

## Technical Specification

### OCCUPANCY (NIA)

#### Means of escape

1 person per 6 sqm.

#### Internal climate

1 person per 8 sqm (cooling and fresh air).

#### Lift provision

1 person per 8 sqm (@80% occupancy).

#### Sanitary provision

1 person per 8 sqm, based on BCO guidance for Unisex WCs, with accessible WCs provided on each floor (@80% occupancy).

### STRUCTURAL GRID

#### Typical column grid

6.4m x 6.5m / 6.4m x 6.7m

### PLANNING MODULE

Floorplates & ceilings are designed to enable maximum flexibility for tenant fit-out.

### FLOOR LOADINGS

#### Office Floors

2.5 + 1.0 kN/sqm (assumed imposed loads)

#### Toilet areas

3 kN/sqm

#### Plant rooms

7.5 kN/sqm

#### Basement

5.0 kN/sqm

#### Basement plant areas

7.5 kN/sqm

#### Roof plant deck

4 kN/sqm

### FLOOR HEIGHTS

#### Office floor to ceiling

Up to 3,000mm

#### Office floor to soffit

Up to 4,100mm

#### Raised floor

100mm typically for all floors (slab/ screed level to top of floor finishes).

### EXTERNAL FINISHES

#### Façade

- Original ornate Art Deco feature brickwork and fluted bronze spandrel panels.
- New bronze PPC high performance double glazed aluminium framed windows with opening vents.
- Ground Floor facade (chamber Street) - dark grey PPC curtain walling with extensive glazing and transparency.
- Bronze metal building signage with integrated lighting.

#### Gable Façades

- Existing light tone rendered masonry.
- New white PPC high performance double glazed aluminium framed windows with opening vents.

#### Roof

- New warm roof covering with areas of sedum/extensive green roof covering outside of plant enclosures.
- Dark grey acoustic plant enclosure screening with elephant grillage access walkways.

#### Terrace

- New warm roof covering with raised composite decking terrace, with additional astro turf activity area.
- Covered canopy terrace zone with adjustable timber slatted screening, feature slatted timber wall cladding and integrated roof bar/servey.

#### Principal Entrances

- New fully-glazed doors within polyester powder coated curtain walling.

### INTERNAL FINISHES

#### Office Floors

- Floorplate: Designed to Cat A.
- Walls: Emulsion painted, plastered and dry lined walls
- Columns: Emulsion painted plastered columns.
- Floor: 600mm x 600mm fixed access flooring (Cat A).
- Ceilings: Existing exposed soffits painted dark grey.

### RECEPTION

#### Walls

- Feature natural clay finish to entry lobby. Combination of white painted plasterboard, feature white stained timber wall panelling and translucent glass plank partitions to reception areas.

#### Lifts

- Glazed ceramic tile to lift core walls with brass PPC finish to lift doors/ feature reveals and overpanels.

#### Ceilings

- Raised painted plasterboard soffit over desk/cafe/feature stair with track task lighting to desk and feature cascade pendant to stair.
- Light grey acoustic felt batten soffits to reception perimeter areas with feature pendant lighting and recessed strip lighting detail.

#### Floors

- Polished concrete surface with integrated brass strip detailing to main space, with oak engineered flooring to social/ set down spaces
- Terrazzo tiling to central desk and feature stair areas.

### SHOWERS & CHANGING

#### Lower Ground

- Unisex shower/changing facilities with 15 showers at Lower Ground and a fully accessible wet room shower at Ground Floor.
- Shower cubicles with benches, communal vanity stations and secure lockers to support 163 cycle spaces.

### PASSENGER LIFTS

- 4 no. Passenger Lifts, 2 located in each core, serving all tenanted floors.
- Lift to transport cycles from street level to LG cycle store
- External DDA lift at Prescot St entrance.

### BICYCLE PARKING

- 163 no. spaces to be provided within secure Lower Ground floor parking areas.
- These serve a selection of bike types from foldable lockers, double stacked and sheffiled stands.
- There will be electrical hookups for electric bikes or ambulant vehicles.
- Bicycle maintenance area.

### ACCREDITATIONS

- BREEAM 'Excellent'
- Wiredscore 'Platinum'
- EPC 'B'