



HAYS GALLERIA

SPECIFICATION

Cat A fitout – High Level Specification

Occupancy – ‘Cat A’ office areas

- Means of escape at 1 person per 8 sq m
- Office floor density at 1 person per 8 sq m
- Sanitary accommodation at 1 person per 10 sq m (60:60 separate male and female facilities to BS6465-1
- 2006 + A1 2009) Separate disabled WC facilities

Finishes – Reception area – Tea Auction house floor finishes

Grey ceramic tile. Large format

Natural Timber waiting area

Black barrier matt.

2006 + A1 2009) Separate disabled WC facilities

Walls

Double height exposed London yellow Stock brick facade.

Lift doors, reveals and cores clad in Blackened Hot rolled steel sheets, matt finish.

New Door and glazing system

New Internal partitions with skirtings finished in emulsion paint.

New entrance from Galleria

Marble and blackened hot rolled steel clad reception desk

Ceilings

Double height space.

Feature coved ceiling with Flat ceiling incorporating recessed and exposed lighting and services

Lift Car

Means of escape at 1 person per 8 sq m

Office floor density at 1 person per 8 sq m

Sanitary accommodation at 1 person per 10 sq m (60:60 separate male and female facilities to BS6465-1

2006 + A1 2009) Separate disabled WC facilities

Walls, columns, windows, and partitions

Original exposed London yellow Stock brick.

New Insulated perimeter linings with skirtings finished in emulsion paint.

New Internal partitions with skirtings finished in emulsion paint.

New Solid core doors to cores and risers.

Exposed Steel columns finished in smooth fire protective finish.

Refinished windows incorporating new glazing, ironmongery and windowsills.

Finishes – ‘Cat A’ office areas

Access flooring

New 600 x 600 metal access raised floor to level 1-5 at 130mm above slab level

Ceiling

New perforated metal access tile islands bound with plasterboard margins incorporating all linear recessed light fittings, air conditioning diffusers, PIR and detectors.

New perforated metal tile services zone incorporating recessed lighting and services.

New feature strip ceiling in lift lobbies, incorporating all linear recessed light fittings, air conditioning diffusers, PIR and detectors.

Perimeter feature adown lighting

Internal signs

Means of escape and other statutory signage provided to meet code requirements.

Floor	Top of raised floor to u/s ceiling open plan	Top of raised floor to u/s ceiling service zone	Slab to slab
1	2,650mm	2,450mm	3,275mm
2	2,650mm	2,450mm	3,280mm
3	2,650mm	2,450mm	3,271mm
4	2,650mm	2,600mm	3,590mm
5	2,650mm	2,600mm	3,390mm

Decorations

– Vinyl emulsion eggshell paint finish to drylined core and perimeter walls, plasterboard margins and bulkheads to suspended ceilings.

– Hot rolled blackened steel linings to lift reveals and door.

Demise partitions

Where applicable, two layers of plasterboard to both faces of metal stud wall incorporating sheet metal lining and mesh layer with plywood for anti-tamper / delay attack properties. Partition void to include suspended mineral wool quilt for acoustic properties, partition should be no less than 40 DB rated.

Partition to be constructed between top of slab and underside of structural soffit and from solid masonry and existing fire rated partition.

Partition to be 60 minutes fire and smoke rated.

Where applicable, door may be incorporated, doors shall be of a solid core construction incorporating vision panels and be rated to 30 minutes integrity an insulation. All ironmongery to match core ironmongery.

Specification

Finishes – ‘Cat A’ office areas (cont)

Finishes - toilets

Floors will comprise high quality porcelain floor tiles with matching skirting.

Walls will comprise of part tiled and painted plasterboard with full height tiled splash backs integrated with vanity unit.

Integrated plumbing system panels incorporating WCs and urinals will comprise laminated panels.

Full height WC cubicles incorporating solid core timber doors and integrated ironmongery solid core panels with continuous finish side panels.

Ceilings will comprise of large module metal tile and painted plasterboard with integrated linear lighting and flush services.

Vanity tops will comprise a resin bonded material or similar with seamless integrated basins, wall mounted hot and cold water sensor taps.

Paper towel dispensers and refuse bins will be provided.

Silvered mirrors above basins and a full height mirror will be provided along with liquid soap dispensers. Toilet paper holders will be provided throughout but sanitary towel disposal facilities will not be provided as part of the landlord facilities.

Tenancy split options

Floors will comprise high quality porcelain floor tiles with matching skirting.

Finishes – changing facilities

Anti slip rubber flooring or similar

Full height cubicle partitions, wet areas finished in full height ceramic tiles integrated into shower.

Dividing partition finished in Eggshell emulsion paint

Full height cubicle partitions, incorporating shower, and drying area

Vanity unit area fully tiled incorporating resin bonded worktop and integrated sinks with wall mounted sensor hot and cold taps

heated and non-heated lockers

The Design Team

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ARCHITECT
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MEP
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STRUCTURAL ENGINEER
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Marketing Specification Summary

Mechanical

The mechanical installation has been designed and installed in accordance with the relevant British, European and ISO Standards in addition to the BCO Guide for Offices 2014.

