

General Building Specification

20 BALDERTON STREET
MAYFAIR WI

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- 05.1 Introduction
- 05.2 Building regulations
- 05.3 Planning grid
- 05.4 Structural grid
- 05.5 Key dimensions
- 05.6 Sanitary provision

06 Structure

- 06.1 Building frame
- 06.2 Live load capacities

07 External Finishes

- 07.1 External cladding
- 07.2 New canopy
- 07.3 Windows
- 07.4 Roof finishes

08 Internal Finishes

Office areas

- 08.1 Floors
- 08.2 Ceiling
- 08.3 Walls
- 08.4 Doors
- 08.5 Ironmongery

Toilets

- 08.6 Walls
- 08.7 Ceiling
- 08.8 Floors

Staircase and landings

- 08.9 Walls
- 08.10 Ceiling
- 08.11 Staircase

Lift car finishes

- 08.12 Walls
- 08.13 Floor
- 08.14 Ceiling and lighting

Reception area

- 08.15 Entrance
- 08.16 Walls
- 08.17 Ceiling
- 08.18 Floor

09 Mechanical Services

- 09.1 Air-conditioning
- 09.2 Occupancy rate
- 09.3 Design conditions
- 09.4 Smoke extract
- 09.5 Internal heat gains
- 09.6 Internal noise
- 09.7 Heating system

10.0 Electrical Services

Electrical distribution

- 10.1 High voltage installation
- 10.2 Low voltage mains switchgear
- 10.3 Distribution boards
- 10.4 Sub-metering

Lighting

- 10.5 Lighting levels
- 10.6 Tenants' areas
- 10.7 Emergency lighting

11.0 Lift Installations

12.0 Security / Services

- 12.1 Fire alarms
- 12.2 Lighting protection
- 12.3 Telecommunications
- 12.3 Security installations
- 12.4 Window cleaning

05

General Building Specification

05.1 Introduction

Viewpoint is located in Westminster within the Mayfair conservation area. Oxford Street borders the site to the north, with Balderton Street to the west, Lumley Street to the east and two Peabody Trust residential blocks to the south. The existing building provides retail accommodation on the ground floor and basement and office accommodation from Ground to 8th floors. The building dates from the 1930s and has concrete pad/steel grillage foundations, structural steel frame and cast in situ reinforced concrete floors and roof slab. The external cladding to the building is Portland stone to the Oxford Street elevation and returns with brickwork to the other elevations. The external envelope is to be cleaned, the entrance elevation is to be re-clad in new Portland limestone.

05.2 Building Regulations

All materials and workmanship are specified to comply where appropriate with applicable building regulations and current British or Internationally recognised Standard Specifications and Codes of Practice.

05.3 Planning Grid

The ceiling module is 600 x 600 mm set independently of the imperial structural grid.

05.4 Structural Grid

The property retains its original imperial structural grid.

05.5 Key Dimensions

Slab to Slab height	
Ground to 1st Floor	3.82 m
1st to 8th Floors	3.27 m
Typical floor to ceiling height	2.40 m
Raised floor void	60 mm

05.6 Sanitary Provision

The W.C. provision is based upon 1 person per 10 m² of usable area and a 60% male, 60% female occupation. Typically there is provision for 3 No male and 3 No female 'superloos' per floor incorporating washbasins and toilets. One superloo per floor is for disabled use and incorporates shower facilities.

06 Structure

06.1 Building Frame

The existing frame is structural steel with cast in situ reinforced concrete floors. The roof slab is of hollow pot construction and concrete topping. The basement structure comprises a ground bearing slab on concrete pad/steel grillage foundations. Core walls around the staircases and lift shaft are in blockwork. Internal walls for the toilets and risers are of plasterboard construction.

06.2 Live Load capacities

Office floors:	2.5 kN/m ² (plus 1 kN/m ² for lightweight partitions)
Lower ground floor:	4.5 kN/m ²

07 External Finishes

07.1 External Cladding

Oxford Street and part return elevations have Portland stone cladding. The other elevations are clad in red brown brickwork. The ground floor entrance on Balderton Street will have the external wall cladding replaced with new Portland stone.

07.2 New Canopy

Illuminated glass canopy over the main office entrance approach with stainless steel brackets and oval front rail.

07.3 Windows

Polyester powder coated finished (white) steel sections with sealed 'Low 'E' glass double glazed units.

07.4 Roof Finishes

The existing roof construction is asphalt finish laid over insulation to falls. A new high performance roofing membrane will be laid over the main roofs.

08 Internal Finishes

Office Areas

08.1 Floor

A fully accessible raised office floor comprising 500 x 500 mm metal panels to provide an overall clearance height of 60 mm complete with fire rated cavity barriers as necessary.

08.2 Ceiling

A 600 x 600mm modular grid suspended ceiling to office areas consisting of perforated metal tiles fixed to an aluminium suspended concealed grid, with painted plasterboard margins co-ordinated with light fittings, fan coil units and diffusers, incorporating fire rated cavity barriers as necessary.

08.3 Walls

Emulsion paint to plasterboarded core walls facing into office areas, and GRG column casings. Skirtings and window sills are painted white.

08.4 Doors

Office doors are solid core timber doors with a spray painted finish. Doors off the lift lobbies are fire rated steel framed glazed doors with powder coated finish. Doors in toilet cores are weathered sycamore veneered finish.

08.5 Ironmongery

In satin stainless steel and bronze effect finish, with full height back-to-back stainless steel pull handles to main doors and other matching door furniture.

Toilets

08.6 Walls

Clad in polished ceramic tiles, laminate panels and mirror.

08.7 Ceiling

Metal ceiling planks with recessed lighting, providing suitable access for maintenance.

