



N°1  
ST JAMES'S  
MARKET  
—  
SPECIFICATION

## SPECIFICATION

<p>1.0 <u>Occupancy</u> General occupancy: 1 person per 10m<sup>2</sup> NIA. Means of escape: 1 person per 6m<sup>2</sup>. Internal climate: 1 person per 10m<sup>2</sup>. Passenger lift provision: 1 person per 10m<sup>2</sup>. Sanitary provision: 1 person per 10m<sup>2</sup>. Toilet ratio: 60% male / 60% female (based on BS 6465 Part 1:2006 + A1 2009).</p>	<p>fronts. New matching Portland stone columns.</p> <p>Jermyn Street new elevation: Portland stone columns, powder coated metal louvres and loading bay door. Integrated artwork panels commissioned from artist David Thorpe.</p>	<p>8.0 <u>Internal Finishes (Office Floors)</u> Ceilings: 600mm × 600mm perforated metal tiles. Columns: Emulsion painted dry lining. Walls: Emulsion painted dry lining Floors: 600mm × 600mm medium duty access flooring.</p>	<p>Sanitaryware: Wall-hung WC pan with concealed cisterns. Wall-hung urinals with concealed cisterns behind tiled access panels. Unisex accessible WC: Finishes commensurate with the main toilets.</p>
<p>2.0 <u>Planning Module</u> 1.5m square generally throughout.</p>	<p><u>Upper Floors</u> St James's Market elevation: Pre-cast concrete panels faced with Portland stone in a variety of finishes. Anodised aluminium windows and feature trims.</p>	<p>9.0 <u>Reception</u> Walls: Generally natural limestone, beige coloured in a honed finish. Floors: Natural stone, dark grey coloured in a honed finish. Ceilings: Ribbed natural limestone, beige coloured in a honed finish. Area above seating in glass with laminated mesh interlayer. Reception desk: Calacatta marble. Artwork: Commissioned from artist David Thorpe.</p>	<p>12.0 <u>Showers</u> A total of 15 showers adjacent to cycle parking facilities in basement. There are 7 male and 7 female in separate changing facilities and 1 unisex accessible shower.</p>
<p>3.0 <u>Structural Grid</u> 9m × 15m typically.</p>	<p>Regent Street St James's / Carlton Street elevations: Retained Portland stone facade cleaned and restored. Bronze coloured anodised aluminium replacement windows.</p>	<p>10.0 <u>Atrium</u> Walls at ground floor: Natural beige coloured limestone in a honed finish. Walls at upper floors: Floor to ceiling glazing with aluminium feature cap to mullions and aluminium feature spandrel panels. Walls to upper floor lift lobbies: Natural beige coloured limestone in a honed finish. Floor at ground and to upper lift lobbies: Natural stone, dark grey in a honed finish. Ceiling: Rooflight to main atrium and emulsion painted dry lining / metal tiles to upper floor lift lobbies. Feature stair: Corian balustrade, natural stone treads and risers, aluminium soffit, integrated LED lighting.</p>	<p>13.0 <u>Passenger Lifts</u> Number and size: 6 No. 15 person. Levels served: 4 No. serve ground to seven, with 2 No. serving basement to seven. Ceiling: LED flat panel. Walls: Bespoke back-painted glass with laminated mesh interlayer. Full height mirror to rear wall. Floors: Natural stone, dark grey coloured in a honed finish, matching reception / atrium / lobbies. Capacity: With destination control up-peak average interval is less than 20 seconds assuming handling capacities of 15% of the building population. 1 person per 10m<sup>2</sup>. Allowance for 1 person per 7m<sup>2</sup> on the first floor. Fire fighting: There is a separate dedicated 13 person fire fighting lift.</p>
<p>4.0 <u>Floor Loadings</u> Basement: 7.5 kN/m<sup>2</sup>. Office floors: 3.5 + 1.0 kN/m<sup>2</sup> with 7.5 kN/m<sup>2</sup> available over 5% of the lettable floor area.</p>	<p>Fin wall: Fully glazed aluminium curtain walling with laminated mesh interlayer on outer pane. Metallic coating to external face of mesh.</p> <p>Jermyn Street retained elevation: Retained Portland stone facade cleaned and restored. Bronze coloured anodised aluminium replacement windows.</p>	<p>11.0 <u>Toilets</u> Ceiling: Painted plasterboard, with metal planks in cubicles. Walls: Ceramic tiles. Floor: Ceramic tiles. WC partitions: Acid etched bronze coloured back-painted glass doors. High pressure laminate dividing walls. Vanity unit: Technical stone with monolithic cast sink, incorporating chute to drop into bin concealed below. Wall-mounted sensor tap. Mirror above with soap and paper towels concealed behind.</p>	<p>14.0 <u>Goods Lifts</u> 1 No. 2,500kg goods lift serving basement to level seven and 1 No. 2,500kg goods lift serving basement and ground. Internal dimensions: W 1800mm × D 2700mm × H 2300mm. Finishes: Brushed stainless steel walls, ceiling with LED lighting and linoleum floor.</p>
<p>5.0 <u>Floor Heights</u> Reception: 5.5m and 6.4m. First floor office: 3.03m. Second and third floor office: 2.75m. Fourth to seventh floor office: 2.7m. Raised floor zone: 150mm overall (SSL–FLL).</p>	<p>Jermyn Street new elevation: Anodised aluminium windows and feature trims. Pre-cast concrete panels faced with Portland stone in a variety of finishes.</p>	<p>15.0 <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. A gas-fired CHP unit and three boilers provide low temperature hot water via thermal stores.</p>	
<p>6.0 <u>Structure</u> Foundations: Concrete raft. Superstructure: Steel frame with concrete slabs on steel decking.</p>	<p><u>Roof</u> Rooflight: Powder coated steel primary structure with aluminium framed double glazed panels. Plant enclosure: Powder coated aluminium louvres. Terraces: Inverted roof on concrete deck with granite paving. Flat roofs: Inverted roof on concrete deck with ecology roof or concrete paving. Mansard roofs: Westmorland Green slate or zinc. Balustrades: Zinc within mansard areas and glass on 6th floor Regent Street St James's elevation.</p>		
<p>7.0 <u>External Finishes</u>  <u>Ground Floor</u> St James's Market elevation: Anodised aluminium cladding to main entrance reception and shop fronts, Portland stone columns, powder coated metal ventilation louvres. Integrated artwork panels commissioned from artist David Thorpe.  Regent Street St James's / Carlton Street elevations: Bronze wrapped hardwood shop fronts. Retained Portland stone columns cleaned and restored.  Jermyn Street retained elevation: Bronze wrapped hardwood shop</p>			

