



N°2
ST JAMES'S
MARKET
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SPECIFICATION

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<p>1.0 <u>Occupancy</u> General occupancy: 1 person per 10m² NIA. Means of escape: 1 person per 6m². Internal climate: 1 person per 10m². Passenger lift provision: 1 person per 10m². Sanitary provision: 1 person per 10m². Toilet ratio: 50% male / 50% female (based on BS 6465 Part 1:2006 + A1 2009).</p>	<p>deck with ecology roof or concrete paving. Balustrades: Integrated with horizontal metalwork, with glass behind.</p>	<p>Walls: Bespoke acid etched back-painted white glass. Full height mirror to rear wall. Floors: Natural limestone, beige coloured in a honed finish, matching reception. Capacity: With destination control. up peak average interval is less than 25 seconds assuming handling capacities of 15% of the building population. 1 person per 10m².</p>	<p>Internal offices: Summer: 22°C +/- 2°C. Winter: 20°C +/- 2°C. Toilets: 20°C +/- 2°C. Reception: 22°C +/- 2°C.</p>
<p>2.0 <u>Planning Module</u> 1.5m square generally throughout.</p>	<p>8.0 <u>Internal Finishes (Office Floors)</u> Ceiling: 600mm × 600mm perforated metal tiles. Columns: Emulsion painted dry lining. Walls: Emulsion painted dry lining. Floor: 600mm × 600mm medium duty access flooring.</p>	<p>13.0 <u>Goods Lift</u> Number, capacity and size: 1 No. 2,500kg combined goods and fire fighting lift serving basement to level seven. Internal dimensions: W 1800mm × D 2700mm × H 2400mm. Finishes: Brushed stainless steel walls, ceiling with LED lighting and linoleum floor.</p>	<p>16.0 <u>Fresh Air Supply</u> Offices: Fresh air is provided by AHUs located on the roof. Tempered air is supplied to each floor at a rate of 16 l/s per person with an additional 10% spare capacity.</p>
<p>3.0 <u>Structural Grid</u> 9m × 6m typically.</p>	<p>9.0 <u>Reception</u> Ceiling: Acoustic plaster and Barisol feature light. Walls: Curved engineered timber to main feature wall. Floors: Natural limestone, beige coloured in a honed finish. Reception desk and built-in seating: Curved engineered timber integrated with feature wall.</p>	<p>14.0 <u>Mechanical Installations</u> Heating / cooling: The office space is heated and cooled by a 4-pipe fan coil system located within the ceiling void. Three gas-fired boilers provide low temperature hot water. Water supplies: The incoming mains cold water supply will terminate into a GRP break tank at basement level. Water will be drawn from the tank by a pressure boosting set and distributed throughout the building. Capped connections will be provided to the rising potable water main for future extension by the building tenants. Rainwater: All roof areas receiving rainfall will be drained via a gravity rainwater system. Rainwater discharge to external local authority sewer. Foul drainage: All sanitary appliances will be drained via a gravity system except for basement appliances and floor drains which will drain to packaged foul drainage sump. Foul water discharge to external local authority sewer.</p>	<p>17.0 <u>Electrical Installation</u> Incoming: Individual HV connections for each building will be provided by UKPN from their HV room. The building electrical supply is estimated to be 1884 kW.</p>
<p>4.0 <u>Floor Loadings</u> Basement: 7.5 kN/m². Office floors: 3.5 + 1.0 kN/m² with 7.5 kN/m² available over 5% of the lettable floor area.</p>	<p>10.0 <u>Toilets</u> Ceiling: Metal planks. Walls: Acid etched back-painted glass, white coloured. Floor: Ceramic tiles. Door into unisex superloos: Engineered timber to match reception feature wall. Vanity unit: Corian with monolithic cast sink and timber joinery below, concealing bins. Sink-mounted sensor tap. Mirror above with soap and paper towels concealed behind. Sanitaryware: Wall-hung WC pan with concealed cistern. Unisex accessible WC: Finishes commensurate with the main toilets.</p>	<p>15.0 <u>Design Temperatures</u> External: Summer: 30°C db 20°C wb. Winter: -3°C 100% RH.</p>	<p>18.0 <u>Cooling Loads</u> Lighting: 12 W/m² Office small power: 25 W/m² generally, additional allowance of 40 W/m² over 20% of net lettable area. Occupancy: Typically 1 person per 10m²: 100W sensible / 50W latent per person.</p>
<p>5.0 <u>Floor Heights</u> Reception: 4.55m. Office levels: 2.7m. Raised floor zone: 150mm overall (SSL-FFL).</p>	<p>11.0 <u>Showers</u> A total of 9 showers adjacent to cycle parking facilities in basement. There are 4 male and 4 female in separate changing facilities and 1 unisex accessible shower.</p>	<p>20.0 <u>Electrical Design Criteria</u> General office lighting: 12 W/m². Small power: 25 W/m². Future provision: 40 W/m² over 20% of net lettable area. Reception small power: 5 W/m².</p>	<p>19.0 <u>Acoustic Levels</u> Offices: NR 35. Reception: NR 40. Toilet areas: NR 45.</p>
<p>6.0 <u>Structure</u> Foundations: Concrete raft. Superstructure: Steel frame with concrete slabs on steel decking.</p>	<p>12.0 <u>Passenger Lifts</u> Number and size: 3 No. 15 person. Levels served: 2 No. serve ground to seven, with 1 No. serving basement to seven. Ceiling: LED flat panel.</p>	<p>21.0 <u>Lighting</u> Offices: General purpose lighting comprising predominantly recessed 600mm × 600mm LED luminaires selected to comply with the design intent of CIBSE lighting guide LG7. Reception: Barisol flat surface lit with LED panels behind. Additional task lighting to seating areas. Toilets: Recessed LED fittings.</p>	<p>22.0 <u>Lighting Levels</u> Offices: 400 lux at desk level.</p>
<p>7.0 <u>External Finishes</u> <u>Ground Floor</u> Anodised aluminium shop fronts, incorporating bi-fold doors to Norris Street and St James's Market (North) elevations. <u>Upper Floors</u> All elevations: Aluminium unitised curtain walling with Portland stone facing panels, anodised aluminium windows and feature horizontal metalwork. Back-painted glass cladding to columns. Plant enclosure: Powder coated aluminium louvres. Terraces: Inverted roof on concrete deck with granite paving. Flat roofs: Inverted roof on concrete</p>			

