

70  
BROADWICK  
STREET

# For the detail oriented you

Building  
specification

a development by

Shaftesbury **CARNABY**

# For the responsible you

Eco warriors and earth lovers, acting is caring and 70 Broadwick Street takes sustainability seriously. It's embedded in the design, in the day-to-day management and in measurable targets.



Targeting **BREEAM "Excellent"**.



**Photovoltaic (PV) panels** on 6th and 7th floor roof level.



Near **net zero carbon** heat pump heating.



On site **waste management** and **recycling** centre.



Improved site **biodiversity** with multiple planters, **two living walls** and **green roofs**.



Enhanced fabric performance to **reduce heat loss** and **improve thermal comfort**.



# 1. Architectural Finishes

## 1.1 External Envelope

### 1.1.1 Existing Walls / Cladding Systems

Mixture of new and existing treated brickwork with areas of coloured metal cladding.

### 1.1.2 Glazing

New aluminium framed double-glazed windows.

## 1.2 Internal Finishes

### 1.2.1 Office unit

General Office Areas – The scheme is provided as open plan accommodation

- **Raised floors:** Accessible pressurised metal panel raised floor system to BSA MOB PS/2 medium grade requirements on to existing or new concrete finished sub-floor providing air supply and return. Refer to MEP section for more information. The general raised floor height (SSL to FFL) of approximately 365mm with the clear floor void depth of approximately 300mm. All existing levels to be checked on site. Air supply and return provided by metal finish supply and return grilles set within floor.
- **Internal walls / columns:** Existing and new internal walls to be dry lined with skim coated plaster with white emulsion paint finish.

- **Internal columns:** Existing and new internal columns to be either finished with translucent tint coating or dry lined with skim coated plaster with white emulsion paint finish.
- **Skirtings:** None
- **Ceilings:** The ceilings are a mixture of exposed concrete and painted plasterboard with exposed and decorated services, exposed painted conduit and trunking, exposed lighting, fire detection. In some locations steel structure is exposed and painted with a decorative fire protective coating. Exposed concrete soffits and down stand beams are finished with translucent tint coating with localised areas of suspended plasterboard ceilings. Lighting is provided by suspended luminaries and surface mounted down lights.
- **New doors:** Solid core doors, stained veneer finish. Clear fire rated vision panels to doors in circulation areas.
- **New door frames & architraves:** Finish to match doors with shadow gaps. Intumescent strips with integral smoke seals.
- **Ironmongery:** Coloured metal finish. Suited locks / cylinders to be provided.
- **Tea station provision:** Capped-off services (hot and cold water and waste) in two locations per floor. Refer M&E drawings.
- **Cleaners sockets, light switches etc:** MK Logic Plus type (or similar, to be confirmed), satin stainless steel finish.

- **Signage:** Statutory signage to office areas and fire doors. Staircase landing numerals to lift lobby areas.

Toilet lobby

- **Floor:** Terazzo floor tiles
- **Skirtings:** None
- **Walls:** White eggshell painted finish generally. Feature veneered wall panel with doors Recessed linear lighting.
- **Doors / frames:** Generally as offices
- **Ironmongery:** Coloured metal finish Toilets
- **Floor:** Terazzo floor tiles
- **Skirtings:** None
- **Walls:** White eggshell painted finish generally with porcelain wall tiles. Concealed cistern enclosure, behind WC with integral shelf.
- **Ceilings:** Plasterboard MF ceilings, white eggshell paint finish. Demountable metal ceiling access panels in toilet cubicles
- **Doors / frames:** Solid core doors, stained veneer finish. Clear fire rated vision panels to doors in circulation areas as necessary.
- **Ironmongery:** Coloured metal finish
- **Sanitaryware:** White wall-mounted porcelain WCs, matching seat and concealed cistern with dual flush button.
- **Vanity** Porcelain wall hung basins. Walls behind basins to be tiled with wall mounted mirror.
- **Taps** Coloured metal finish.
- **Fittings** Coloured metal finish, toilet roll holders, soap dispenser, coat hooks and door stops.

- **Sanitary towel disposal:** Not provided – by tenant if required.
- **Disabled:** General design is of similar specification to other toilets. Coloured metal finish recessed towel dispenser and bin. Panic alarm with metal push plate to reset button. Flush mirrors.

### 1.2.2 Office unit

General Office Areas – The scheme is provided as open plan accommodation  
Lift L4 will serve the Ground Floor, 1st Floor, 4th Floor and 6th Floor. This will be a Landlord lift which the Tenant will have access to.

Lift L3 will serve the ground floor and 4th floor only and will be demised to the Tenant.

#### Details of lift is as follows:

Electric traction machine room less 12 person (900kg) passenger lift operating at 1.6 m/s.

