

# PLANS AND SPECIFICATION

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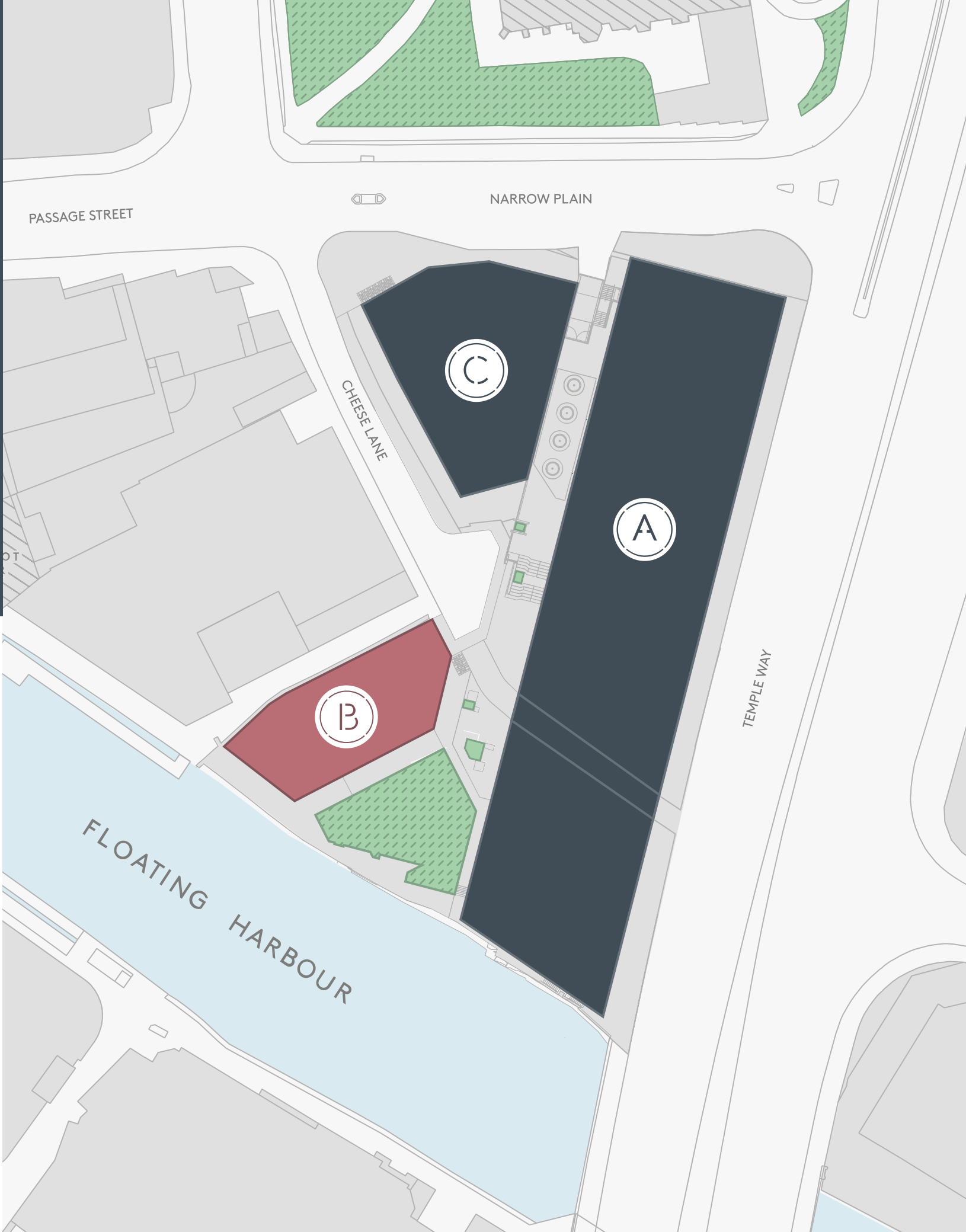


BUILDING B: TYPICAL UPPER FLOOR

**BUILDING B:  
PROPOSED  
FLOOR AREAS**

|              | SQ FT  | SQ M  |
|--------------|--------|-------|
| 6TH FLOOR    | 2,710  | 252   |
| 5TH FLOOR    | 4,539  | 422   |
| 4TH FLOOR    | 4,539  | 422   |
| 3RD FLOOR    | 4,539  | 422   |
| 2ND FLOOR    | 4,539  | 422   |
| 1ST FLOOR    | 4,539  | 422   |
| GROUND FLOOR | 1,699  | 152   |
| RECEPTION    | 1,055  | 98    |
| TOTAL        | 28,159 | 2,618 |

