



SPECIFICATION

1. EXTERIOR

The two office buildings bookend the three retained historic buildings and face a conservation area on the opposite side of Curtain Road. The façade treatment is inspired by the Shoreditch vernacular 'warehouse grid' expressed on the façade. The palette of materials has been selected sensitively to complement local materials and colours, with an expressed fair-face concrete grid, metal frame and warm terracotta solar shading brise soleil.

The building façade and cladding system are designed to suit the orientation, privacy, solar exposure and occupants of the building and give a sense of human scale. To do this the use of concrete for the frame is expressed on a 'mega-grid' with two floors articulated as a single unit. The windows are expressed as 'boxes' enclosed by the frames with terracotta louvres on the outside. These louvres help to reduce the solar gain and enable the building to achieve its low energy performance. The scale of these elements together with their inherent warmth helps to convey an understanding of the overall scale of the building.

The base of the building is expressed as a double height with higher glazed zones whilst the upper levels of the office buildings have setbacks to form landscaped roof terraces.

The balustrades to the terraces are constructed from glass and the handrails are constructed from stainless steel.

1.1 Exterior walls for typical floors

The building envelope complies with BS8200 and other relevant standards.

The typical exterior walls consist of GRC insulated panels with double-glazed structural units and terracotta louvres. The upper levels are in aluminium with a structural glazed system.

Double-glazed units installed with a high-performance neutral solar control coating and laminated inner pane and monolithic outer pane, in a 1.5m planning grid.

1.2 External terrace

The building setback facing Curtain Road at Levels 9 and 11 provides approximately 1,981 sq ft on level 9 and 958 sq ft on level 11 of external amenity terrace space with two entrances from the office areas.

The extensively planted terrace provides intimate, attractive spaces amongst green areas and seating. The planting is facilitated by the use of raised planters which allows the required soil depths to be created whilst enabling coordination and level thresholds between internal and external building floor levels.

The terrace garden allows office workers to use lawn areas and large outside spaces for lunch times and also events, as well as providing more intimate spaces for sitting and informal meetings.

1.3 Window cleaning system

An external and internal window cleaning and maintenance system with BMU located on the roof is provided to ensure efficient maintenance and cleaning operations.

2. MECHANICAL & ELECTRICAL SERVICES

2.1 Building services

The design of the building services complies with all current

appropriate Statutory Regulations, Building Regulations, Local Authority Regulations, British Standards Code of Practice, CIBSE and BCO best practice guides.

2.2 Services design parameters

The design criteria for the mechanical and electrical services installation are as follows:

- External Design Conditions: Summer 29°C db, 19°C wb & Winter -4°C, 100% sat
- Internal Design Conditions: Summer 24°C +/- 2°C & Winter 22°C +/- 2°C
- Outside Air Quantities: Outdoor air - 12 litres/s per person
- Loading Densities for Cooling designed to meet the following internal loads:
 - Lighting electrical load allowance - 10 W/m²
 - Small Power On floor distribution (based on 1 workspace per 8m²) - 25 W/m²
 - Occupancy - 1 person per 8m²
- Average Maintained Illuminance
 - VDU use and paper-based tasks - 500 lux
 - Task Uniformity - 0.4 min with 0.7 at working space

2.3 Toilets

Toilet provisions designed to comply with BS 6465: 1 2009 and will provide the following:

- Office Floors 1:8m² NIA
- 60/60 male/female
- Using 80% utilisation
- There are dedicated DDA toilets on all floors which fully comply with Part M of the Approved Documents Building Regulations.

2.4 Systems

- Strategy: fit-out options have been developed for a four-pipe fan coil unit (FCU) system with exposed services. An option for an active chilled beam system with various metal ceiling grids is available.
- Air Supply and Extract: outside air supply and extract ventilation is provided via a heat recovery air handling plant located at roof level. Ventilation to the toilets is provided by a dedicated central exhaust system, located at roof level.
- Cooling: cooling is provided via high-efficiency water-cooled chillers in the basement, with heat rejection at roof level via cooling towers.
- Electricity Supply: supplied from a dual-fed UKPN 11kV switchroom feeding two independent substations with switchgear. Each substation is capable of supporting the other on loss of submains power. The landlord's LV switchroom is located at basement level.
- Standby generation: is provided for landlord's life safety. Plant space provision for tenant generation plant has been provided for The Bard only up to 1000kVA and is located in the basement.

- Telecommunications: provided via multiple intake ducts to separate telecoms rooms located in the basement of The Hewett and The Bard. A secure containment infrastructure route between the telecoms rooms provides diverse supplies from multiple providers.

2.5 Fire protection

The Bard is served by a bank of four lifts including one as a firefighting lift. Fire protection services for each building are provided by a dry riser in the firefighting stair cores and commercial sprinkler installation. The firefighting core is naturally smoke ventilated from the building perimeter.

3. FINISHES

3.1 Main lobby

Two different designs have been worked up for the main entrance hall. The highest quality materials for the floor finishes and walls have been employed with a bespoke-designed reception desk. Carefully selected seating and soft furnishings are incorporated to add colour and texture to the space.

3.2 Office space

The offices will be completed to either a shell and core or Category A condition, depending on occupier requirements. The Bard has been designed with exposed services with Class A absorbent acoustic rafts, or metal-tiled suspended ceilings with recessed services, with fan coils as the base build.

Typical Floors - raised access with a 150mm floor void (overall).

4. PARKING & CYCLING

Office parking can be made available within The Stage estate.

12 motorcycle bays are provided for The Hewett and The Bard.

64 cycle spaces are provided for the office buildings, with 82 lockers and six showers.

The Hewett is serviced via a shared loading bay within The Bard, with a service corridor linking the two buildings' basements. Dedicated lift access to the cycle and locker/shower facilities and motorcycle parking is also provided.

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