

SPECIFICATION	3.2 LOAD CAPACITIES	Soft landscape and planting to be maintained and replenished at the interfaces between the building edges and the new paving to the forecourt.	Walls	and refurbished/repainted. New carpeted floor and stair nosing to comply with Part M of the Building Regulations. Ground and 6th floor stair and lobby to match reception.	6.0 MECHANICAL AND ELECTRICAL INSTALLATIONS	system with back up via the main boiler plant.	and Lisson Grove and the secured undercroft.
1.0 INTRODUCTION	The original structure designed for floor slab loading of 4.0kN/sq m (imposed load) + 1.0kN/sq m (partitions)	Marylebone Road existing railings to be maintained and refurbished. A new vehicle and pedestrian pass gate is to be introduced on the Lisson Grove entrance to the forecourt.	Plasterboard/skimmed plaster in following locations: reception walls generally, perimeter walls to tenant office areas, WC core flank walls and lobby ceilings. New skirtings throughout.	Walls to be skimmed and decorated. Trims and skirts to be sanded and redecorated. New lighting and heating systems to be installed.	6.1 DESIGN CRITERIA	Boosted cold water supply serving all appliances.	The building includes an access control system to the front door, lifts (destination control) and car park roller shutter. This system can be reconfigured for single or multi-occupant utilisation. The door and lift access control system can be extended to each of the office floors.
The Grove, 248 Marylebone Road, is a prominent postmodern office building of 25,000 sq ft that has been substantially redesigned by award-winning architects Allford Hall Monaghan Morris to meet the needs of the most modern of occupiers.	4.0 EXTERNAL ENVELOPE AND LANDSCAPING	Lisson Grove existing guarding to ground floor recesses to be refurbished and painted to match replacement window colour. Handrail to be removed and replaced with mild steel flat section powdercoated to match.	Doors	(b) Escape Stair/Stair B — Walls made good and redecorated. Existing rubber floor finish and nosings to be retained.	External design conditions Winter -3°C db / -3°C wb Summer 30°C db / 22°C wb	Hot water supplies serving all appliances.	
The office floor plates are of a regular and modern configuration, typically 4,000 sq ft (371 sq m), affording ease of fit out. The upper two floors benefit from terraces.	4.1 ELEVATIONS	Upper floor terraces stainless steel guardrails to be maintained and refurbished.	5.2 WCS AND SHOWERS	Provision	Occupancy level for fresh air ventilation 1 person per 10sq m net office area	6.3 ELECTRICAL SERVICES	6.7 FIRE AND EMERGENCY PROTECTION
2.0 GENERAL BUILDING SPECIFICATION	2.1 STRUCTURAL GRID	5.0 INTERNAL AREAS	Floors	Total 26 no. unisex WCs, including one DDA compliant disabled WC per floor, giving a provision based on one person per 10 sq m. Two unisex shower cubicles (including one DDA compliant), at ground floor level, accessible from main staircase.	Occupancy level for lift traffic analysis 1 person per 12sq m net office area	New main LV switchboard incorporating spare capacity with associated sub-main cabling distribution.	The building is provided with an analogue addressable fire alarm system in accordance with BS 5839 Part 1 Category L2.
2.1 STRUCTURAL GRID	2.2 DIMENSIONS	5.1 OFFICE AREAS	Static Loads:	Entrance walls and access doors to all WC cubicles from WC lobbies to be finished in bespoke high gloss laminate finish with full height, flush mounted doors (with the exception of the disabled access sliding pocket doors). Reverse face to be high gloss laminate finish to match.	Fresh air supply rate 12 litre/sec per person	New distribution boards with check metering at each floor level serving the office areas.	Emergency lighting installation in accordance with BS 5266.
2.2 DIMENSIONS	2.3 BREEAM AND EPC	Note: General office design imposed load according to BS is 2.5kN/sq m plus 1.0kN/sq m for partitions and that relates to 2.7kN point load mentioned above.	Fittings	Vanity unit and pelmet detail to WC cubicles to be formed by Grant Westfield system to conceal WC cistern, SVP and waste pipes. Pelmet detail above to conceal lighting with vanity mirror.	Small power design cooling load 25W/sq m net office area	New lighting installation throughout the office using recessed modular luminaires and downlighters in line with the design intent of CIBSE LG7.	A disabled refuge intercom system is provided to assist in the evacuation of disabled people in the event of an emergency. Disabled WC and shower facilities include an alarm with a monitoring system reporting back to a central panel in reception.
