Sutton Yard.

Technical specification.

1.0 Structure

Retained structural reinforced concrete frame with additional areas created by way of steel framework with composite deck infill construction.

2.0 Structural Design Standards

2.1 Floor to Ceiling Heights (approximate)

	Slab to Slab	Access Floor	Floor to Soffit
6th	3100mm	100mm	3000mm
5th	3100mm	100mm	3000mm
4th	2750-2800mm	100mm	2650-2700mm
3th	2750-2800mm	100mm	2650-2700mm
2th	2750-2800mm	100mm	2650-2700mm
1th	2750-2800mm	100mm	2650-2700mm
G	2800mm	–	–

2.2 Imposed Floor Loadings

• Office loading (ground floor) = 3.0 kN/m2 + 1.0 kN/m2 lightweight partitions

• Office loading (above ground) = 2.5 kN/m2 + 1.0 kN/m2 lightweight partitions

Substantial parts of the building have a loading that significantly exceeds the above figures.

3.0 External Finishes

3.1 External Structure

Existing 1960's warehouse building with brick facades

3.2 Windows & Curtain Walling

New high performance double glazed aluminium windows to upper floors.

New high performance curtain wall cladding to the central section, comprising full height glass panels with expressed feature caps and pressings all finished in silver anodised aluminium.

All extensions at 5th and 6th floor levels clad in high performance curtain wall.

3.3 Roof

New roof coverings throughout.

3.4 Courtyard Area at Ground Floor

Resin bound gravel to entrance courtyard, with feature seating and concrete wall cladding housing planters and raised terrace with composite "timber" decking.

4.0 Cores

4.1 Floors

Restored seamless terrazzo flooring.

4.2 Walls

Painted plastered lift lobby walls.

4.3 Ceilings

Painted plasterboard suspended ceilings.

4.4 Lighting

Linear recessed feature slot lighting to ceilings.

4.5 Doors

Solid core timber doors with vision panels, white lacquered doors with stainless steel ironmongery and detailing.

4.6 Lifts

4 new 13 person passenger lifts with 1 accessible platform lift to main reception area from rear service courtyard.

4.7 WC's

Separate male and female toilet cores are located on floors 1 to 3 with a mixture of separate sex and unisex super loos located on floors 4 to 6. Disabled WC accommodation is located at 4th & 5th floors and in the ground floor reception.

5.0 Stair Cores

5.1 Walls

Principal stairs comprise of restored terrazzo finishes to mid height with emulsion painted walls above, secondary stairs emulsion paint on plaster finish only.

5.2 Floors

Principal stairs comprise restored seamless terrazzo flooring, secondary stairs are concrete with a specialist paint finish.

5.3 Ceilings and Soffits

Emulsion paint on concrete soffit.

5.4 Handrail and balustrades

Existing metal balustrades restored with handrails to principal stairs replaced with satin stainless steel.

6.0 Internal Finishes

6.1 Walls
Grit blasted concrete beams and columns.
White painted plastered walls and emulsion paint to new plasterboard partitions.

6.2 Floors
600 x 600mm fully accessible steel encapsulated raised floor.

6.3 Ceilings
Painted plastered ceiling.

6.4 Doors
Solid core timber doors with vision panels, white lacquered doors with stainless steel ironmongery and detailing.
Access control facilities for future Tenant's installation.

7.0 Reception Area

7.1 Walls
Grit blasted concrete columns and beams with a feature wall located behind the reception desk.
Lacquered MDF panels to lift lobbies and core entrances.

7.2 Stairs
Cast in situ concrete stair, porcelain tile finish with cast aluminium nosings.

7.3 Floors
1200 x 1200mm porcelain floor tiles, with recessed entrance mats to entrance doors.

7.4 Ceilings
Emulsion paint on plasterboard to suspended ceiling.
Existing concrete beams exposed and grit blasted.

7.5 Doors
Full height glass sliding doors.

7.6 Heating and cooling
Concealed VRF units located behind feature wall provide all heating and cooling to the reception area.

7.7 Lighting
Linear suspended fittings in a hand polished bronze finish, with discreet supplementary recessed emergency fittings.

7.8 Reception Desk
Seamless free form modular corian reception desk by Isomi.

7.9 Reception Furniture
Modern contemporary furniture by Carl Hansen.

8.0 Washrooms

8.1 Floor
600 x 300 mid/dark grey porcelain floor tiles.

8.2 Ceilings
Emulsion paint over plasterboard suspended ceiling, with recessed down lights.

8.3 Entrance doors
Standard height solid core timber doors, painted with stainless steel ironmongery.

8.4 Cubicles
Full height plasterboard partitions between cubicles with timber door.

8.5 Basins & Fittings
High quality sanitary ware & brassware throughout.
All accessories in satin stainless steel.

9.0 Passenger Lift

9.1 Floor
4 x 13 person lifts, accessed from the entrance reception, with lobbies to each floor. Lifts have option of opening directly onto office floor or lobby.

