



CITY^o
NORTH

London N4

SPECIFICATION

Structure Generally

- Walls to demise, landlord and welfare facilities – concrete or blockwork
- Fair faced in-situ concrete slab soffit and columns etc
- Structural slab finish sufficient to accept raised floor
- Self-finished curtain walling (Note portal / details at reception entrances and at louvre band etc, additional requirements detailed below)

Internal Areas Generally

- Walls
- RC and blockwork walls, including perimeter walls, dry-lined, taped and jointed, white satin emulsion paint finish
- Sub-divisions to be studwork / dry lining, satin emulsion paint finish except where otherwise specified below
- Floors
- Raised Access floor throughout all areas (150mm make-up)
- Raised access floor at ground floor above insulation and protective screed, as required
- Ceilings
- Painted fair finished concrete slab where not otherwise noted below
- Joinery
- Painted doors and over-panels, to appropriate fire rating, good quality ironmongery with copper finish
- Painted MDF linings, architraves, skirtings etc

General Office Areas

- Walls
- Drylined, taped and skimmed, satin emulsion paint finish
- Columns – smooth polished, fair faced concrete wherever un-clad to cover services
- Polished and textured faux-concrete plaster finish to dry-lined column cladding
- Ceilings
- Exposed concrete soffit, matt paint finish (assume 60% of area, pending final design)
- Suspended ceiling, metal mesh tiles, in all central areas to screen suspended services etc
- Localised areas of timber slat ceilings – see specs below
- Floors
- Heavy duty contract carpet / tiles throughout all office areas – light grey and dark grey

Ground Floor Reception Areas – Units 2 and 6

- Walls
- Polished and textured specialist plaster (faux-concrete) wall finish
- Smoked mirrored glass wall cladding
- Satin copper faced timber framework / wall cladding and feature ceiling
- Ceiling
- Suspended plasterboard ceiling, coloured emulsion paint finish
- Birch plywood finish baffled timber slat suspended ceiling
- Floor
- Light and dark grey ceramic tiles
- Mat wells with entrance barrier matting
- Fittings etc
- Entry portal – incorporated within / on shopfront, incorporating entryphone / security and post box etc., dark grey / zinc finish
- PPC aluminium faced planters – dark grey / zinc finish;
- Unit 2 – horizontal along entrance hall and integrated with bench seating at foot of stairs
- Unit 6 – integrated with bench seating

Signage - tenant directory

- Bench seating – integrated with planters – tanned leatherette seating pads
- Reception desk by tenant (unless Unit 2 sub-divided)

NOTE – reception area to Unit 6A (Wells Terrace entrance) is not to be fitted out to reception area specification unless the subject of specific later instruction

Staircases – Units 2 and 6 Entrances

- Walls
- Polished and textured specialist plaster (faux-concrete) wall finish
- Staircase partial enclosure / cladding - metal chain curtain – copper mesh finish
- Concrete structural staircase – Stairmaster
- Stair treads, riser and soffit – satin polished concrete finish (Note – consider practicality of achieving this with stair system – examine alternative finishes)
- Balustrade
- PPC steel vertical flat bar balustrade with timber (birch) square handrail
- Timber (birch) square handrail to wall and to metal chain curtain

First Floor Reception Areas

- Walls
- Polished and textured specialist plaster (faux-concrete) wall finish
- Half-hour fire resisting steel and glass dividing screens and doors to form stair lobby (Crittall style) Ceiling
- Birch plywood finish baffled timber slat suspended ceiling
- Floor
- Satin polished concrete finish / tile to match staircase tread finish.

Washrooms

- Walls
- White ceramic wall tiles – mix of satin and gloss finish - full height in general areas and above dado / vanity height in cubicles
- Dark grey matt laminate panels within cubicles below dado height and to cistern housing etc, including access
- Grey painted washroom entrance door and over-panel, elongated vision panel and vertical copper finish pull handles
- Lacquered birch ply cubicle fronts and full height doors
- Full-height mirror wall, with slimline recessed wall wash light above
- Ceilings
- Suspended plasterboard ceiling, paint finish
- Floor
- Grey timber effect ceramic floor tiles and slim-line tile skirting
- Fittings
- Wall hung WC with soft close seat and sensomatic dual flushplate
- Shelf-mounted wash hand basin with satin black monobloc basin mounted tap
- Satin black aluminium hand towel dispenser and bin
- Satin black toilet roll holder
- Wall-mounted circular mirror in copper frame (800 dia) in each cubicle

Tea Points

- Walls
- Dark-painted flank walls, incorporating chalk board
- Ceilings
- Dark painted suspended plasterboard ceiling to recess, incorporating recesses for lighting strips Birch plywood finish baffled timber slat suspended ceiling (projecting area)
- Floor
- Durable woven vinyl tile

- Fittings
- Kitchen units – birch lacquered doors and birch plywood cabinets, concrete effect counter-top, opal white splashback. Inset sink and mixer tap.

Heating, Cooling and Ventilation

- Metered supply to separate HIU for each office zone (6A and 6B, 2A, 2B and 2C, 14)
Heating and cooling to all office areas from ceiling mounted FCUs, BMS zone and local controls
- Supplementary heating if required to reception areas and to welfare facilities - air curtain at ground floor entrance doors
- Fresh air supply and extract as required to all office areas
- Supply and extract as required to welfare facilities

Electrical Services – Power

- Metered supply to each office zone (6A and 6B, 2A 2B and 2C), Landlord's supply to Unit 2
- Small power distribution to floor boxes throughout office areas – allowance 2 double s.s.outlets / 10m² left within raised floor for final tenant location

Electrical Services – Lighting

- Suspended LED track fittings, incorporating linear lights and spots, throughout office areas where no suspended ceiling
- Suspended lighting with up-lighting and functional down-lighting below mesh ceiling within office areas
- Suspended directional spotlights within timber baffled ceilings, allowance for additional connections for tenant installed pendant fittings
- Feature lighting in entrance areas – suspended pendant fittings from recessed track, general lighting with recessed down lights and specialist recessed wall wash down lights to feature walls, integrated within timber raft ceiling and to copper curtains
- Recessed downlights to washroom cubicles and lobby / circulation area. Recessed strip downlight / wallwash over mirror

Electrical Services – IT and Protection

- Smoke detection and alarms, BGCPs, linked to main panel in concierge Telephone and fibre optic intake – distribution by tenant
- Security / entry system at each office entrance (integrate with entrance portal)

Lifts

- Office 2 – 13 person lift (1600 x 1550 car), 1 m/sec, central opening auto doors
- Office 6 (Station entrance) – 10 person (1350 x 1400 car), reduced-pit/headroom lift, 1m/sec, central opening auto doors
- Unit 14 – (check specification)
- Office 6 (Wells Terrace) – adjacent opening lift – specification / capacity to be determined. Note that this lift will only be installed if decision taken to split Unit 6

Principal un-addressed Design Issues

- Several key design issues remain to be addressed, some of which might affect overall specification, e.g.; Suspended ceiling heights – Note these are much lower than implied by Portland illustrations – will affect both overall feel and integration of suspended fittings etc
- Treatment of / at louvre band – Consider transom and louvre details internally – integration of services /ducts – additional glazing in lieu of louvres - details, intake / extract, plenums, servicing at external wall zones, potential for modification / addit daylight
- Mechanical services principles – ventilation, heating and cooling - plant location / sizes etc
- Supply / exhaust from facade to central areas (incl potential pre-heat or insulation etc)
- Railway elevation – windows / downstand etc

