

3 ST JAMES'S SQUARE

LONDON

SPECIFICATION

1. STRUCTURE

Concrete encased steel frame.

Load capacities

Office floor loads: 2.5 kN/sq m + 1 kN/sq m for partitions

Gallery floor loads: 4 kN/sq m

2. EXTERNAL ENVELOPE

Windows

West elevation: Wood sash windows with anodised secondary double glazing.

East elevation: Anodised aluminium double glazed windows with a bronzed finish to the external frame and white painted finish to the internal frame.

Walls

The façade is clad in Portland stone to first floor with brickwork above. The east elevation is tiled brickwork.

3. INTERNAL AREAS

Office areas

Floor: Kingspan RMG 600x600mm raised access metal floor.

Total nominal depth: 100mm.

Clear void: 70mm.

Ceiling: Plasterboard ceiling with 600x600mm metal suspended access panels.

Walls: Emulsion paint finish and painted MDF skirtings.

Doors: Main lobby doors to each floor have solid core leaves with white gloss finish. Service doors are painted to match wall finishes.

Gallery areas

Completed to shell specification with capped off services and an opening for the internal stairs.

Lift lobby

Floor: Domus Floortech 1.0 floor tiles in a natural finish with tiled skirting.

Ceiling: Painted plasterboard feature ceiling with concealed LED and recessed linear slot lighting.

Walls: Combination of white back-painted glass and clear glass wall cladding with birch bark timber visible behind, Domus Floortech 1.0 in bamboo effect and soft finishes.

WCs

Unisex self-contained WCs.

Ratio: 60% male / 40% female.

Accessible WC: minimum of one per floor.

Sanitaryware: Corian counter top with semi recessed wash hand basin. Wall mounted WC pan with concealed cistern.

Floor: Domus Floortech 1.0 floor tiles in a natural finish with tiled skirting.

Walls: A combination of white gloss lacquer and birch bark wall panelling.

Doors: Gloss white RAL9016 doors and solid frames.

Lighting: Linear LED inset lighting.

Showers

2 x female and 2 x male showers located on the ground floor.

Additional showers are provided in the accessible WC on every floor.

4. MECHANICAL SERVICES

Air conditioning

System: VRV fan coil units connected via a three pipe refrigerant to VRV condensers situated on the roof. VRV condensers are located in plant enclosures at the West and East sides of the roof. In the West section there is one set of condensers and matched fan coil units per floor which are installed on floors 1 to 8 to provide comfort cooling and heating to the tenant areas.

Power supply: Supplied from individual floor tenant sub-metered power distribution boards. The power consumption for these units is in addition to the tenant fit out small power allowance.

Fresh Air and extraction: Provided by landlord's central plant.

5. DESIGN CRITERIA

Fire escapes	1 per 10 sq m
Lifts	1 per 12 sq m
WCs	1 per 12 sq m
A/C and services:	1 per 10 sq m

6. EXTERNAL CONDITIONS

Winter outdoor design -3°C saturated

Summer outdoor design 29°C db / 20°C wb

7. INTERNAL DESIGN CRITERIA

Area	Summer	Winter
WCs	22°C+/-2°C	22°C+/-2°C
Staircases	Not controlled	20°C minimum
Offices	22°C+/-1.5°C	21°C+/-1.5°C

Occupancy gains (per person)

90 W/person sensible

50 W/person latent

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Lighting gains

Office and general: 15 W/sq m lighting

Small power gains

Office and general: 25 W/sq m

Filtration

Office areas: minimum standard EU5/EU7

Fresh air ventilation rates

Office areas: 14 L/S per person based on occupancy of 1/10m²

Noise criteria (under normal operating conditions)

General office areas: NR 37 – CAT A

Open plan arrangement

WCs / staircases	NR 40
Entrance area and lift lobbies	NR 40

Building management system

Landlord's services and on floor office fan coil units are controlled via local digital controllers and timers located within the motor control centre, with a general fault alarm transmission to the BMS office.

Equipment room cooling

Space is available on the roof within both the West and East plant enclosures for tenants to install data room condensing units. Dedicated tenant risers are incorporated to allow DX pipe work to distribute from the roof mounted condensing units to tenant's floors. Note: there is a reserved area for the ground and lower ground floor tenant comfort cooling and heating VRV condensers.

8. PUBLIC HEALTH INSTALLATION

Hot and cold water services

Cold water: There is an unmetered cold water supply and a metered drinking water supply with water booster pumps to each demise.

Hot water: Flow and return pipework is via the risers adjacent to the WC cores.

Sanitary plumbing

All sanitary plumbing systems are taken to basement level for discharge into the underground drainage system.

Tea point provision

Waste and water connections for tea stations are installed within each tenant demise.

9. ELECTRICAL SERVICES

Electrical supply

The building is served by a 450 kVA UKPN supply:

East tenant riser:	250 kVA
West tenant riser:	200 kVA

Both electrical distribution panels are located within the basement. Busbars run up the risers with sub-metered lighting and power distribution boards at each floor level. Each power distribution board has an allowance 25 W/m² for small power for 75% of floor and 40 W/m² for small power for 25% of floor area.

Lighting

Luminaries incorporate LED technology throughout the building which satisfies the latest CIBSE engineering criteria for open plan offices (LG7: Offices 2004). The lighting system is DALI compatible.

Lighting levels

Offices

450 Lux (maintained illuminance level in open plan). Uniformity ratio of 0.8 over designated task area.

Cores, WCs, corridors and stairs

150 Lux

Lighting control

The lighting control is fully accessible, automated and digitally controlled. Area controllers are provided to the West and East sections of all floors, with the ability for tenants to incorporate additional interfaces (e.g. PIRs) to provide local control.

Fire protection

Designed to fulfil the requirements for single stage evacuation of occupants designed and installed in accordance with:

- BS5445 and BS5839 Part 1 and Part 2
- The system is designed to provide automatic fire alarm protection to a L2 standard, as defined in BS5839 Part 1
- BS5588 Part 4, Part 5 and Part 7

The building is equipped to protect the office floors and enable individual tenants to expand the detection and sounder loops to provide additional protection and audibility within their demise should the need arise.

Telecommunications

A 300 Pair DP with capacity for 600 lines is installed within the data room and rises throughout the building in two vertical tenant electrical riser ducts serving the West and East suites.

Security

- 24 hour on-site security
- Closed circuit television
- Security swipe card entry doors

Lifts

- 3 x 1,000 kg / 13 person passenger lifts
- Operating speed: 1.6m/s
- Waiting time (15% absenteeism): 26 secs
- Size: 900mm wide centre-opening doors 2,100mm high
- Equal access compliant to EN81-70

EPC
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