



ROSEBERY

Outline Spec

A development by



Sustainability

BREEAM	Excellent
Well	Targeting Gold with Pathway to Platinum
Nabers	5* (Design for Performance)
Net Zero	Net Zero in Operation in line with UKGBC Requirements
EPC	A
Active Score	Gold
Wired Score	Platinum
Biophilia	Nature-led design enhancing air quality and wellbeing
PV Panels	183m2 solar surface area, combined with green roof system for enhanced biodiversity

Occupancies

Means of Escape	1 person per 8m² NIA
Internal Climate	1 person per 8m² NIA
Sanitary Provision	1 person per 6m² NIA
Services	1 Person per 8m² NIA

Floor Loading

Ground Floor	4+1 kN/m²
Upper Floors	4+1 kN/m²
Roof (Plant)	7.5 kN/m²

Floor Heights

Ground Floor	3700 to Underside of Steel Deck 2800 to Underside of Raft Ceiling
Reception	6990 to Ceiling Double Height Space
Upper Floors	3700 to Underside of Steel Deck 2800 to Underside of Raft Ceiling
Lower Ground	3425 to Underside of Steel Deck 2830 to Underside of Steel Beam
Raised Access Floor	150 Pedestal System

External Finishing

North Elevations	Buff Pre-Cast concrete Half-Round Pilasters with Bronze coloured Metal Windows and Spandrel Panels
Southern Elevations	Buff Pre-Cast concrete Square Pilasters with Bronze coloured Metal Windows, Spandrel Panels and Shading Elements
Upper Floors	Unitised Bronze coloured Metal Curtain Walling, with large format double glazed inserts Bronze coloured Metal Cladding panels
Lower Ground	Topmost levels are a mixture of sedum green roofing and PV array Levels 6 and 7 comprise concrete paving terracing over blue-roof attenuation systems

Internal Finishes (Core Areas)

Ceiling	High Quality Clay Plaster MF Ceilings Demountable Tiles within rear corridor of core
Walls	Self Finished In-Situ Concrete Constructional Veneer Hardwood Timber Panelling
Floors	600x600 Terazzo Tile in two tones
Doors	Hardwood Veneer Glass with Bronze Metal Framing

Reception

Ceiling	4+1 kN/m²
Walls	4+1 kN/m²
Floors	7.5 kN/m²
Features	Self-service Co-Working lounge Double height space with feature ceiling Feature metal panel back wall Integrated Seating Re-housed statues from original historic meatmarket on site

Toilets

Ceiling	High Quality Clay Plaster MF Ceiling with access tiles
Walls	Self Finished In-Situ Concrete Constructional Veneer Hardwood Timber Panelling Porcelain Tiles Full Height Mirrors to End of Bathroom Corridors
Floors	600x600 Terazzo Tile
Cubicles	Superloo self contained with integrated sink and vanity units
Sanitarywarre	Wall mounted white porcelain WC pans with concealed cisterns
Accessible WC	Finishes to match main toilet provision

Cycle Facilities

Entrance	Dedicated secondary entrance for active travelers to rear of building with on grade access
Bike Racks	Mixed provision for 220 Cycle Spaces Electric Bike Charging points Folding Bike Lockers
Ceiling	Painted Steel Deck Exposed Services

Walls	Painted Blockwork Painted Plasterboard Feature wall graphics
Floor	Screed floor Feature wayfinding graphics
Features	Separate EV Bike Store Drying Room Visual connections to Lift Lobby and Secondary Entrance Bike Maintenance workshop with tools, benches and stands

Changing Facilities

Ceiling	High Quality Clay Plaster MF Ceilings
Floor	Anti-Slip Terazzo Tiling
Walls	Porcelain Tiles High Quality Clay Plaster
Cubicles	Hardwood Veneer doors
Lockers	Provisions for 220 Lockers
Features	Vanity Counter Wall Drink Refill Zone Dry bar with power outlets for hair dryers
Accessible Shower	Finishes to match main changing provision

Passenger Lift

Number	Six 13-person passenger lifts in compliance with BCO standards
Level Served	All lifts serve all floors
Ceiling	Stainless steel with integrated lighting
Walls	Timber veneer, full-height mirror and grab rails
Floor	600x600 Terazzo Tile
Capacity	1,000kg
Lift Speed	1.6m/sec

Mechanical Installation

Heating and cooling is provided by an all-electric, air source heat pump variable refrigerant volume system. It consists of internal fan coil units at high level to each floor, with ducting to swirl diffusers which will introduce air to occupied spaces in a low velocity manner. The VRV system is modular and serves the building on a zonal basis enabling sub subdivision to each floor.

Office ventilation is via air handling units, with each system zoned to serve various areas of the building and allow for subdivision to each floor. Each unit will incorporate demand control to modulate the volume of fresh air supplied to meet occupant demands.

Services installation is designed to provide flexibility to meet the tenant’s needs.