2.3 BREEAM AND EPC	2.4 OCCUPANCY LEVELS	— Uniformly distributed load: 15kN/sq m	Vanity unit and pelmet to be finished in high gloss laminate with accessible panels for maintenance at low level only.	Internal noise level office areas NR38	Lighting level office areas 400 lux maintained illuminance at 0.75m working plane.	New automated lighting control system incorporating PIR detectors.	The building includes Automatic Opening Ventilation for smoke extraction at the stair heads and within the lift shaft.
2.4 OCCUPANCY LEVELS	3.0 STRUCTURE	— Point load: 2.67kN based on an Ultimate load greater than 8kN which is a class 3 when tested in-line with BS EN 12825.	Throughout all WC and shower cores Portuguese moleanos limestone 600 x 350.	5.4 MAIN ENTRANCE & LOBBIES	New 4-pipe heating and cooling variable air volume (VAV) fan coil unit system to serve office and reception areas.	General purpose socket outlets in landlord's core areas.	Fire alarm interfaces between The Grove and Jerome House next door are included.
3.0 STRUCTURE	3.1 BUILDING FRAME	— Area of load: 25 x 25mm	Ideal Standard Concept sanitaryware and Attitude taps.	Reception Desk	VAV Fan coil units distributed in line with BCO Guide 2009 recommendations to provide flexibility for future cellular offices by tenants.	Total dedicated/reserved supply electrical supply capacity of 250 kVA.	6.8 BMS
3.1 BUILDING FRAME	3.2 ROOF FINISHES	— Deflection (maximum): 2.5mm	Armitage Shanks Contour 21 Shower kits.	5.5 LIFT FINISHES	VAV Fan coil unit system provided with central time controls on a floor-by-floor basis plus individual controllers to adjust each fan coil unit temperature set point.	6.4 LIFTS	The building is provided with a new Building Management System, located within the building manager's office at basement level.
3.2 ROOF FINISHES	3.3 LANDSCAPING	(a) Ground to 5th floors — SAS 330 metal panel 300 x 1200 ceiling system set within plasterboard suspended ceiling to take linear fluorescent light fittings and air supply and return grilles. Perimeter bulkheads and office ceilings, where not accessible, to be a painted plaster finish.	Allgood Ironmongery to WCs and DWCS.	Walls	New central gas fired low pressure hot water boiler plant with pumped circuits serving the air handling plant, radiators and VAV fan coil units.	Two new Kone motor room-less passenger lift cars with new guides, landing doors and associated control gear to be installed within existing builders work shafts.	6.9 TEA POINTS
3.3 LANDSCAPING	3.4 EXTERNAL ENVELOPE AND LANDSCAPING	(b) 6th floor only — Screed set over reinforced concrete slab with 100 x 40mm integrated flushfloor trunking provision to distribute power and data. Additional provision for power and data containment within perimeter walls.	5.3 STAIRCASE AND LANDINGS	Walls	New central chilled water plant comprising air cooled chillers with associated pumped circuits to the air handling plant and VAV fan coil units.	Sustainable performance requirements are in accordance to a specification to achieve BREEAM Excellent and in accordance with BCO standards of 15% handling capacity in 5 minutes and an interval of 30 seconds.	Each floor is provided with capped off services to facilitate the installation of tea point facilities within the tenant's demise.
3.4 EXTERNAL ENVELOPE AND LANDSCAPING	3.5 LANDSCAPING	(a) Ground to 5th floors — Existing stair core to be refurbished. Metal balustrade and stainless steel handrail to be retained	Other finishes	Walls	New mechanical fresh air supply and extract ventilation to the office areas using individual local air handling plant to each floor level.	10 person/800kg serving ground, first, second, third, fourth and fifth floor levels.	Lightning protection system in accordance with BS EN 62305.
