



GRAINHOUSE

COVENT GARDEN

SPECIFICATION

Office & Retail

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Office Space

1. Design Strategy, Standards and Key Criteria

The office accommodation is to be designed to provide the following spaces:

- Category A fit-out office space on the upper floors in line with applicable BCO 2019 principles where possible within the constraints of the existing building.
- Office toilets, lobbies and circulation space within the building cores. These are to be high quality in design, materials specification and construction, within the constraints of the cost plan.
- A prominent office reception is to be incorporated on Dryden Street, which provides a statement and brand for the building. The reception is to include a reception desk (to accommodate at least two users) and a visitor seating area, opposite the reception desk.
- A loading bay accessed from the entrance on Arne Street.
- Retail space is to be provided to a shell finish.
- Ancillary areas, such as plant rooms and loading bay are to be finished to a presentable, functional standard.
- Good quality internal cycle storage accommodation for the building occupiers is to be included in the basement. In support of this, showers, changing facilities, drying room and lockers are to be provided. The building is to be designed to operate and deliver the standards and key criteria set out in this document during the hours of 7:00 am to 7:00 pm, Monday to Friday. The operational hours may be extendable to 24 hours a day, 7 days a week, on either a temporary or permanent basis (thereby requiring an updated maintenance regime and BMS setup), subject to lease terms and service charge agreement. Note that use of the terraces is restricted to 7:00 am to 9:00 pm, weekdays only.

2. Building Occupancy Levels

The Project is to be designed to accommodate the following minimum occupancy levels:

- Office occupancy = 1 person per 10 m²
- Office occupancy for means of escape = 1 person per 7 m²
- Office occupancy for on-floor building services = 1 person per 8 m²
- Office occupancy for vertical transportation: 4no. passenger lifts (all providing access from ground-to-fourth floor with two of the lifts extending to the basement and fifth floor) and 1 lift extending to roof level. 1 goods lift (serving ground-to-basement only)
- WC Provision: 1 person per 10 m² on a floor-by-floor basis with a 60:60 male:female split
- Accessible WC provision: 1 unisex accessible and 2 ambulant accessible WCs on floors 1 - 4 in accordance with the Building Regulations
- Roof terrace maximum occupancy on any single terrace is 60 people
- Retail Occupancy: Density of 2m²/person, restaurants 1/m²/person for 70% of floor area and 7m²/person for 30% of floor area
- There is a metering and billing management system (EMS)

3. Key Structural Dimensions Loads and Floor Performance

The project is to be designed to achieve the following structural dimensions:

- Planning grid as existing
- Column grid as existing

Cat A floor zones:

The floor zones to the raised floor require further site surveys and inspections of the existing building (Basement to level 3). Values to existing slabs are nominal to take into account existing variations in slab level. Values stated are SSL to top of raised access floor.

- 1st floor:
 - Zone A, D & E: Minimum 40mm
 - Zone B: 150 mm
 - Zone C: 140mm
- 2nd floor:
 - Zone A, D: 60 mm
 - Zone E: 90mm
 - Zone B: 150 mm
 - Zone C: 140mm
- 3rd floor:
 - Zone A & B: 90mm
 - Zone C: 90 mm
 - Zone D: 150 mm
 - Zone E: 105 mm
- 4th floor:
 - All zones: 140 mm
- 5th floor:
 - Zone A & E: 340 mm

Plan depth:

- External window to atrium is typically between 7.5 m and 16 m

Cat A floor to ceiling zones:

The floor to ceiling heights remain subject to further site surveys and inspections of the existing building

Office Space

(Basement to level 3) and require conclusion of the acoustic/fire treatment to existing soffits. The following values represent the minimum achievable dimensions.

- 1st Floor top of raised floor tile to underside of plasterboard soffit (note reduced height under downstand beams):
 - Zone A = 2925 mm
 - Zone B = 3370 mm
 - Zone C = 2850 mm
 - Zone D = 2650 mm
 - Zone E = 2530 mm
- 2nd Floor top of raised floor tile to underside of plasterboard soffit (note reduced height under downstand beams):
 - Zone A = 2560 mm
 - Zone B = 2900 mm
 - Zone C = 2645mm
 - Zone D = 2300 mm
 - Zone E = 2520 mm
- 3rd Floor:
 - Zone D = 3560 mm top of raised floor tile to underside of profiled metal soffit and 3010 mm to the underside of beams
 - Zone A, B, C & E = 3260 mm top of raised floor tile to metal deck soffit and 2710 mm to the underside of beams
- 4th Floor:
 - Top of raised floor tile to underside of profiled metal soffit 3260 mm, with 2710 mm to the underside of the beam
- 5th Floor:
 - Top of raised floor tile to underside of profiled metal soffit 3260 mm, with 2710 mm to the underside of the beam.