External Design Conditions

- Summer 30°C Dry Bulb / 20°C Wet Bulb / 26°C Dry Bulb Extreme
- Winter -4°C Dry Bulb / -4°C Wet Bulb / -9°C Dry Bulb Extreme

Internal Design Conditions

Summer	Winter
Office – 22°C ± 2°C	Office – 22°C ± 2°C
Reception – 24°C ± 2°C	Reception – 20°C ± 2°C
Toilets – 23°C ± 2°C	Toilets – 22°C ± 2°C
Basement Showers – 26°C ±2	Basement Showers – 22°C ±2

Fresh air 12 l/s / person based on occupancy density of 8m2 /person.

Chilled Water

The chilled water is provided from a central Landlord plant, at basement level, installed in 2018.

From the chiller plant the building is served with chilled water at a temperature of 6°C flow and 12°C return.

The primary plant chilled water serves plate heat exchangers on each floor level.

From each plate heat exchanger a secondary chilled water circuit provides chilled water to 4 pipe fan coil units at 7°C flow and 13°C return.

There is an independent roof mounted chilled water system that serves the Air Handling Units providing fresh air to the offices.

LTHW

The LTHW is provided from a Land Lords new central boiler plant, located at Basement Level.

The boilers are condensing modular type providing a high efficiency operation, providing LTHW to the building at temperatures of 80°C flow and 60°C return

The system serves the on floor plate heat exchangers and the Fresh Air Handling units mounted at roof level.

Fresh Air Ventilation

Fresh air to the building is provided by air handling units mounted at roof, at a temperature of 20°C

The units are sized to meet the requirement of 12l/s / person

Toilet Ventilation

Toilet supply and extract is provided from central Landlords plant mounted at roof level.

Mechanical (cont)

Office Heating & Cooling

Heating and cooling shall be provided by exposed 4-Pipe Fan coil units to meet the internal design conditions. The FCU's shall be served via on floor local plant rooms, which supply both metered chilled water and low temperature hot water.

All FCU's will be installed directly above raft style ceilings complete with pumped condensate and shall supply air via 3 slot barrel diffusers on the perimeter of the ceiling rafts.

Reception Heating and Cooling

Heating and cooling to the receptions areas shall be provided from an all air system served from a local air handling units to each space.

In addition to heating provided by the AHUs, overdoor air curtains will be installed above the entrance doors and electric kick space heaters will be installed below the reception desks.

Public Health Services

On floor capped connections shall be provided within each core for the future provision of boosted cold water and waste.

Electrical

The electrical installations and systems to the office areas have been fully replaced / refurbished back to a CAT A standard in line with all statutory regulations.

Standby generation is provided for life safety system backup.

Electrical Infrastructure

Office floors are serviced via a rising busbar system and local on floor 250A rated TP+N Split Way Type B Distribution boards, with WC / Core areas served by a dedicated landlord's distribution board.

Each reception area is served by its own dedicated distribution board.

All distribution boards have been fitted with new MCB / RCBO protective devices, fully tested in accordance with BS 7671.

There are sufficient spare ways provided to facilitate the fit-out of the future tenant's small power and ancillary power requirements.

Each tenant distribution board is connected via a MID compliant meter, connected to the EMS for central monitoring.

Typical power allocation for the tenant's demise is based upon the recommendations of the BCO guide 2014, as below:-

- **Small Power** – 25W/M2
- **Lighting** – 10W/M2

Electrical (cont)

Small Power

A cleaner's socket arrangement has been provided to both the tenant demise, central core areas and receptions, served by RCBO protection.

Small power supplies have been provided at high level, to serve mechanical fan coil units and ancillary equipment, via a dedicated modular wiring system.

Small power provision to the central core and plant areas is provided by a conduit / trunking arrangement at high level.

Lighting

The lighting installation has been designed and installed in accordance with BS EN: 12464.

- **Office areas 500Lux** (@ 750mm working plan)
- **WC areas 150-200Lux** (@ floor level)
- **Reception areas 200Lux** (@ floor level, with 300Lux on the desk)

A new lighting installation has been provided to the office areas, comprising of high efficiency LED recessed linear luminaires, recessed LED downlighters and pendant LED fittings, complete with illuminated exit signage.

New lighting to the core / WC areas has been undertaken using high efficiency recessed linear luminaires and LED down lighters.

All risers and plant areas are served by linear luminaires.

All open plan and core areas lights are served by an integral 3 hour emergency battery back up arrangement, with the reception areas supported by a stand-alone configuration.

Lighting Control

A new intelligent lighting controls system has been installed to the office floors, core areas and receptions. The system is based upon a dimmable addressable DALI control system with local presence detection / daylight saving sensors and scene setting within the reception areas.

Local lighting control modules are provided at high level to facilitate local point of use connection / control. The system is expandable and programmable to facilitate any future fit out works.

Communications

Comms containment is provided within the main electrical riser servicing each office floor.

Fire Alarm

New fire alarm detection and sounders have been installed throughout the refurbished CAT A office floors, centre cores and receptions, complete with new main fire alarm panel and repeater panels. Joint boxes are provided within each tenant riser to aid future fit-out with minimum disruption to other building users.

Disabled refuge intercom and disabled toilet alarm systems have been installed within all 3No. blocks at all levels, connected back to a central control panel at each reception.

Access Control

Containment has been allowed at each demise doorway for future access control equipment / wiring.