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# LOMBARD

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LONDON

# SPECIFICATION

## 1.0 Key design criteria/information

### Occupancy levels

Means of escape	1 person per 7 sq m
Internal environment	1 person per 10 sq m
Lifts	1 person per 10 sq m with 15% diversity (i.e. 1 person per 12 sq m)

### WC provision

1 person per 10 sq m,  
60:60 male/female split

### Clear floor to ceiling heights

Lower Ground floor	3,000 mm
Ground floor	3,235 mm
First to fourth floors	2,790 mm
Fifth to eighth floors	2,700 mm
Toilets and lobbies	2,400 mm

### Raised floor

Nominal 150 mm zone (including floor deck and notional carpet depth) in office floor areas.

### Planning grid

The building is designed to be space planned on a 1.5 m grid.

## 2.0 Structure

Basement levels are formed from a new reinforced concrete raft and new retaining walls, inboard of existing construction. The superstructure is constructed with a reinforced concrete core and a steel frame with reinforced concrete slabs on metal decking.

The building is designed for the following imposed loads:

General office	3.5kN/m <sup>2</sup> + 1.0 kN/m <sup>2</sup> for partitions
Plant areas	7.5kN/m <sup>2</sup>
Lobby	4.0kN/m <sup>2</sup>

## 3.0 External

### 3.1 Walls

#### Lombard Street and Birchin Lane: Ground to fifth floor

Retained and re-instated masonry elements; stonework to ground floor and features, red brickwork to upper levels. All windows are new, powder coated aluminium, thermally-broken, double-glazed units with safety glass.

#### Cladding to Change Alley:

#### First to eighth floors and Lombard Street sixth to eighth floors

Unitised cladding system, on a 1.5 m module, consisting of full-height double-glazed units with neoprene gaskets and structural silicone joints supported on aluminium carrier frame, with powder coated aluminium fins, cornices, etc and internal transoms/mullions.

#### Lombard Street & Birchin Lane: Sixth to eighth floors

External solar shading is provided by powder coated louvred brise soleil.

### 3.2 Roofs and terraces

Flat roof terrace areas are finished with paving and have pebble margins.

Roof areas are inverted roof construction comprising screed, high performance membrane, insulation, spacers, paving and pebble margins.

### 3.3 Windows & doors

All curtain walling and punch windows to new façades are powder coated aluminium-framed with double-glazed units.

The main office entrance includes power-assisted, fully glazed revolving door and 'pass doors' set within a double-height glazed screen.

The ground floor doors within Change Alley are powder coated solid metal doors with glazed doors to the Retail Unit.

### 3.4 External lighting

The Lombard Street façade is provided with decorative feature lighting.

## 4.0 Internal finishes and fittings

### 4.1 Office areas

#### Ceilings

Powder-coated, accessible metal suspended ceiling tile system with perforated tiles and painted plasterboard margins.

#### Walls

Painted, dry-lining system to perimeter and core walls with white-painted MDF skirtings.

#### Floors

Accessible 600 x 600 mm medium-grade raised floor system.

### 4.2 Entrance, reception and lift lobby

#### Ceilings

Suspended painted plasterboard ceiling with concealed wall wash and feature lighting.

#### Walls

Feature curved-timber wall. Other walls are a combination of stone, re-constructed stone or tiled.

#### Doors

Solid core hardwood-veneered doors within matching flush frames to the main stair core. Fire-rated fully glazed doors and screens between office and lift lobbies.

#### Floors

Natural stone.

#### Fittings

Bespoke curved-timber reception desk and seating furniture.

### 4.3 Lifts

Four 17-person passenger lifts with stone floor to match reception, glass/mirror side walls and stainless steel control panel, doors and fittings. Feature decorative lighting.

### 4.4 Toilet accommodation

#### Ceilings

Painted plasterboard suspended ceiling with recessed lighting.

#### Walls

Porcelain tiling, full-height timber-veneered cubicle doors and lacquered back panels.

#### Doors

Solid core hardwood-veneered entrance doors within matching flush frames.

## Floors

Porcelain tiling.

## Fittings

Satin-finished stainless steel fittings and ironmongery. White vitreous china WC suites and wash basins.

