

# Specification

ONE BABMAES

ST JAMES'S, LONDON SW1

## MECHANICAL & ELECTRICAL DESIGN CRITERIA

### Occupancy Design Criteria Building Services

- + 1 person per 8 m2 (net)

### Office Accommodation Service Design Criteria

#### External temperature:

- + Winter -5°C, 100% SAT
- + Summer 32°C db/21°C wb

#### Internal temperature:

- + Winter Offices 22°C db +/- 2°C
- + Summer Offices 23°C db +/- 2°C
- + Controls tolerance +/- 2°C

### Ventilation Systems

- + Office (fresh air) 12 litres/sec per person
- + Toilets 10 air changes per hour (extract) make up from adjacent spaces
- + Tea point ventilation

### Lift

- + 1 x 8 person, Kone PW08/10-19, 630kg passenger lift serving all floors. Paxton 10 security controlling direct access onto 1st to 4th floors via phone app or fob

### Noise Levels

- + Noise Levels (@ 1,500 mm above FFL):
- + Offices NR38
- + Lift lobby NR38
- + Toilets NR38
- + Plant rooms NR45

### Security

- + Paxton 10 door access control system covering the main entrance door and doors to each office
- + CCTV system for part internal and external surveillance based on a digital camera system backup to a landlord server
- + Intruder alarm system comprising door contacts and PIR detectors to protect the perimeter of the building

## FIBRE CONNECTIVITY & TELECOMS

- + A G Network fibre line has been installed to each office (a 150/150mbps upload/download)
- + A cable has been left coiled in the riser in each office. Thereafter tenants need to liaise with G Network to activate
- + BT distribution point provided in the basement electrical riser with cable routes for future telecoms lines, copper or fibre

## WC, SHOWER, CYCLE AND LOCKER FACILITIES

- + Aggregate compliance with BCO provisions:

### 1 Babmaes Street

- + 2 x WC's to each upper floor, 3 x WC'S to LGF and 1 x ambulant wet room (with WC)

### Walls and Floors

- + A combination of green veneered gloss and white ceramic wall tiles, laminated MDF wall panelling and Strata terrazzo green wall and floor tiles

### Doors

- + Green solid core doors with polished brass Turnstyle handles, generally with leather inserts

### Ceilings

- + Painted plasterboard

### Sanitaryware

- + Kast concrete ivory washbasins with Vola, matt black mixer taps

### 2 Babmaes Street LGF

(Facilities shared with 1 Babmaes Street and accessed from the LGF of 1 Babmaes Street/via the front elevation of 2 Babmaes Street)

- + 1 x WC, 2 x showers and 1 x accessible wet room with WC
- + 15 x cycle spaces
- + 1 x electric cycle charging stand for 2 x bikes
- + 1 x cycle repair station
- + 32 x lockers

## STRUCTURAL DESIGN CRITERIA

### Floor Loadings

- + Office areas: 2.5 kN/m2 plus 1.0 kN/m2 partition allowance

## MECHANICAL INSTALLATION

### Heating, Cooling and Ventilation

- + The office areas are served for heating and comfort cooling purposes by a central variable refrigerant flow (VRF) system with internal ceiling mounted fan coil units connected by refrigerant pipework to external condenser units
- + Office fan coil units are located on a modular basis within the ceiling voids to suit an open plan office layout. Linear air diffusers are located along the perimeter external walls of the office space and diffusers to match the ceiling tiles internally

## ELECTRICAL INSTALLATION

### Small Power Allowances

- + Small power (general office) 15 W/m2 provided by factory finished 3-compartment metal skirting trunking
- + Mechanical Cat A Power 5 W/m2
- + Lighting allowance is based on 8 W/m2
- + Tea point allowance is based on 8 W/m2

### Lightning Protection

- + An assessment has been undertaken and this is not required

### Emergency Lighting

- + The emergency lighting installation comprises either self-contained units within the normal light fittings or standalone flush LED fittings, designed to operate for a minimum period of 3 hours upon loss of supply

### Lighting

- + Lighting to the offices comprises recessed flat panel LED luminaires and LED downlights. A dimmable lightbox is provided to the rear of the ground and first floors
- + Open plan offices are provided with Dali based programmable lighting control incorporating PIR and daylight sensors