The building structure has been designed for the following structural loads:

- General office Live Load of 3.0 kN/m² at ground floor
 - General office Live Load of 2.5 kN/m² upper floor
 - An allowance of 1.0 kN/m² for partitions on all floors
 - An allowance of Super Imposed Dead Lad of 0.85 kN/m² for floors, ceilings and services equipment
 - Basement Plant areas generally 7.5 kN/m²
 - External Terraces Live Load of 4.0 kN/m²
 - Reception(s), circulation areas and toilets Live Load of 4.0 kN/m²
 - Roof top plant 4.0 kN/m²
 - Loading Bay 10.0 kN/m²
 - Softs spots are shown on GA's as per Architects plans
- Floor vibration performance:
- The vibration of the new office floor plates has been analysed in accordance with SCI P354, which states that the minimum natural frequency should be 4.0Hz. All new office floors meet this requirement.

Basement Waterproofing:

- The perimeter walls to the pavement vault are waterproofed with a waterproofing render and left exposed.
- New pavement lights with waterproof mortar

4. Vertical Circulation

The Project is provided with sufficient passenger lifts to meet the following performance requirements:

- Office occupancy of 1 person per 10 m² NIA
- Average car loading of no more than 80% (allowing 0.21 m² per person)
- Average up peak waiting time of no more than 25 seconds
- Average up peak time to destination of no more than 90 seconds
- Up peak handling capacity of at least 12% of the design population with 85% up, 10% down and 5% inter-floor traffic demand
- Two-way (lunch) handling capacity of at least 13% of the design population with 45% up, 45% down and 10% inter-floor traffic demand
- All passenger lift cars meet or exceed the minimum accessibility requirements of 1400 mm D x 1100 mm W clear internally, 900 mm wide doors.

5. Net Internal Areas

Refer to appendix.

6. Building Services Key Performance Criteria

The Project building services are to be installed to provide the following as minimum:

- Standby Generation:
 - Landlord generator plug-in connection points are provided in the loading bay to allow the connection of a temporary mobile generator. This installation is to back-up to the distribution boards serving IT equipment located in the main comms rooms at basement level as required by WiredScore

Office Space

- Small Power Allowance:
 - Office Area = 25 W/m
- Office Upgrade Power Allowance:
 - Office Areas = included above
 - Central Plant = 10% additional capacity on UKPN transformer (2.5W/m² over 6300m²)
- Electrical Power Diversities:
 - Mechanical Plant = 0.90
 - Lifts = 0.75
- Lighting:
 - Minimum maintained illuminance paper-based tasks = 300-500 lux at the working plane provided by general lighting installation. Task lighting to be provided by tenants
 - Minimum maintained illuminance for stairs and corridors = 150 lux average (100 lux minimum on stair treads and fire service access)
 - Minimum maintained illuminance for the loading bay = 100 lux at floor level
 - Minimum maintained illuminance for plant rooms = 200 lux
 - Office area - Unified glare rating (UGR) = ≤19
 - Electrical load allowance (including Cat B and task lighting) = 10 W/m²
 - Lighting energy use = 10-20 kWhr/m²/year

- Data/Comms:
 - Two diverse comms rooms are to be provided in the basement
 - Each zone, on each floor, is to have access to a dedicated IT riser
 - The current scheme is achieving WiredScore Platinum
- Mechanical Heating and Cooling:
 - Airtightness (for building at 50 Pa) = Not more than 3.5 m³/hr/m² for new build areas
 - Outdoor air = 12 l/s per person (plus additional 10% allowance for meeting rooms)
 - Occupancy = 1 workspace per 8 m²
- Air-conditioned space:
 - Office floors summer = 24 C (2 C)
 - Office floors winter = 22 C (2 C)
- Cooling Power Loads:
 - Office lighting = 10 W/m
 - Office small power = 25 W/m sensible
- Extract and Ventilation Rates:
 - Toilets = 10 air changes per hour
 - Loading Bay = Natural ventilation
- Water Storage:
 - 15 litres/day per person based on diversified occupancy of 1 person/12m²

The building is provided with a lightning protection system compliant with current British Standards.