## 5.0 Building services

### 5.1 Air conditioning

The offices are heated and cooled by a centralised air conditioning system. The system is zoned on a half-floor tenancy basis, served by ceiling void mounted fan coil units connected to central chiller and boiler plant.

The system provides 12 litres/person fresh air based on 1 person per 10 m<sup>2</sup> and conditions the office space to 24°C in the summer and 20°C in the winter. The building services are designed to a noise limit of NR35 in the office areas.

### 5.2 Electrical services

#### Office small power

The office accommodation is provided with tenants' lighting and power distribution boards (three phase neutral) located within the electrical riser cupboards to each floor with a meter and Building Energy Management Systems monitoring. The office areas are designed to 25 W/m<sup>2</sup> small power installation.

#### Lighting

The system is designed to allow tenants to comply with the specific requirements of the lighting guide LG7 - office lighting and BS:5266 emergency lighting.

#### Office lighting

Lighting systems comprise individually recess-mounted high frequency fluorescent luminaires designed to 375 lux average at relevant working plane height in open plan office.

#### Metering

An integrated Ofgem approved energy metering system is provided, which is based on sub-metered billing of individual tenants by the landlord.

### 5.3 Standby generation

The landlord's generator is sized at 1,000 kVA to cater for 100% of the normal anticipated building load.

Space for a further tenant generator, sized at up to 400 kVA and to be supplied by the tenant, is provided at roof level.

### 5.4 Lifts

A group of four 17-person passenger lifts is provided with a contract speed of 1.6 m/s, providing a 'good' service as defined by CIBSE.

A separate combined goods lift with a load capacity of 1,050 kg is provided within a protected lobby.

One of the passenger lifts provides access for fire fighting.

### 5.5 Communications and security

#### Security

A proximity card system is installed to provide access control to the Landlord's common parts.

#### Entry system

A visual/audio entry phone system is installed to provide communication between the main entrance door and the reception desk.

#### CCTV

Coverage is provided to cover key points of the perimeter of the building and entrance areas.

#### Comms

Ducts are provided in the basement level comms intake rooms through which the tenants' providers may route their services.

### 5.6 Fire protection systems

#### Sprinkler systems

Sprinklers are installed in the building suitable for life safety purposes and will provide protection to meet the hazard classifications for ordinary hazard Groups OHI and OHII.

#### Smoke detection and alarm systems

The fire alarm system provided throughout the building is to L1 system category.

## 6.0 Tenant fit out - Base build design provision

### Building Module

The office accommodation is capable of letting on a single or multi-tenanted basis with potential for sub-division into two tenancies per office floor.

#### Cooling

Specific spare capacity of 25% is provided on the chillers to assist in accommodating tenants' enhanced cooling requirements, based on a 50:50 split of the floorplates throughout the building.

### Ventilation

Specific spare capacity of 25% is provided to assist in accommodating the future provision of meeting rooms as part of tenant fit-out, based on a 50:50 split of the office floorplates throughout the building.

#### Power

Electrical network capacity and floor distribution boards are provided to accommodate the tenants' general power. Electrical network capacity, rising bus bars capacity and spare tap off plugs are provided in positions on the tenants' riser to accommodate tenants' specialist equipment loads.

#### Service riser provisions

Riser space is provided for tenant-installed voice and data infrastructure and for tenants' refrigerant pipe work (for spot cooling).

#### Plant space

Plant space is allocated at roof level for tenants' SER cooling condensers, tenants' standby generator up to 400 kVA and for tenants' satellite dishes (all to be provided by the tenant) and subject to necessary planning consents.

All tenant plant must be located within the confines of the louvred plant screen and must not exceed the screen height.

#### Tea point

Connections are provided on the east and west sides of the core for future tenants' tea points on each floor.

## 7.0 Building operation

### BMS

A BMS controls systems is installed to provide automatic control of the HVAC systems.

### Cyclist facilities

A secure cycle store for 78 cycles and separate facilities providing 78 lockers, a drying room, 5 showers, 2 WCs and a DDA-compliant shower room are located at lower ground level, accessed via the goods lift from Change Alley.

## 8.0 Sustainability design

The Building is designed to achieve a 'Very Good' BREEAM (2008) assessment rating.

The building has achieved a 'C' EPC rating.

NOTE: All specification information is subject to the relevant building contract tolerances.