APPROXIMATE NET INTERNAL AREAS



# RECEPTION

1,055 SQ FT / 98 SQ M



# GROUND FLOOR

1,699 SQ FT / 158 SQ M



# FIRST - FIFTH FLOOR

4,539 SQ FT / 422 SQ M

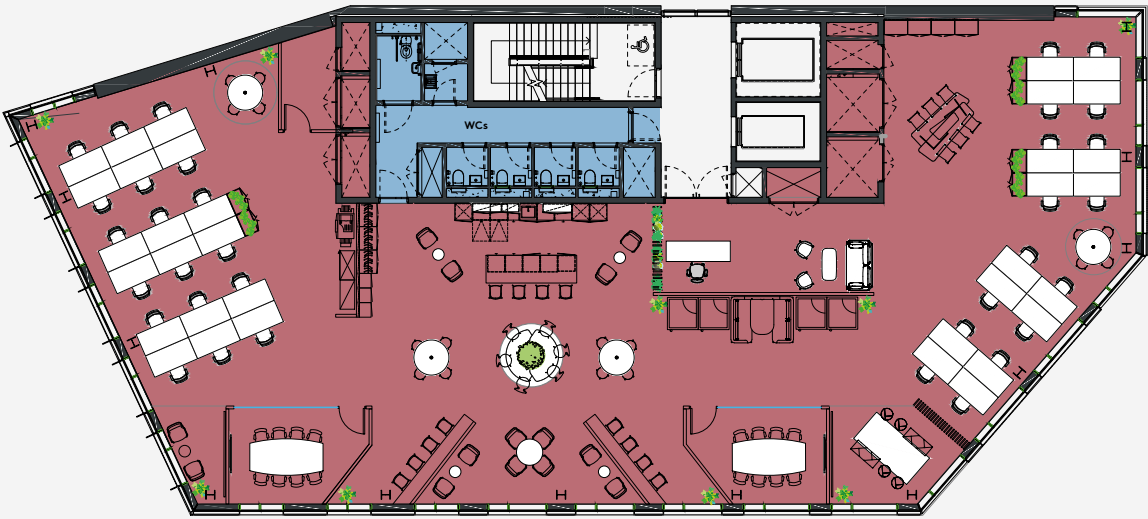


# SIXTH FLOOR

2,710 SQ FT / 252 SQ M



# SPACEPLAN 1



OCCUPATIONAL DENSITY OF 1 PERSON PER 8 SQ M

# SPACEPLAN 2



OCCUPANCY @ 1:8 SQ M  
OTHER OPTIONS AVAILABLE ON REQUEST

# SUMMARY SPECIFICATION



FLEXIBLE GROUND FLOOR SPACE



36 CYCLE SPACES, 36 LOCKERS, ELECTRIC BIKE CHARGING POINT AND A BIKE MAINTENANCE AREA



COMMITMENT TO REDUCE ENERGY, WATER AND PAPER CONSUMPTION AND ASSOCIATED CO2 EMISSIONS



BREEAM RATING FOR OVERALL PERFORMANCE OF A NEW CONSTRUCTION: EXCELLENT



4 SELF CONTAINED SHOWERS, ONE OF WHICH HAS DISABLED ACCESS



SMART SPACES ASSEMBLY APP USING THE LATEST IOT TECHNOLOGY



TELCOM - ULTRAFAST BROADBAND ALREADY CONNECTED



TARGET EPC A

## RECEPTION

- The main entrance is located at the end of Cheese Lane with automated double doors.
- Highly flexible ground floor space and reception, containing a bespoke reception desk and occupier signage.
- A separate rear entrance will be provided adjacent to the bike store and also connects to the end of Cheese Lane.

## OFFICE FLOORS AND CEILINGS

- The design intent has been to maximise the sense of space on the floor plates by omitting as much solid ceiling as possible and exposing the structural soffit.
- Typical floors - 3.25m floor to soffit, 2.8m floor to ceiling if installed, 2.7m to underside of main service distribution route.
- 150mm (nominal) raised access floor
- Opening Windows

## OCCUPANCY

- Occupational density of 1 person per 8 sq m
- Means of escape 1 person per 6 sq m

## LIFTS

- 2 passenger lifts, one with 21 person capacity (1,600kgs) which will also act as a goods lift and one 13 person which will also act as a firefighting lift.

## MECHANICAL SERVICES: OFFICE PERFORMANCE

- Cooling will be provided by VRF air conditioning using soffit mounted fan coil units zoned in accordance with BCO guides.
- Fresh air rates exceed current regulations, heat recovery equipment prevents cross contamination risk. Fresh air will be provided by a centralised air handling unit with thermal recovery located on the roof.
- Sprinklers on every floor

## SMART TECHNOLOGY

- Telcom ultrafast broadband already connected
- Smart Spaces Assembly App

## ELECTRICAL SERVICES

- LED Lighting: Offices 400 lux (target) at desk level
- Digital lighting control system

## WCs & SHOWERS

- WC provision is located in the core and provided as superloos with an accessible WC at every level.
- Secure cycle store has direct access to the rear entrance into the changing and locker facility located on the ground floor.
- 4 self contained showers, one of which has disabled access.

## CYCLE FACILITIES

- Cycle store has a dedicated entrance accessed from Cheese Lane with access control automated doors.
- A dedicated shower, changing and locker facility for cyclists.
- 36 cycle spaces, plus 42 visitor spaces on the estate together with a Brompton Hire Locker on Temple Way.

## PERFORMANCE

- Sustainable management - The building is to provide a continual commitment to reduce energy, water and paper consumption and associated CO<sub>2</sub> emissions by merit of its design.
- BREEAM rating - Excellent
- EPC - Targeting A
- Well "Enabled"

## LANDSCAPING OUTSIDE SPACE

- Extensive waterside public realm and new high quality estate landscaping.
- Public art by renowned artist Alex Chinneck.
- The public park will benefit from a mix of traditional paving, concrete and cobblestones together with lush greenery to define the character of the open space.