SPECIFICATION

1.0 INTRODUCTION

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.

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.

2.0 GENERAL BUILDING SPECIFICATION

2.1 STRUCTURAL GRID

Column grid approx 5.7m to 7.3m. Typically four columns per floor

2.2 DIMENSIONS

Finished floor to ceiling height of:

- (a) Ground to 5th floor: 2.55 to 2.6m
- (b) 6th floor: 2.35m typically; 3.6m to underside of rooflights.

Nominal raised floor zone of 150mm

2.3 BREEAM AND EPC

'Excellent' BRFFAM rating and EPC 'B' specified and achieved at design stage

2.4 OCCUPANCY LEVELS

Based on the Net Internal Area:

- (a) Means of Escape —1/6 sq m
- (b) Air Conditioning heat gains — 1/10 sq m
- (c) WC Accommodation $-1/10 \, \text{sg m}$

3.1 BUILDING FRAME

The existing eight storey building structure, including lower ground floor, was originally constructed using a reinforced concrete frame supported by pile caps and pile foundations.

The frame consists of columns and beams supporting either solid or ribbed concrete slab floors with stability provided by shear walls around stairs and lift shafts.

The structure above the sixth floor concrete slab is constructed usina a steel frame with structural timber joists and tied to RC shear walls and internal columns

3.2 LOAD CAPACITIES

The original structure designed for floor slab loading of 4.0KN/sq m (imposed load) + 1.0KN/sq m (partitions)

4.0 EXTERNAL ENVELOPE AND LANDSCAPING

4.1 ELEVATIONS

The development will retain the existing 'Po-Mo' polychromatic brick facade with the exception of the windows which are to be replaced throughout.

4.2 WINDOWS

Replacement windows generally plus extended ground floor reception window to be Hanson Millennium high performance aluminium double glazed units to replace existing W20 Crittall units and extended ground floor reception windows.

Performance will comply with Part L 2006 of the Building regulations and BCO guidelines. All openable lights are to open internally as part of the cleaning and maintenance strategy.

Three new 'popped up' roof lights to sixth floor will allow significant additional light into sixth floor office space. Units comprise a facade glazing system with 4 no. double glazed units with an insulated roof above.

4.3 ENTRANCE

Entrance to the development will be by way of:

- (a) 1 no.fully glazed frameless Boon Edam 2900mm high revolving door set in frameless glazed entrance screen.
- (b) 2 no. fully glazed frameless 2900mm high pass doors to entrance glazed screen. One of these doors to act as automatic, Part M door and as out of hours access with separate door entry pedestal

4.4 ROOF FINISHES

The main roof and terraced areas have an applied CE certified pure polyurea membrane — BREEAM rated A product.

The terraces are finished with Welsh sandstone paving with planters.

4.5 LANDSCAPING

External resin bound aggregate to the shared forecourt of Grove House and Abercorn School to be laid to strengthen the historical context of the neighbouring building and create a harmonious surface between the two properties.

Soft landscape and planting to be maintained and replenished at the interfaces between the building edges and the new paving to the forecourt.

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.

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.

Upper floor terraces stainless steel auardrails to be maintained and refurbished.

5 O INTERNAL AREAS

5.1 OFFICE AREAS

(a) Ground to 5th floors - Kingspan 600 x 600 raised floor system.

Static Loads:

- Uniformly distributed load: 15kN/sq m
- 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

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.

- Area of load: 25 x 25mm
- Deflection (maximum): 2.5mm

(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.

Ceiling

(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.

(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.

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.

Timber doors with hardwood frame and brushed stainless steel Allgood ironmongery.

5.2 WCS AND SHOWERS

Provision

Total 26 no. unisex WCs, including one DDA compliant disabled WC per floor, aiving 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.

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.

To the showers Portuguese moleanos limestone 600 x 350 tiles.

Throughout all WC and shower cores Portuguese moleanos limestone 600 x 350.

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.

Vanity unit and pelmet to be finished in high gloss laminate with accessible panels for maintenance at low level only. The vanity top is to be a high gloss laminate finish to coordinate with the WC cubicle entrance screens.

Ideal Standard Concept sanitaryware and Attitude taps.

Armitage Shanks Contour 21 Shower kits.

Allgood ironmongery to WCs and DWCs.

5.3 STAIRCASE AND LANDINGS

(a) Main Core/Stair A — Existing stair core to be refurbished. Metal balustrade and stainless steel handrail to be retained

and refurbished/repainted. New carpeted floor and stair nosina to comply with Part M of the Building Regulations. Ground and 6th floor stair and lobby to match reception.

Walls to be skimmed and decorated Trims and skirts to be sanded and redecorated. New lighting and heating systems to be installed.

(b) Escape Stair/Stair B — Walls made good and redecorated. Existing rubber floor finish and nosings to be retained.

5.4 MAIN ENTRANCE & LOBBIES

Walls

Skimmed plasterboard walls with applied decorative finishes.