9.2 Walls
White glass cladding to walls, with full height mirror with handrail and control panels finished in satin stainless steel.

9.3 Floors
600 x 600 porcelain floor tile matching finish in reception area.

9.4 Ceiling
Brushed stainless steel with linear feature lighting.

9.5 Doors
Brushed stainless steel.

10.0 Building Facilities

10.1 Cyclists
Secure cycle parking is provided for 60 cycles in the car park and there is provision for 10 visitor's cycle spaces in the courtyard, there is also a Barclays Cycle Hire docking station located immediately adjacent to the building entrance on Goswell Road.

10.2 Showers
There are 8 showers with separate male and female changing areas along with 31 storage lockers all provided in the basement area beneath the cafe fronting Goswell Road accessed directly from the courtyard.

11.0 Building Maintenance

11.1 Façade maintenance
Windows are all to be cleaned externally with a combination of reach and wash poles and use of cherry picker.

11.2 Internal maintenance
A cleaner's cupboard with hot and cold water is located at each floor level within each of the principal cores.

11.3 Refuse Storage
A designated refuse storage area for general waste and mixed recyclables is provided at street level, accessed from within the building, but serviced externally from Northburgh Street.

12.0 Mechanical Services

All systems designed in accordance with current BCO and CIBSE recommendations.

12.1 Heating, Cooling & Ventilation
Office Areas are heated and cooled by means of heat recovery Variable Refrigeration Flow (VRF) systems. There are up to five systems per floor with central network controls to provide flexible heating and cooling. Heat rejection condensers are located on the rooftop plant areas.
Each Tenant's VRF system (inclusive of internal FCUs and external condenser units) will be supplied electrically from the Tenant's electrical distribution board within the respective demise and metered accordingly.

- External Design Criteria

Winter: - 4°C (100% Saturation) / Summer: 28°C

- Office Internal Design Criteria

Heating Mode: 22 + 2°C (no humidity control)
Cooling Mode: 21 + 2°C (no humidity control)

- Entrance Area Reception

Winter: 1°C (nominal) / Summer: 24°C (nominal)
Note: The temperature in the reception will vary depending on the type and usage pattern of the entrance doors.

- Internal Gains (for cooling system design)

Occupancy: One person per 10m2 (90 Watts sensible and 50 Watts latent per person)
Equipment Load: 25W/m2 / Lighting Load: 9W/m2

12.2 Ventilation
The office accommodation predominantly benefits from natural ventilation particularly to the areas around the perimeter of the original floor plates fronting Dallington Street and Northburgh Street. Supplementary mechanical ventilation is provided to the deeper lying accommodation on the 1st, 2nd, 3rd & 4th floors by way of a common air handling unit located at roof level, with supply ductwork routed through risers from which high level horizontal distribution ductwork then serves the respective areas.

- Supplementary Ventilation for 1st – 4th Floors

Occupancy: 1 person per 10m2
Ventilation Rate: 10 litres per second per person (+ 20%)

13.0 Electrical Services

All systems designed in accordance with current BCO and CIBSE recommendations.

13.1 General Power
Small power outlets throughout the Landlord areas of the building. Distribution Boards have been sized in accordance with the latest British Council for Offices (2014) recommendations to enable Tenants to add sub-floor power to suit their occupational needs.

- Tenant Electrical Load Allowances

Small Power: 25W/m2 / Lighting: 6W/m2

13.2 Supplementary Power Supply
There is potential for a 200 Amp 3 phase supplementary power supply

14.0 Lighting

Suspended direct/indirect luminaires by Fagerhult comprising continuous 2.4m aluminium extrusions equipped with LED light sources for up and down-lighting. Each luminaire has two integral dedicated drivers allowing separate dimming of the direct and indirect lighting components. Each demise is equipped with an independent DALI lighting control system, designed to facilitate future modifications. Luminaires will be switched via PIR presence detectors with ambient daylight detection on/off switching capabilities.

14.1 Emergency Lighting
Emergency lighting is provided by the principal direct/indirect suspended luminaries to provide a maintained emergency lighting solution with local battery inverter packs to each emergency luminaire.

15.0 Security

CCTV system to monitor and record various key common part areas throughout the building.

16.0 Access Control

Landlord's Access Control system covering areas within the common parts including the lifts, along with the infrastructure for Tenant's installation in accordance with their occupational requirements.

17.0 Communications

BT fibre and copper connectivity to risers in the Northburgh and Dallington Street cores, along with 3 additional ducts in place for connection to alternative providers

18.0 Disability Discrimination Act

The building has been modified to ensure adherence with all the principles of the Disability Discrimination Act.