



VINTNERS PLACE
LONDON

It's all in the detail

LEVELS 5 & 6

DIMENSIONS

- 1.5m planning grid



Finished Floor – Suspended Ceiling height 2.80m



Raised floor zone – Kingspan raised access floor (600x600 panels) with nominal 120mm clearance

- Structural Grid – 9m

OCCUPANCY DENSITY

- Levels 5 & 6 – 1 person per 8 sq m (with 20 % absenteeism)

WASHROOMS

- Newly refurbished with full height cubicles, stone floor finishes and stone vanity units



Designed on a ratio of 60:60 male : female and disabled WC

- Capped off services for additional facilities

ROOF TERRACE

- Level 6 Offices provide direct access onto a large private south facing terrace with panoramic views across the River Thames
- New planters, seating with a Landscape Architect designed planting regime



CYCLE, SHOWER AND LOCKER FACILITIES



Shared cycle, shower and changing facilities in the on-site gym

- Dedicated facilities provided for Levels 5 & 6 at basement level with access from street level with the following:



– Secure internal cycle racks for 38 full size bikes with 4 lockers for folding bikes

– 68 lockers on cycle facilities



– Male facilities – 10 showers and 34 lockers

– Female facilities – 7 showers and 36 lockers

– 1 Disabled shower

– 2 Drying lockers

ENERGY EFFICIENCY

- New offices designed to achieve a certified BREEAM Non-Domestic Refurbishment and Fit-out 2014 rating of Very-Good



A new energy efficient LED lighting system is designed for the offices and associated cores on Level 5 & 6 and terrace area

- An intelligent lighting control system is also provided based on a DALI control system with local presence detection and daylight saving sensors

- Average 500 lux lighting levels to offices



Sub-metering for energy monitoring

VENTILATION & AIR CONDITIONING



Heating and cooling is achieved via new ceiling void mounted four pipe fan coil units with new heating and cooling pipework and new fresh air supply and extract ventilation ductwork

- The system provides 12 litres per person based upon an occupational density of 1 person per 8 sqm



The office areas have been designed to Average Operative Conditions of 22°C +/-2°C in Summer and Winter

- Air from the FCUs shall be supplied via perimeter slot diffusers and perforated faced outlet diffusers installed to match the ceiling tiles
- Return air is via the air handling style light fittings. The WC cores are subject to a minimum of eight air changes per hour