The flooring to the reception area is to be a hard Portuguese moleanos limestone and will continue throughout the reception, stair at ground and sixth level, including the adjacent stair lobbies, and into the WCs.

Reception Desk

Bespoke white reception desk made from cast carian and laminated timber incorporating a DDA compliant zone, lockable drawers and filing cabinets, space for a computer for the Buildina Manager to control access and CCTV and integrated lighting.

5.5 LIFT FINISHES

Full height back painted glass panels to side walls with integrated control panel and full length handrails. Full height mirror to rear of car 1. Brushed stainless steel surrounds to the lift car doors and reveals.

Floor

Portuguese moleanos limestone floor finish to match reception.

Ceiling

Coffered plasterboard ceiling panel with concealed LED lighting.

Controls

Integrated car panels in white polycarbonate finish with fob key controlled access.

Stainless steel lift call buttons with priority call button for lift to sixth floor at reception.

Dot matrix lift indicators with stainless steel housing.

Other finishes

Moleanos limestone skirtings.

6.0 MECHANICAL AND

6.1 DESIGN CRITERIA

Winter -3°C db / -3°C wb

Summer 24°C db

Winter 21°C db

1 person per 10sq m net office area

traffic analysis

1 person per 12sq m net office area

12 litre/sec per person

Small power design cooling load 25W/sa m net office area

NR38

400 lux maintained illuminance at 0.75m working plane

New 4-pipe heating and cooling variable air volume (VAV) fan coil unit system to serve office and reception areas.

VAV Fan coil units distributed in line with BCO Guide 2009 recommendations to provide flexibility for future cellular offices

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.

circuits serving the air handling plant. radiators and VAV fan coil units.

handling plant and VAV fan coil units.

handling plant to each floor level

New mechanical extract ventilation to serve the toilets.

staircases and toilets.

cold water storage tank and associated booster pump set.

calorifier served from a solar thermal

system with back up via the main boiler plant.

Boosted cold water supply serving all appliances.

Hot water supplies serving all appliances.

6.3 ELECTRICAL SERVICES

New main LV switchboard incorporating spare capacity with associated sub-main cabling distribution.

New distribution boards with check metering at each floor level serving the office areas.

New lighting installation throughout the office using recessed modular luminaires and downlighters in line with the design intent of CIBSE LG7.

All office lighting from Zumtobel 'Lightfields' range. Reception and 6th floor meeting room lighting from Erco optec range utilising LED and HID lamps mounted on a linear suspended track incorporating an indirect lighting facility.

New automated lighting control system incorporating PIR detectors.

General purpose socket outlets in landlord's core areas.

Total dedicated/reserved supply electrical supply capacity of 250 kVA.

6.4 LIFTS

Two new Kone motor room-less passenger lift cars with new guides. landing doors and associated control aear to be installed within existing builders work shafts.

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.

10 person/800kg serving ground, first, second, third, fourth and fifth floor levels.

12 person/900kg serving ground, first, second, third, fourth, fifth and sixth floor levels.

6.5 TELECOMMUNICATIONS

The building is provided with incoming ducts for tenant telecommunication distribution and a dedicated tray for data and telecommunications distribution by way of the risers, to each floor.

6.6 SECURITY

A new CCTV system is to be installed to cover the external areas of the building, including Marylebone Road and Lisson Grove and the secured undercroft

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 multioccupant utilisation. The door and lift access control system can be extended to each of the office floors.

6.7 FIRE AND EMERGENCY PROTECTION

The building is provided with an analogue addressable fire alarm system in accordance with BS 5839 Part 1 Category L2.

Emergency lighting installation in accordance with BS 5266.

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 monitorina system reporting back to a central panel in reception.

The building includes Automatic Opening Ventilation for smoke extraction at the stair heads and within the lift shaft.

Fire alarm interfaces between The Grove and Jerome House next door are included.

6.8 RMS

The building is provided with a new Building Management System, located within the building manager's office at basement level.

6.9 TEA POINTS

Each floor is provided with capped off services to facilitate the installation of tea point facilities within the tenant's demise

6.10 OTHER

Lightning protection system in accordance with BS EN 62305.

Decorative external lighting scheme to the main elevations. Gravity rainwater installation using

internal and external downpipes.

7.1 CYCLE FACILITIES

There is to be a total of 22 dedicated bicycle storage spaces.

7.2 BASEMENT PARKING

Two roller shutter doors and includes a significant parking provision.

ELECTRICAL INSTALLATIONS

Summer 30°C db / 22°C wb

Office area internal design

Occupancy level for fresh air ventilation

Occupancy level for lift

Fresh air supply rate

Internal noise level office areas

Lighting level office greas

6.2 MECHANICAL SERVICES

by tenants.

New central aas fired low pressure hot water boiler plant with pumped

New central chilled water plant comprising air cooled chillers with associated pumped circuits to the air

New mechanical fresh air supply and extract ventilation to the office areas using individual local air

New radiator heating within the

New mains water supply feeding

New central hot water service