08.8 Floors

Ceramic floor tiles.

Staircase and Landings

08.9 Walls

Zolatone spray paint finish.

08.10 Ceiling

Suspended plasterboard with paint finish.

08.11 Staircase

The main staircase from Ground to 1st floor landing will have new stone flooring. From 1st floor upwards, the staircase and landings are carpeted. Existing decorative ballustrading and bronze handrails are being restored and retained.

Lift car finishes

08.12 Walls

Laminated glass with interlayer to rear and one side wall incorporating stainless steel control panel with full height mirror to the third wall.

08.13 Floor

Limestone to match reception.

08.14 Ceiling and lighting

Suspended stainless steel panel incorporating feature downlighting.

Reception Area

08.15 Entrance

Metal frame (polyester powder coated finish) full height glazed screen incorporating automatic sliding doors

08.16 Walls

New limestone, with feature art glass wall behind the reception desk.

08.17 Ceiling

Plasterboard ceiling incorporating two rooflights and feature lighting. Particular attention has been paid to the lighting of the entrance and main reception area.

08.18 Floor

New limestone flooring with integral matwell.

09 Mechanical Services

09.1 Air conditioning

The office areas are cooled and heated by a variable refrigerant volume (VRV) system. This system comprises cassette units in the ceiling voids connected to outdoor condensing units mounted on the roof via a series of refrigerant pipework circuits. The indoor units will take air from the ceiling void which will be supplied to the office areas via ceiling mounted diffusers which will be provided with local controls.

09.2 Occupancy rate

The mechanical and electrical engineering central plant is design based on one person per 10m² of net lettable area.

09.3 Design Conditions (Internal)

Data Summary Sheet		Summer +/- 2°C	Winter +/- 2°C	Fresh air L/s/person	Air changes per hour
Room Description	Occupancy				
Reception	n/a	24	21	n/a	
Open plan Offices	1 per 10m ²	24	21	12	
Toilets	n/a	not controlled	18		10
Circulation/stairs/lobbies	n/a	not controlled	18	n/a	

09.4 Smoke Extract

Opening windows on office floors. Mechanical extract will be provided to ground floor offices and basement.

09.5 Internal Heat Gains

Office equipment 25 W/m² in office areas.
Lighting 15 W/m² in office areas.

09.6 Internal Noise

Offices NR38
Toilets NR43
Circulation areas NR43

09.7 Heating System

Heating will be provided by modular gas fired low temperature hot water boilers located in the basement plantroom. A new flue lining will be installed within the existing flue.

10.0 Electrical Services

Electrical distribution

10.1 High Voltage Installation

A new 24 Seven electricity substation will be installed in the basement containing a new transformer and associated HV switching equipment.

10.2 Low Voltage Mains switchgear

LV switchgear will be provided in the basement. A three phase 'surge suppression unit' will be provided and connected in parallel with the main incoming supply to control transient over voltages affecting the system. Automatic power factor correction equipment will be provided.

10.3 Distribution boards

Distribution boards will be provided and connected to North and South Wing rising mains busbars at each floor level within the service risers, to feed the services to that floor. 40 watts per m² has been allowed for small power services.

10.4 Sub-metering

The incoming supply will be equipped with supply company metering at low voltage. The landlord's supplies to ventilation plant panels and chillers are sub-metered from the landlord's main distribution panel. The sub-metering of the tenant's electricity supply will be the responsibility of the tenant. Metering can allow for single occupancy or for multiple tenants to be metered individually.

Lighting

10.5 Lighting levels

The lighting has been designed to achieve the following luminance at desk top level:

Offices	400 lux
Circulation	200 lux
Toilets	200 lux
Reception (general)	200 lux
Reception (desk)	500 lux

Lighting to basement plantrooms and corridors will be by means of surface mounted fluorescent fittings.

10.6 Tenants Areas

Modular, recessed, air handling, high frequency, T5 high output fluorescent indirect/direct luminaires with louvres and reflectors complying with CIBSE Guide LG3, Category 2. The lighting in the office area is designed to achieve an average illuminance level of 400 lux in the open plan areas (at desk top level).

10.7 Emergency lighting

Emergency lighting is provided to all escape routes by the use of inverter packs fitted to luminaires or by self contained luminaires in circulation and service areas as applicable to BS 5266 and EN 1838.

11.0

Lift Installation

11.1

A group of 3 Kone new electric passenger lifts will serve the building from ground floor reception to the 8th floor. One lift will serve the basement. The waiting interval will be less than 30 seconds based upon 60% lift capacity.

11.2

Lift accommodation is 2 No. 8-person lifts with a capacity of 630 Kg suitable for disabled use, and a 10-person lift with a capacity of 800 Kg also suitable for disabled use. All lifts will have a travel speed of 1.6m/sec. One lift will be provided with protection drapes to facilitate delivery of bulky items.

12.0

Security Service

12.1 Fire Alarms

Addressable automatic fire detection system to the requirements of BS 5839 L2 will be installed, to provide manual call points, automatic detectors and sounders. The main indicator panel will be installed in the reception area with a mimic panel located in an agreed security area. All tenants' area sounders are located above ceiling on the ground floor. Sounders are surface fixed elsewhere.

12.2 Lightning Protection

Lightning protection system to BS 6651 will be provided.

12.3 Telecommunications

Telecommunications ductway entries will be provided as well as a common main frame room in the basement. Occupiers will provide telecommunications equipment and cabling to and within the building.

12.4 Security Installations

Intruder detection to warn and protect the building against unauthorised entry by using CCTV, passive infra red and movement detectors and door and window contacts will be provided on the ground and first floor areas.

12.5 Window Cleaning

Windows will be cleaned from within the office areas, as each window has an inward-opening casement.