

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

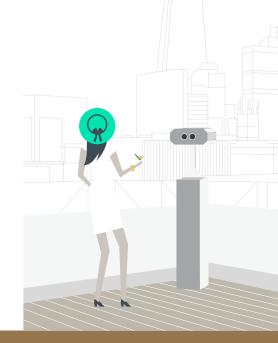
VENTILATION & AIR CONDITIONING

- 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



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