Design Temperatures

External Ambient (Winter)	-50C
External Ambient (Summer)	310C
Comfort Cooled Offices	Summer 24°C, +/-2°C Winter 20°C, +/-2°C
Reception	Summer 24°C, +/-2°C
Toilets, Lobbies etc.	18°C min

Fresh Air Supply

Offices	-50C
Filtration Standard	310C
Toilets	Summer 24°C, +/-2°C Winter 20°C, +/-2°C

Ventilation exceeds the BCO requirements and is provided by four AHU’s to office areas allowing for subdivision of the floorplates as well as flexibility to serve different operating regimes of the occupiers.

Electrical Installation

A dedicated 11kV/400V transformer shall be provided to serve the building. The transformer shall be owned and operated by the Landlord as part of the private HV network, i.e. it will not be SPEN owned.

New wall mounted, metal clad distribution boards shall be installed at strategic locations around the building to serve the following general elements:

- Landlord common circulation areas
- Mechanical Services
- Tenant Office areas (Separate metered Lighting, Power & Mechanical Services)

The distribution boards shall be of the three phase and neutral or single phase and neutral type and shall contain final circuit protection miniature circuit breakers (MCBs) to BS EN 60898, residual current circuit breakers with overload protection (RCBOs) and other final circuit accessories such as time switches and contactors. Transient suppression devices shall be installed as required by BS EN 62305.

Cooling Loads

OCCUPANCY LOADINGS

Sensible	90 watts/person
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ELECTRICAL

Office Lighting	7 W/m²/100 lux
Small Power	15 W/m²
General Power	6 W/m²

Acoustic Levels

Full BCO compliance (NR38 in offices)
Full BREEAM compliance

Electrical Design Criteria Allowance

General Office Lighting	8 W/m², Diversity = 0.90
Small Power	25 W/m², Diversity = 0.90
Mechanical Power	44 W/m², Diversity = 0.90
Spare Capacity	20% (of diversified load)
Power Factor	0.97 (Minimum)

Lighting

Energy efficient LED lighting scheme.

Lighting Levels

Offices	300-500 lux @ FFL
Toilets	200 lux @ FFL
Circulation Areas / Stairs	150-200 lux @ FLL
Plant Rooms	200 lux @ FLL
Reception / Main Lobby	300 lux @ FLL
Stores	200 lux @ FFL
Cycle Store	200 lux @ FLL
Changing Rooms	200 lux @ FLL
Emergency Lighting	As BS 5266 Requirements
External Areas (Circulation)	10 lux @ FGL

Standby Power

250 kVA generator for lift safety and landlord essential services.
Space reserved on rooftop for an additional tenant generator.

Building Management Systems

System designed to control, monitor and report the performance of building services. The system will be provided with a dedicated front-end comprising operator’s workstation and allowing interface, monitoring and/ or set point alterations:

- Flexibility is provided to allow tenants to install their own BMS or make use of the landlord’s BMS by agreement
- Water and power shall be separately metered and monitored though the BMS, including sub metering of all major load centres
- Systems on the BMS with variable set points will be capable of being adjusted from the main front end of the BMS

Protective Installations

An automatic fire detection and alarm system shall be installed throughout the building in accordance with BS 5839-1: 2017, Category L1. Additional visual indication devices are provided in toilets, external terraces and rooms with high background noise. Emergency voice communication is integral with the automatic detection system.

Building Management Facilities

Ground floor concierge-style reception in the entry lobby with supplementary building management facilities at lower ground level.

Building perimeter, public areas and roof terraces are protected by CCTV.

Access control to perimeter doors. Containment provided for tenants to install their own access control on floor entry doors.

Building Management Systems

In order to provide the maximum data flexibility for incoming Tenants, the building will be certified under the Wired Score scheme as Platinum. The following telecoms infrastructure will be provided:

- At least 3no providers into the building with fully wired fibre provision to each floor with easily accessible points of connection for incoming tenants.
- Landlord Wi-Fi provision to all common areas
- Two dedicated comms intake rooms and diverse points of entry
- 2no dedicated diverse data risers per lettable demise space.
- Streamlined wayleaves process

Waste

Waste and recycling facilities are provided within a dedicated lower ground refuse store.

Building Management Facilities

The main switchboards and distribution boards throughout the building shall be equipped with digital metering and sub-metering, designed in accordance with BREEAM and NABERS requirements.

All meters shall include an interface output to allow integration with the overall energy monitoring network. Meters serving tenant areas shall be MID-approved, solid-state devices with back-lit digital displays, capable of accurately displaying electrical parameters for all phases of a three-phase, four-wire unbalanced electrical load.

Additionally, all lighting, power, and HVAC services shall be individually metered to enable detailed energy monitoring and analysis.

Building Maintenance

All external glazing will be cleaned via high-rise commercial drone cleaning and/or abseiling.

Accessibility

Fully DDA compliant. Level access is provided throughout the building to all levels.

The following services will be installed within the building:

- Emergency Voice Communication System (EVCS).
- Accessible WC Assist Alarm System all ACC. WCs and Shower areas.
- Audio Frequency Induction Loop Systems.