7. Design Service Life of Building Components

The building is to be constructed from components which will provide the following service life as a minimum:

- New Structural Frame = 50 years (as Eurocode 0 UK National Annex)
- External Masonry = 60 years where new
- Windows and Curtain Walling = 25 years
- Roof coverings = 25 years
- Internal walls and partitions = 25 years
- M&E Services = As CIBSE Guide M appendix 14.A1
- Ironmongery = 10 years

8. Fire Strategy

Fire Prevention and Safety

- The building is to be designed with appropriate fire protection systems, fire resistances, separation and compartmentation that meet the functional requirements of Part B1-B5 of Building Regulations 2010. This fire strategy draws on guidance from the BS9999: 2017. However, fire engineering solutions have been identified where beneficial to the design.
- The structural steelwork is to be protected using materials most appropriate to the location and required fire resistance, and to generally include intumescent paint and board casings.

Office Space

Fire Separation

- The building is to be provided with natural smoke ventilation to basement areas. The minimum structural fire separation and/or enclosures for specific areas is to be:
 - Structure above ground floor (excluding roof below plant) = 60 mins
 - Protected shafts and final exit escape routes = 60 mins
 - Loading Bay = 60 mins
 - Division between office and retail = 60 mins
 - Basement and ground floor structure = 60 mins
 - UKPN Room = 4hrs

Escape Stairs

- The stairs provide sufficient capacity in the office areas for an occupant density of 7m²/person. Higher occupancies in some zones may apply, depending on how the floor plates are subdivided by tenancy splits.

9. Noise Criteria

The maximum noise criteria for the offices area is to be as follows:

- External noise intrusion – Refer to Scotch Partners Noise Impact Assessment
- Sound level difference between individual floors to be Dntw 42 dB

Building Services noise is not to exceed:

- Office: NR 38
- Reception and circulation spaces: NR 40
- Toilets/Changing Areas: NR45

The building services noise levels quoted are applicable when base building plant is running under normal operation only, i.e. not under emergency operation, at a position of 1m from any noise emitting source or enclosing structure. Noise emitted from all plant and machinery is to adhere to the requirements and restrictions dictated by the planning permission conditions.

10. Accessibility

The building is to be designed in accordance with the accessibility requirements necessary for building control approval.

11. Fire Detection and Alarm and Electronic Security

A fully addressable fire detection and alarm system shall be provided meeting the requirements of BS 5839, Category L1 system and the recommendations of the Fire Engineering Consultant and Building Control Approved Inspector.

External CCTV cameras shall be installed to cover access to reception and the main stair entrance / exit, the secondary stair entrance /exit and the loading bay. Internal cameras shall be provided within landlord areas at each floor level, excluding roof.

Access control is to be provided to identified doors used to gain entry from the public domain into the building, to access the lifts (integrated with destination control). Internally access controlled doors shall be provided at strategic locations at Basement and Ground Floor levels to aid management and security of respective spaces. Access control doors and other identified doors shall be provided with door monitoring. The system shall interface with the CCTV system.

A video entry phone system shall be provided serving both the reception and loading bay.

12. Vehicular and Services Access

The Project incorporates a loading bay accessed from Arne Street. The loading bay can accommodate a 7.5T panel van. The dimensions of the loading bay are constrained by the existing structural layout. 124 cycle spaces are provided in the basement for office tenant use. (Dedicated cycle spaces for retail tenants are provided in a separate area within the basement).

13. Environmental and Sustainability

The building is to set a high standard of environmental sustainability:

- BREEAM Bespoke – Excellent rating
- WELL Core V2 Pilot – Platinum rating.

Notes:

All above specification information is subject to design development and construction tolerances.

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Retail Space

1.0 Generally

Five individual retail units are included in the scheme on split ground and basement levels. All retail accommodation is finished to a shell only for future tenant fit out.

This document details the base build outline specification for 26-29 Drury Lane, 30-35 Drury Lane, 8-10 Dryden Street, 12 Dryden Street and 6 Arne Street.

Refer to appendix for NIA of each unit

2.0 External

3.1 Walls

– The external ground floor walls are existing solid masonry construction and generally left exposed. At the basement level, the perimeter walls to the pavement vault are waterproofed with a waterproofing render and left exposed.

3.2 Shop fronts

– 26-29 Drury Lane, 8-10 Dryden Street & 6 Arne Street – New double glazed aluminum shop front.

– 30-35 Drury Lane – New double glazed painted timber shop front with brass lattice inlay.

3.3 Doors

– 26-29 Drury Lane, 8-10 Dryden Street & 6 Arne Street – Glazed aluminium doors.