## SPECIFICATION

<p>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>Reception: NR 40 Toilet areas: NR 45 Loading bay: NR 50</p>	<p>System (BMS) is to be provided to control and monitor all engineering services systems.</p>	<p>31.0 <u>Building Maintenance</u> Facade cleaning and glass replacement for the upper floors will be undertaken via three separate roof mounted BMUs.</p>
<p>16.0 <u>Design Temperatures</u> External: Summer: 30°C db 20°C wb. Winter: -4°C 100% RH. Internal offices: Summer: 22°C +/- 2°C. Winter: 20°C +/- 2°C. Toilets: 20°C +/- 2°C. Reception: 22°C +/- 2°C</p>	<p>21.0 <u>Electrical Design Criteria</u> General office lighting: 12 W/m<sup>2</sup> Small power: 25 W/m<sup>2</sup>, with 100 W/m<sup>2</sup> on first floor. Future provision: 40 W/m<sup>2</sup> over 20% of net lettable area. Reception small power: 5 W/m<sup>2</sup></p>	<p>27.0 <u>Protective Installations</u> 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 the seating area within the reception. Wall drenchers will be provided to the office side of the atrium glazing.</p>	<p>32.0 <u>Accessibility</u> Step-free access is provided to the office and retail accommodation, including external terraces.</p>
<p>17.0 <u>Fresh Air Supply</u> 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>22.0 <u>Lighting</u> Offices: General purpose lighting comprising predominantly recessed 600mm x 600mm LED luminaires selected to comply with the design intent of CIBSE lighting guide LG7. Reception: LED light fittings integrated into the architecture. Additional floor standing lamps to seating areas. Atrium: Linear LED fittings integrated into the feature stair. Additional LED fittings within lift lobby ceilings. Toilets: Linear recessed LED fittings.</p>	<p>28.0 <u>Building Management Facilities</u> A dock manager's office is provided in the loading bay with separate toilet facilities. Staff welfare facilities are located in the basement including staff room, lockers, toilets and shower facilities. Building stores are provided in the basement. There is a security office adjacent to reception and a building management office at mezzanine level. The main security control panels are located in the security control room adjacent to reception. This room also accommodates fire control facilities. Security can also be monitored from the reception desk. A building management suite at mezzanine level accommodates the BMS system, which can also be accessed from the security control room if required. The management suite has dedicated welfare facilities.</p>	<p>33.0 <u>Bicycle Parking</u> Bicycle parking: 150 No. spaces are located in the basement, with access via goods lifts or a stair with bike channel. Changing facilities: Separate male and female changing facilities are provided adjacent to the cycle storage. These include vanity areas and 7 No. individual shower cubicles each. Lockers: 150 lockers are provided within the basement. These are heated to allow drying of kit.</p>
<p>18.0 <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 2367 kW.</p>	<p>23.0 <u>Lighting Levels</u> Offices: 400 lux at desk level. 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.</p>	<p>29.0 <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.</p>	<p>34.0 <u>Loading Bay</u> The loading bay 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 rigid vehicle. The loading bay serves this building and N°2 St James's Market. The two buildings are linked via a service tunnel at basement level.</p>
<p>19.0 <u>Cooling Loads</u> Lighting: 12 W/m<sup>2</sup> Office small power: 25 W/m<sup>2</sup> generally, additional allowance of 40 W/m<sup>2</sup> over 20% of net lettable area. 100 W/m<sup>2</sup> for first floor. Occupancy: Typically 1 person per 10m<sup>2</sup>: 100W sensible / 50W latent per person, with 1 person per 7m<sup>2</sup> on first floor.</p>	<p>24.0 <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.</p>	<p>30.0 <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).</p>	<p>35.0 <u>Waste</u> Waste processing and recycling facilities are provided within the loading bay.</p>
<p>20.0 <u>Acoustic Levels</u> Offices: NR 35</p>	<p>25.0 <u>Standby Power</u> 2500 kVA diesel driven standby generator mounted on the roof of N°2 St James's Market. This will be arranged for life safety operation and to maintain landlord and office tenants' loads in full operation.</p>		<p>36.0 <u>Sustainability</u> The building is designed to achieve BREEAM 'Excellent' and EPC 'B'.</p>
	<p>26.0 <u>Building Management System</u> A microprocessor based Automatic Control and Building Management</p>		