

Technical specification



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INTRODUCTION

Greycoat Stores will introduce 80,000 sq ft of re-invented work, leisure and retail space comprised of 72,000 sq ft workspace on Floors G - 7 and 9,136 sq ft of leisure and retail on Ground and Basement. The remodelling will see the original Victorian warehouse restored and reimagined, with the addition of the sixth and seventh floors creating two striking new floors with private terraces.

BUILDING ENVELOPE

The building envelope is designed to respect its surrounding neighbours. The refacing of the principal facade (Floors G - 4) will reinstate a brick elevation to the street and replacement crittall windows which re-establish a warehouse aesthetic that was once an intrinsic characteristic of the building's heritage. The Floor 5 envelope sees a hybrid of both existing and new elements, featuring south facing circular windows and a new steel construction that celebrates its historic character while bringing the design into modern day context. The introduction of Floor 6 features full height glazing complemented with a zinc finish, and a new 45 degree mansard on Floor 7 with full height glazing and zinc finishes.

CRITICAL DESIGN DATA

No. of storeys

9 levels comprising of 6 existing floors (B - 4) and the introduction of 3 new floors (5 - 7)

Total Office Area: 72,000 sq ft

Total Amenity Area: 9,136 sq ft

Cycle Park

190 cycle spaces (including long and short stay parking)

Floor to ceiling (to underside of Soffit)

Floor 7: 2.6m

Floor 6: 2.7m

Floor 5: 2.8m

Floor 4: 2.8m

Floor 3: 2.8m

Floor 2: 2.9m

Floor 1: 3.2m

Floor G: 3.3m

Lighting / service zone

Varies

Structural Zone

Varies

Occupational Densities

Design Occupancy:

- W/C Occupancy: 1:8 in accordance with HSE standards.
- Ventilation/Service Strategy: 1 person/8 sqm, 12 l/s/p (+10% additional) in accordance with BCO requirements.
- Means of escape: 1:6 for Office, 1:2 restaurant, 1:4 for retail and gym.
- Lifts: 1 Person / 8 sqm (80% utilisation). Lift design is in accordance with BCO requirements for a high density office.

OFFICES FLOOR G - 4

Wall finishes & columns

- Exposed original brickwork feature walls.
- Restored Victorian steel columns.

Floor Finishes

Metal tile raised floor with a 300mm void.

Ceiling Finishes & Lighting

- Articulated scalloped ceiling detail, complemented by high level exposed services with industrial suspended tube lighting.
- Replacement Crittall opening windows with full height glazing and blinds to provide solar shading.

OFFICES FLOOR 5 - 7

Wall Finishes

Exposed new steel structures to complement the existing building fabric. New brickwork is introduced at Floor 5 and a plasterboard to Floors 6 and 7.

Floor Finishes

Metal tile floor finish throughout:

- Floor 5: 200mm raised access floor.
- Floor 6: 180mm raised access floor.
- Floor 7: 150mm raised access floor.

Ceiling Finishes & Lighting

- High level concealed services with integrated linear lighting within a plasterboard soffit.
- Full height south facing glazed windows with integrated solar shading.

TOILET AREAS

Superloos on each floor with large format mirrors, high end aged bronze ironmongery and crittall style doors. Touchless sanitary ware to offer maximum hygiene. Terrazzo floors and concrete effect wall coverings.

Toilets are split across the core to offer maximum accessibility and to allow for a flexible floor plate.

Floor G	2 WCs
Floors 1-4	10 WCs per floor
Floor 5	11 WCs
Floors 6 and 7	6 WCs per floor

SHOWER ROOM

- 15 showers comprising 9 male and 6 female showers.
- Tiled flooring with industrial brassware. Changing facilities feature blue metal ironmongery and lockers to contrast with its surroundings.

COMMON PARTS

Stairwells

2 Industrial concrete stair cores which offset the warmth of timber doors, plasterboard walls and exposed lighting.

The existing stairwell will retain its original brickwork and feature integrated signage, exposed lighting, integrated steel resins and feature balustrade.

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RECEPTION AREAS

Newly remodelled reception comprising circa 1,000 sq ft which interlinks to the cafe unit comprising a further 1,147 sq ft. The reception will also connect with the rear ground floor office accommodation. The reception will be delivered to a style and specification that respects the general warehouse feel of the building.

Reception desk

Bespoke adaptive reception desk.

Floor Finish

Polished concrete with integrated soft matting by the entrance.

Reception Features

- Feature pendant lighting and retro neon signage.
- Articulated timber installation above reception desk area.
- Crittal doors to connect reception to the adjoining cafe.
- Original sprinkler pump reinstalled in recognition of the building's heritage.
- Articulated brick wall to lift core.
- Full height glazing to connect with the neighbourhood's street activity.

Seating area

Dedicated arrival seating area located by window adjacent to street activity.

LIFT DOOR FINISHES

Finish designed to compliment the corresponding floors:

Floor G	Bronze tone finish
Floors 1-7	Stainless steel to compliment the brickwork and concrete finish to lift cores

CYCLE STORE

Greycoat Stores offers extensive secure cycle storage designed according to the requirements of the London Cycle Parking Design Standards (LCDS) as well as the New Draft London Plan, WELL (ready) and BREEAM UK 2014.

- Access from street level via the existing vehicular ramp which will be transformed into a vibrant arrival experience for cyclists and runners.
- 190 cycle spaces including short and long stay cycle parking and over 200 lockers and 15 shower facilities.
- Bike maintenance area is located in Basement.

MECHANICAL & ELECTRICAL

Lift Installation

- 3 x passenger lifts to service all floors (G - 7), including 1 goods lift (to access Basement) and 1 fire fighting lift.
- Leather finishes to all internal lift cars.

CLIMATE CONTROL

- The building is heated and cooled via high level Fan Coil Units (FCU's).
- The FCU's are served via a hybrid system (Hybrid Variable Refrigerant Flow) using a combination of water systems and refrigerant to deliver cooling and heating to the building. This system reduces the quantity of refrigerant within the building compared to a traditional VRF system.
- The system also provides heat recovery between different internal zones to ensure an efficient and sustainable heating and cooling strategy.

AIR CHANGE PROVISION

Fresh air is delivered to the office space via on floor Air Handling Units (AHU's) with adequate air filtration and heat recovery. The addition of opening windows will allow a full passive and active air strategy to ensure a healthy environment.

CONNECTIVITY

Greycoat Stores will achieve WiredScore Platinum meaning all the features of connectivity have been incorporated to the highest level. This includes:

- 3 unique fibres are able to service the building; Openreach, Colt and Virgin.
- Two diverse telecommunication intakes and telco rooms to enable diverse routes for internet service provider cables.
- Pre-wired fibre backbone to each floor – suitable for multi tenant connections.
- Dedicated, secure and climate controlled space for service provider equipment to be located.

- Capacity within the intake ducts and risers for additional cabling.
- Radio frequency tests to assess the mobile service throughout the building.

External Works

Roof Terraces

East facing terraces have been incorporated into the building at Floors 6 & 7 offering exceptional views across London.

Brown Roof

A 140m2 healthy brown roof will aid environmental values as well as improve the outlook for users and neighbours.

Storage Facility

Additional storage can be provided if required by the tenant.

Standby Generator

There is space allocated for a standby generator if required.

GREYCOAT STORES



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