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Toilets: 200 lux. Stairs and landings: 150 lux. Plantrooms: 200 lux. Reception: 300 lux on desk. Store rooms: 100 lux. Emergency: To BSEN 50172, BS 5266.	adjacent to reception. This room also accommodates fire control and BMS facilities. Security can also be monitored from the reception desk.	rigid vehicle. The loading bay has a dock manager's office with separate toilet facilities.
23.0 <u>Lighting Control</u> Lighting control will be provided by a distributed intelligent addressable system which uses presence detectors throughout all areas with daylight linking and scene setting controls.	28.0 <u>Communications Provisions</u> Incoming communications infrastructure will be terminated in a central comms room within the basement, from which tenants can make individual connections.	34.0 <u>Waste</u> Waste processing and recycling facilities are provided within the loading bay of N°1 St James's Market, which is accessed via the basement service tunnel.
24.0 <u>Standby Power</u> A 1300 kVA diesel driven roof-mounted standby generator. This will be arranged for life safety operation and to maintain landlord and office tenants' loads in full operation.	29.0 <u>Energy Metering</u> Energy metering will be provided in accordance with the requirements of Approved Document L and all energy meters will be connected to a dedicated enhanced energy monitoring system (EMS).	35.0 <u>Sustainability</u> The building is designed to achieve BREEAM 'Excellent' and EPC 'B'.
25.0 <u>Building Management System</u> A microprocessor based Automatic Control and Building Management System (BMS) is to be provided to control and monitor all engineering services systems.	30.0 <u>Building Maintenance</u> Facade cleaning and glass replacement for the upper floors will be undertaken via a roof-mounted BMU.	
26.0 <u>Protective Installations</u> Fire alarm: A fire alarm and protection system will be provided for the building to BS5839 and will include a multi-zone control panel located in the security control room adjacent to reception. Sprinklers: Will be provided to the basement landlord areas and reception.	31.0 <u>Accessibility</u> Step free access is provided to the office accommodation, including external terraces.	
27.0 <u>Building Management Facilities</u> There is a security office adjacent to reception and a building management office at mezzanine level within N°1 St James's Market. A dock manager's office is provided in the loading bay with separate toilet facilities for the use of those in the loading bay. Staff welfare facilities are located in the basement of N°1 St James's Market including staff room, lockers, toilets and shower facilities. The main security control panels are located in the security control room	32.0 <u>Bicycle Parking</u> Bicycle parking: 72 No. spaces are located in the basement, with access via the goods lift or a stair with bike channel. Changing facilities: Separate male and female changing facilities are provided adjacent to the cycle storage. These include vanity unit areas and 4 No. individual shower cubicles each. Lockers: 72 lockers are provided within the basement. These are heated to allow drying of kit.	
	33.0 <u>Loading Bay</u> The building is serviced via the loading bay in N°1 St James's Market, to which it is linked via a service tunnel at basement level. The loading bay of N°1 St James's Market is located at ground floor level on the Jermyn Street facade. It can accommodate 2 No. 7.5 tonne rigid vehicles and 1 No. 18 tonne	