3.5 LANDSCAPING	3.6 EXTERNAL ENVELOPE AND LANDSCAPING	(b) 6th floor only — Plasterboard suspended ceiling to take linear fluorescent light fittings. Air supply and return grilles are positioned around the perimeter in purpose built joinery. Perimeter bulkheads and office ceilings where not accessible, to be painted plaster finish.	Moleanos limestone skirtings.	Walls	New mechanical extract ventilation to serve the toilets.	12 person/900kg serving ground, first, second, third, fourth, fifth and sixth floor levels.	Decorative external lighting scheme to the main elevations.
3.6 EXTERNAL ENVELOPE AND LANDSCAPING	3.7 EXTERNAL ENVELOPE AND LANDSCAPING			Walls	New radiator heating within the staircases and toilets.	6.5 TELECOMMUNICATIONS	Gravity rainwater installation using internal and external downpipes.
3.7 EXTERNAL ENVELOPE AND LANDSCAPING	3.8 EXTERNAL ENVELOPE AND LANDSCAPING			Walls	New mains water supply feeding cold water storage tank and associated booster pump set.	6.6 SECURITY	7.0 BASEMENT
3.8 EXTERNAL ENVELOPE AND LANDSCAPING	3.9 EXTERNAL ENVELOPE AND LANDSCAPING			Walls	New central hot water service calorifier served from a solar thermal	A new CCTV system is to be installed to cover the external areas of the building, including Marylebone Road	7.1 CYCLE FACILITIES
3.9 EXTERNAL ENVELOPE AND LANDSCAPING	3.10 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			There is to be a total of 22 dedicated bicycle storage spaces.
3.10 EXTERNAL ENVELOPE AND LANDSCAPING	3.11 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			7.2 BASEMENT PARKING
3.11 EXTERNAL ENVELOPE AND LANDSCAPING	3.12 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			Two roller shutter doors and includes a significant parking provision.
3.12 EXTERNAL ENVELOPE AND LANDSCAPING	3.13 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.13 EXTERNAL ENVELOPE AND LANDSCAPING	3.14 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.14 EXTERNAL ENVELOPE AND LANDSCAPING	3.15 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.15 EXTERNAL ENVELOPE AND LANDSCAPING	3.16 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.16 EXTERNAL ENVELOPE AND LANDSCAPING	3.17 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.17 EXTERNAL ENVELOPE AND LANDSCAPING	3.18 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.18 EXTERNAL ENVELOPE AND LANDSCAPING	3.19 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.19 EXTERNAL ENVELOPE AND LANDSCAPING	3.20 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.20 EXTERNAL ENVELOPE AND LANDSCAPING	3.21 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.21 EXTERNAL ENVELOPE AND LANDSCAPING	3.22 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.22 EXTERNAL ENVELOPE AND LANDSCAPING	3.23 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.23 EXTERNAL ENVELOPE AND LANDSCAPING	3.24 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.24 EXTERNAL ENVELOPE AND LANDSCAPING	3.25 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.25 EXTERNAL ENVELOPE AND LANDSCAPING	3.26 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.26 EXTERNAL ENVELOPE AND LANDSCAPING	3.27 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.27 EXTERNAL ENVELOPE AND LANDSCAPING	3.28 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.28 EXTERNAL ENVELOPE AND LANDSCAPING	3.29 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.29 EXTERNAL ENVELOPE AND LANDSCAPING	3.30 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.30 EXTERNAL ENVELOPE AND LANDSCAPING	3.31 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.31 EXTERNAL ENVELOPE AND LANDSCAPING	3.32 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.32 EXTERNAL ENVELOPE AND LANDSCAPING	3.33 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.33 EXTERNAL ENVELOPE AND LANDSCAPING	3.34 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.34 EXTERNAL ENVELOPE AND LANDSCAPING	3.35 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.35 EXTERNAL ENVELOPE AND LANDSCAPING	3.36 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			
3.36 EXTERNAL ENVELOPE AND LANDSCAPING	3.37 EXTERNAL ENVELOPE AND LANDSCAPING			Walls			