#### The lift car finishes will be:

- **Floor:** Large format tile
- **Skirtings:** Coloured metal
- **Walls:** Coloured metal with fluted glass panel, mirror to rear
- **Doors / frames:** Coloured metal finish
- **Handrails:** Coloured metal finish
- **Control Panel:** Coloured metal finish
- **Lighting:** Recessed spots

## 2. Services Installation

Design Criteria – provided as Open Plan

### - External Design Conditions:

Winter: -4oC db / saturated  
Summer: 30oC db / 20oC wb

### - Internal Design Conditions:

#### Office Areas

Winter: 21°C db / no RH control  
Summer: 24°C db / no RH control

#### Toilets

Winter: 20°C db / no RH control  
Summer: No maximum temperature control/  
no RH control

#### Shower / changing areas

Winter: 20°C db / no RH control  
Summer: No maximum temperature control/ no RH control

#### Reception

Winter: 20°C db minimum/no RH control  
Summer: 24°C db / no RH control

#### Staircases

Winter: 20°C db minimum/no RH control

### - Internal Noise Design Criteria (due to Mechanical and Electrical Services):

Office areas: NR38  
Reception: NR40  
Toilets: NR45

### - Design Cooling Loads

#### Office Occupancy Level (for cooling load):

1 person per 8m2 net office area  
**Small Power:** 25 W/m2 for office areas terminal units

**Lighting:** 10 W/m2 office areas

**Occupants:** Sensible 90 W per person  
Latent 50 W per person

### - Ventilation Rates

**Office occupancy level (for fresh air provision):** 1 person per 8m2 net office area

**Office fresh air supply rate:** 12 litres/s per person

**Toilet ventilation rate;** 10 air changes per hour extract

### - Controls Tolerance

**Controls tolerance on room temperature:** ± 2oC at point of measurement

### - Lighting Levels

Office areas 400 lux average maintained illuminance at 0.75 m working plane and 0.7 uniformity based upon the following reflectances:

**Ceilings** 70%

**Walls** 50%

**Floors/upward horizontal surfaces** 20%

## 2.1 Heating & Cooling

ET Flexible Space System providing Conditioned Air Modules (CAMs) supplying conditioned air to the office space via the raised floor void and fan tiles, return air from the office space through the floor void via floor mounted vent grilles.

The condition of the air supplied by each CAM is controlled by sensors located within the unit inlet, plus data received from temperature sensors in terminal units, on a zone-by-zone basis. CAM unit heat pump units located within the sixth floor plantroom 6A.

## 2.1 Fresh Air Ventilation Systems

The office floor will be mechanically ventilated by a centralised ventilation system comprising an externally mounted air handling units (AHU) located in the 3rd and 5th floor plantrooms.

The fresh air ventilation is provided to the office floor via ductwork terminated at each CAM unit position.

## 2.3 Office Toilets Ventilation

The office toilets associated with Core 1 and Core 2 serving the office floor will be provided with two separate centralised extract ventilation system consisting inline ducted twin extract fans.

## 2.4 Tenant Plant Space

Space allocation will be provided within the 6th floor plantroom area 6B for tenant future comms room cooling condensers.

## 2.5 Electrical Services

**Electrical Supply:** The incoming electrical supply serving the building and office floor is provided at HV and therefore HV metered by the supply authority. Metering to the office floor will be via MID check meters.

The electrical supplies to the office floor will be provided from the main building switchpanel in the basement.

The load allocation for the 4th floor is Office Level 4: 198 kVA

The office floor will be provided with a notional split tenancy with dedicated electrical supplies.

**Small Power Installation:** The tenant small power installation associated with the office floor does not form part of the Landlord works as they are to be undertaken as part of tenant fit-out works via the dedicated tenant distribution board within each of the tenancy electrical risers.

The office floors will be provided with cleaner's sockets to the perimeter walls.

**Lighting Installation:** General purpose lighting comprising suspended/surface profile LED luminaires and surface mounted luminaires will be provided in the office space. The luminaires will be served by the main lighting control system utilising local occupancy detection control together with automatic daylight dimming control to perimeter luminaires.

**Emergency Lighting:** Emergency lighting will be provided in accordance with the recommendations of BS 5266 and BS EN 1838, using 3-hour duration self-contained battery / inverter units mounted integral or adjacent to the luminaires they serve.

**Fire Alarm System:** A fully addressable fire detection system will be provided to the building complying with the requirements of BS 5839: Part 1 providing category L1 level of protection.

**Telecommunications:** The provision of the fibre-optic infrastructure to the building is based on the following providers, Openreach, Colt and Gnetworks. Connections to these services will be made available to the office tenant.

**Access Control and Video Entry System**

A PC based automatic IP networked access control system will be provided. The primary access control points for ingress and egress will be as follows:

- Main and secondary entrances into the building
- Lifts
- Main core lift lobby

In addition, cable containment only will be provided for future access control system from each staircase lobby into each office tenancy.

The office accommodation will be provided with video door entry systems providing two-way communication between office floor and reception entrance door.

**Disabled Persons WC Alarm:** A disabled WC alarm system will be provided within the disabled WC on the office floor. Remote indication of activation of an alarm will be provided adjacent to the room.

**Satellite and Digital Terrestrial TV**

**Installation:** A communal satellite dish and digital TV aerial system will be located on the roof of the building.

The office floor will be able to connect to the TV/satellite installation via the sitewide infrastructure, with splitters provided within telecom/electrical risers for future connection by the tenants.

**2.6 Domestic Water & Drainage Services**

Mains cold water will be provided to the office floor and toilets from a cold water storage tank in the basement.

The mains water supply will be metered via a TWA meter at basement level with check meters provided to the tenant's water supplies to the office floor and core toilet water supplies. Domestic hot water for the wash hand basins will be generated by point of use electric hot water heaters.

New gravity ventilated sanitary plumbing pipework will be provided connecting sanitary appliances on the office floor.

**17,429 sq ft**

Office space

**B**

EPC rating

**1:8**

Occupancy

**4th floor**

Private roof terrace

**35**

Cycle storage spaces

**12 litres/s**

Fresh air per person

**6th floor**

Roof terrace

**2x12**

Person passenger lifts

**4**

Showers

**500 sq ft**

private entrance

**up to 3m**

Floor to ceiling height

**14**

Demised W/Cs

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