### Illumination Levels

- + Office: 300-500 lux, target average 400 lux on working plane. Paper based uniformity of >0.6 on task and >0.4 on surrounding area
- + Reception: 350 lux
- + Stairs: 150 lux
- + WC's: 200 lux
- + Lift lobbies: 200 lux

### Fire Alarm

- + A comprehensive intelligent analogue addressable fire alarm system is installed throughout the office building with break glass units positioned adjacent to all primary escape routes
- + Smoke detectors and sounders are provided throughout the office building as necessary, including all plant rooms

## OFFICE ACCOMMODATION

### Planning Grid

- + The office accommodation layout provides opportunity for cellular, mixed or open plan office layouts

### Clear Floor to Ceiling Height

- + 2.5m to first, second and third floors, 2.4m to fourth floor, and ground floor which has a target height of 3.0m (reduced ceiling heights to proposed kitchenette areas on third and fourth floors)

## INTERNAL FINISHES: OFFICES

### Walls

- + Plasterboard linings with Rymex Champagne cladding to lift doors and casings

### Ceilings

- + A combination of fully accessible perforated SAS plank ceilings with white painted plasterboard margins

### Floors

- + The floor slabs to the offices (excluding the first floor) have been prepared ready to receive the tenant's preferred finish

### Internal Doors

- + Double glazed steel doors with reeded glass to office entrances and CAT A+ meeting rooms
- + High-quality door handles wrapped in green leather

## INTERNAL FINISHES: RECEPTION

- + Statement arched ceiling with champagne brass gilding
- + Bespoke fluted reception desk with marble top and cut brass wall panelling behind
- + Strata terrazzo floor tiles
- + Champagne brushed brass signage from Signbox

## ROOF TERRACE

- + Communal roof terrace, dressed with minimalist Palissade electro-galvanized powder coated steel furniture, composite decking (FSC certified timber) and planting
- + Water supply, small power and WiFi

## SUSTAINABILITY CREDENTIALS

- + EPC
- + Passive design measures with improved façade performances (new walls, roof etc in places)
- + High performance new glazing in key targeted areas with low U-values, low G-values and high light transmittance
- + The retained period windows to the Babmaes Street elevation have new, aluminium framed secondary glazing installed to the interior side to improve their thermal and acoustic performance. All new windows are made using a thermally broken, double glazed system. Secondary glazing has been installed to the front elevation windows on first and second floors
- + High efficiency heat reclaim on the ventilation system to extract valuable heat from the exhaust air to preheat the fresh air entering the building

- + VRF heat pump heating and cooling system (air source heat pump technology harnessing the energy from the environment to heat the office spaces in a sustainable manner)
- + Low energy LED lighting systems with intelligent lighting controls
- + The majority of the WC taps utilise infra-red technology for hands free operation
- + Use of brass, an antimicrobial finish
- + All electric building so aligning with the UK Government Strategic Road Map to net zero carbon economy by 2050

## ACCESS AND EGRESS

- + Main access is through the ground floor entrance
- + Deliveries and servicing to the building is via the same entrance
- + Cycle facility aided by cycle track and accessed via the front elevation of 2 Babmaes Street
- + The principal fire escape route for all building occupants is through the main entrance doors onto Babmaes Street, via the main staircase. On the lower ground, there is a second route though the open area to the front and up the steel staircase to street level. On the fourth floor and the fifth floor roof terrace, a secondary route of escape is provided via the links to the external fire escape staircase to the rear of the adjoining building at 112 Jermyn Street. Those escaping from 1 Babmaes Street rise up to the top floor of 112 Jermyn Street and enter the office floor at this level via a door operated by a break-glass unit and escape down the main staircase to Babmaes Street

## PROVISION FOR TENANTS' FITTING OUT

- + Empty 3-compartment metal skirting trunking has been installed for tenants to locate their small power and data in
- + Capped off pipes have been provided from the riser to the ceiling void above the anticipated kitchenette position at the rear of each office for the tenant to connect onto and drop to serve the appliances in their kitchenette, and valved stool pieces in the main water riser pipes so tenants can make final connection easily at the riser pipes, whilst avoiding any legionella risk in the meantime. With regard to drainage, tenants will need to install a local drainage pumping unit in their kitchenette and run a pipe from there to the riser to connect into the stack
- + A G Network fibre line has been installed to each office (a 150/150mbps upload/download). A cable has been left coiled in the riser in each office. Thereafter tenants need to liaise with G Network to activate
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