clock controlled throughout the office floor.

### ESG

BREEAM Excellent Targeted

EPC Rating B

Active Net Zero Carbon pathway

CCREM interim 2030 target of 145kWh/m<sup>2</sup>.year (27.5% reduction on existing usage)

CCREM 2050 target of 70kWh/m<sup>2</sup>.year (65% reduction on existing usage)

Retained structure reducing embodied carbon

Increased biodiversity

8,120 sq ft of outdoor amenity space