



SMART'S PLACE

LONDON WC2

GENERAL DESIGN

Cladding

High performance cladding panels comprised of brick slips cut from facing bricks, mechanically fixed to glass-reinforced concrete backing slabs and backing walls with feature glass-reinforced concrete vertical pilasters on Smart's Place and High Holborn elevations. Full height double glazed units on Levels 01 to 07 with frames to be finished white. All surface to cladding, including internal surfaces to rain-screen cladding, to be Class O or Class B-s3, d2 surface spread of flame. All materials to be classed as 'limited combustibility', i.e. class A2-s3, d2 or better.

Key dimensions

Clear height from finished floor to structural soffits:

minimum 2.85m, maximum 2.98m

Clear height from finished floor to underside of lighting:

minimum 2.5m

Raised access floor overall height

160mm on levels 01 - 05

100mm on levels 06 - 07

Floor loadings

Retail Areas - 5.0kN/m² Live Loadings

Office – 2.5kN/m² Live Loadings + 1.0kN/m² partition

Office Circulation – 3.25 kN/m² Live Loadings

Means of escape

1 person per 5m²

Sanitary accommodation

- Unisex WC's
- 1 person per 5.5 m² when aggregated across the whole building
- BS 6465-1 when calculated on an aggregate basis
- One unisex disabled WC provided on ground and upper floors with a disabled WC alarm system in accordance with Approved Document Part M of the Building Regulations and BS 8300

CYCLE STORE & CHANGING PROVISION

Bicycle parking

- 58 secure bicycle spaces provided at basement level and ground floor
- High specification shower and changing facilities provided adjacent to bicycle store
- 6 showers – 3 male, 3 female
- 52 lockers provided

VERTICAL TRANSPORTATION

Lift design density

Occupancy at 1 person per 8m² NIA

Lift performance:

Meets BCO requirements

Full Destination Control

Main lobby lifts

Serving ground and 7 upper floors

1 x 650kg, 8 person

1 x 800kg, 10 person

Fire fighting lifts

The 8-person passenger lift is a combined passenger fire fighting lift.

INTERNAL FINISHES

- Entrance hall and reception
- High quality polished concrete floor
- Perforated black metal wall panels
- High quality concrete wall finish
- Feature lighting above reception desk
- Plasterboard ceiling with recessed lighting
- Bespoke reception desk in a metal finish with copper detailing

Lifts

High quality large format ceramic tiles
Black powder coated metal and back-painted glass panels.



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Offices level 01 - 07

Category A specification comprising:

- Exposed concrete columns, sand-blast finishes on levels 01 – 04
- Exposed steel columns, black painted
- White emulsion painted internal walls
- Metal-clad raised access flooring, nominal o/a height 100mm - 160mm
- White plaster soffits to structural slab levels 01 - 04
- White painted metal soffit to levels 05 - 07
- Exposed high level mechanical and electrical services.
- Suspended linear luminaires, black matt finish
- Blind box at perimeter to accommodate blinds for user-controlled comfort

WC

- High quality porcelain sanitary ware, black and white finish
- High quality large format ceramic floor tiles
- Grey back painted glass wall panels with black trim
- White laminate wall panels
- Feature circular mirrors with black leather trims

ELECTRICAL SERVICES

Electrical Design Criteria (offices)

Lighting	10W per sq m
Small power allowance	25W per sq m
Mechanical / Central Plant	5W per sq m
Lifts	10W per sq m
Future expansion	10W per sq m
Connected Total	52W per sq m

Power Distribution to Tenanted Offices

Tenant's power derived via split-metered lighting and power distribution board to each floor, fed via MID metered tap-offs from a central core riser.

Backup power

A 220kVA life safety standby generator for supplies to essential landlord services.

Security

Electrically-operated access control system with proximity readers to all street entrances, lifts, common-part entrances to tenanted areas and cycle store.

Video entry at the main building entrance, with facility for the installation of outstations within each tenancy to facilitate out-of-hours access.

The landlord IP-based CCTV system provides surveillance of the entrances to the building from the public-realm, communal areas including reception and cycle storage facilities.

Illumination levels (offices)

Entrance Lobby and Reception

200 lux – Elevated to 500 lux over reception desk for visual display units Time clock and manual control.

Corridors and Circulation Areas

100 lux - Automatic control based on occupancy and natural light levels.

Stairwells

150 lux – On stair treads. Automatic control based on occupancy.

Office (CAT A)

500 lux - Automatic control based on occupancy and natural light levels.

WCs

200 lux – Elevated lighting levels over vanity units. Automatic control-based occupancy.

FIRE DETECTION

Fire Detection and Alarm System (FDAS) serving the entire building, category of protection L1. With fire alarm sounders, standalone and integrated to automatic fire detection.

Deaf Alerter Pager System to provide alarm indication to occupants with impaired hearing and Visual Alarm Devices (VADs) in WCs, plant rooms and external areas.

Combined smoke and heat multi-sensors shall be used in areas with high risk of false alarms, including plant rooms and shower areas.

The main Fire Alarm Control Panel (FACP) located within the fire fighting shaft entrance at ground floor, to meet the requirements of BS 9999.



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Disabled refuges

Disabled refuges are provided within the stair at all levels except the ground floor where level access is provided. A disabled refuge call system, in accordance with the requirements of BS 5839-9, has been provided.

FIRE SUPPRESSANT SYSTEM

Mist fire extinguishment system, to the entire building with the connection out to the retail units. Linked fire detection and alarm system on the retail units.

MECHANICAL SERVICES

Ventilation rates

Office Outside Air:

12 litres / second / person + 10% for meeting rooms

Toilets:

10 air change / hour extract

Plant Rooms (general):

3 air change supply and extract, 10 air change in smoke

External design

Summer 30°C dry bulb, 21°C wet bulb

Winter -4°C saturated

Internal design

Offices

Summer 4°C ± 2°C dry bulb during occupied hours

Winter 20°C ± 2°C dry bulb during occupied hours

No humidity control

Office air conditioning loads

Lighting: 10W per sq m

Occupancy: 1 per 8 sq m

Heat gain from occupancy: Sensible: 90W/person

Latent: 50W/person

Air Conditioning

VRF system with simultaneous heating and cooling and heat recovery. Exposed Indoor units connected to a duct mounted grille system

Ventilation

On-floor air handling units with thermal wheel heat recovery to provide fresh air to the office spaces.

Fresh air taken from roof level. Exhaust through the facade locally.

BMS

The building management system allows for intelligent connection between the landlord and tenant services to allow for independent tenant control.

PUBLIC HEATH SERVICES

Cold water

Domestic water stored in a dual compartment storage tank located in the basement water storage tank room. Packaged water booster set provides water supply to WC areas in the office cores.

Hot water

3 No. unvented gas fired hot water storage calorifiers located in the basement supply domestic hot water to the toilet and shower areas.

Soil and waste installation

Vertical stacks in the core, with connections to sumps in the basement.

SUSTAINABILITY

BREEAM target 'Excellent'

Effective BMS system with energy monitoring, energy efficient transportation systems, water consumption, monitoring and leak detection.

High levels of air tightness.

IT & TELECOMS

Wired Score target 'Gold'.

Dedicated tenant telecoms intake room with capability for diverse network connectivity.

Incoming fibre carrier circuit pre-installed for tenant use.

SUPPLEMENTARY TENANT PLANT

An area on the roof has been allocated for tenant plant for the office and retail units.