



SPECIFICATION

DESIGN LIFE

The building was completed in the in mid 1980's and was designed to the British Standard Design Codes for a 60 year life span. The building has approximately 35 years of design life remaining.

PART L

Specifi cally, under Building Regulations Part L:2010 the building is required to meet the refurbishment requirements as detailed in Part L2B of this regulation.

SPACE PLANNING

- > The building is designed to accommodate both open plan and cellular offi ce configurations
- > The building design module is 1.5m
- > Ceilings, floors and perimeter services have been coordinated for the ease of installation of partitions

OCCUPATION DESIGN

- > The offi ces are designed to accommodate an occupancy ratio of 1 person per 10 sq m
- > WC accommodation is designed to accommodated an occupancy of 1 person per 10 sq m based on a 60:60 split (BS 6465:2009)
- > Disabled WCs are provided on the basis of 1 per floor
- > VAV box densities are 1 per 24-30 sq m serving a depth of 4.5m for the perimeter zones and 1 box per 50-80 sq m for internal zones (Based on occupancy for the offi ce fl oors of 1 person per 10 sq m)

HOURS OF OCCUPATION

THE BUILDING IS CAPABLE OF RUNNING

24 HOURS A DAY/7 DAYS A WEEK

FLOOR TO CEILING HEIGHTS

Offices	2,550 MM
Toilets	2,550 MM
Reception area - double heights	VARIES

FLOOR LOADINGS

The building is understood to have been designed to the following imposed loads:

- > General Office areas: 4.5kN/m² (including allowance for demountable partitions)
- > Designed plant loadings are understood to be 5.0kN/m²
- > Designed roof loadings are understood to be 1.5kN/m² (only access for maintenance)



NO.1 LONDON BRIDGE

RAISED FLOOR

- > Medium grade tiles throughout office areas
(to PSA Method of Building Performance Specification MOB PF2/SPU March 1992)
- > Minimum offices floor void zone – 90mm

SUSPENDED CEILINGS

Metal plank suspended tile ceilings incorporating integrated air conditioning and lighting system

WC FINISHES

- > Full height WC cubicles
- > Veneered doors with stainless steel ironmongery and stone vanity units

WC FINISHES

- > Granite based conglomerate stone tiled floor
- > Stone wall cladding
- > Inset broadloom carpet to seating and lounge areas
- > Oak veneer
- > Stainless steel ironmongery and security barriers
- > Feature lighting

FLOOR TO CEILING HEIGHTS

External	Winter	SATURATED	-4°C
		DRY BULB	29°C
	Summer	WET BULB	20°C
Internal	Summer	OFFICES	22°C + OR -2°C
		OFFICES	22°C + OR -2°C
	Winter	STAIRWELLS, LOBBIES, TOILETS AND CORRIDORS	MIN 18°C

There is space within the AHU's for future humidifiers to be installed.

INTERNAL HEAT GAINS

Lighting	15W PER M ²
Small Powder Loads	25W PER M ²



NO.1 LONDON BRIDGE

VENTILATION RATES

1. AIR CONDITIONED AREAS

Fresh air rates 16 litres per second per person, based upon 1 person per 10 sq m.

2. VENTILATED AREAS (WCS)

Extract allows for 10 air changes/hour.

INTERNAL NOISE CRITERIA

Noise levels generated within the building will not exceed the following values measured at a distance of 1.5m from any grille or other radiating surface:

Office areas	NR 38
Reception	NR 40
Toilets, stairs, corridors and lobbies	NR 40-45

LIGHTING

Average maintained lux levels:

- > 350-400 lux average maintained in the open plan office areas
 - > 250-300 lux in the ground floor entrance lobby
 - > 150-200 lux in the WCs, stairs, corridors, and lobbies
 - > 150 lux to stores, plant rooms and in the service bay
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SMALL POWER

The office installation is designed to accommodate equipment loads of 25W per sq m net lettable area.

FIRE PROTECTION

The fire alarm system is designed to comply with the relevant British Standard, to provide a level of L2 coverage.

LIFT INSTALLATION

- > Passenger lifts are designed to achieve an interval not exceeding 30 seconds based upon a handling capacity of 15% of the overall occupation in a five minute period
 - > The passenger lifts in the property operate at a speed of 2.5m/sec
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CYCLE STORAGE

Bicycle storage racks are provided within the basement to accommodate 68 bicycles.

SHOWERS

WCs, showers and lockers (including disabled facilities) are provided at the lower ground floor level and may be used by cyclists.



NO.1 LONDON BRIDGE

KITCHENETTE

Potable cold water and capped off drainage services are provided on each floor.

TELECOMMUNICATIONS

Cable trays are provided connecting from the sleeved entry location to the telecoms room or the base of the appropriate riser. The trays are capable of being divided equally between the potential users of the office accommodation.

ROOF TOP PLANT SPACE

Space is provided at roof level for external condensers and satellite dishes.

HOURS OF OCCUPATION

A life safety generator is provided by the Landlord for emergency power to lifts, sprinklers, and other life safety systems.

2 X 500 KVA

TENANT GENERATORS ARE AVAILABLE FOR USE BY THE TENANTS.

SECURITY

A security system is provided to serve external doors and all doors to landlord's common areas. A CCTV system will be linked to the front desk and management office and will be capable of being connected to tenant systems if required. Cableways will be provided for security wiring to each of the office entrances doorways.