– 30-35 Drury Lane – Glazed timber door with brass ironmongery and locks.

3.4 Windows

– 6 Arne Street – Crittall style black steel windows to Arne and Shelton St elevations.

– 12 Dryden Street – Painted timber casement windows to Arne and Dryden St elevations.

3.0 Internal

3.1 Finishes and Fittings:

Floors (Ground Floor)

– 26-29 Drury Lane – Existing exposed concrete slab

– 8-10 Dryden Street & 6 Arne Street – New concrete slab

– 30-35 Drury Lane & 12 Dryden Street – New ply floor

Floors (Basement)

– 26-29 Drury Lane, 30-35 Drury Lane, 12 Dryden Street & 6 Arne Street – 75mm screed on new concrete slab

Ceilings (Ground Floor)

– 26-29 Drury Lane & 6 Arne Street – Existing concrete soffit with plasterboard lining providing fire and acoustic separation.

– 8-10 Dryden Street – Exposed concrete and metal composite slabs.

– 30-35 Drury Lane & 12 Dryden Street – Timber floor construction with plasterboard lining to underside of joists providing required fire separation.

Ceilings (Basement)

– 26-29 Drury Lane – Existing concrete soffit

– 30-35 Drury Lane & 12 Dryden Street – Plasterboard lining to timber joists

– 6 Arne Street – New exposed metal deck

Walls

– New painted block work and stud walls.

– Existing masonry walls left exposed.

Internal Doors

– Solid core timber door sets, paint finish.

– Riser doors are flush, frameless metal fire rated doors.

Ironmongery Finish

– Satin finish stainless steel internal door ironmongery.

Signage

– Statutory required signage is provided to the units where relevant to their shell specification on completion of the base build works.

Incoming Services

Each retail unit is afforded dedicated service provisions as detailed below:

Unit	Electrical	Gas	Water	Drainage	Comms	Ventilation
26-29 Drury Lane (A3)	140kVA	Yes (enters off loading bay)	32mm Metered connection	4 x100mm	1x92mm dia 1x100m dia	Riser provision
30-35 Drury Lane 1 (A1)	60kVA	No	22mm Metered Connection	2 x 100mm	1x92mm dia 1x100m dia	Yes (within riser)
30-35 Drury Lane 2 (A1)	60kVA	No	22mm Metered Connection	2 x 100mm	1x92mm dia 1x100m dia	Yes (within riser)
8-10 Dryden Street (A1)	60kVA	No	22mm Metered Connection	-	1x92mm dia 1x100m dia	Yes (within riser)
12 Dryden Street (A1)	60kVA	No	22mm Metered Connection	2 x 100mm	1x92mm dia 1x100m dia	Yes (within riser)
6 Arne Street (A1)	80kVA	No	22mm Metered Connection	2 x 100mm	1x92mm dia 1x100m dia	Yes (within riser)

4.0 Services

4.0 Building Services Key Performance Criteria

General

From a mechanical, electrical and public health perspective each retail unit will be finished to shell and core standard with necessary provisions for the tenants to utility meter each service and connect to the local communications provider(s).

Tenant's plant shall be installed within the respective tenant's demise (including air handling plant i.e. supply and extract fans etc) however some space has been allowed at roof plant level for access to atmosphere i.e. supply and extract duct terminations and in the case of the A3 Unit kitchen extract plant. Kitchen extract must meet the requirements of the local Planning Authority and the landlord. This is critical to prevent circulation of odours through the building.

Retail Space

Electrical supplies will be derived from a UKPN substation located within the building. Outgoing ways to each retail unit will be run internally from an unmetered switchboard to individual utility metering arrangements comprising CT chambers and isolators. At the appropriate time application(s) will need to be made for supply/meter installations against the allowances indicated.

Metered water supplies will be derived from the adjacent street(s) each terminating in a meter within the designated retail area. Drainage connections are provided for each tenant, linking to the landlord below-ground drainage network. In the case of the A3 Unit the landlord is providing a grease trap but this is for landlord purposes to protect the below ground drain installation and basement. The tenants will be required to remove grease from their outflow using their own enzyme based system. These provisions will need to be approved by the landlord.

Comms ducts will be derived from the adjacent roadway each terminating within the designated retail area. In addition, the landlord also has incoming communications ducts that pass through two of the retail units to reach the building communications intake rooms serving the commercial parts of the buildings. Retail tenants would be encouraged to derive their Comms service(s) from the building communications intake rooms via internal distribution at basement level.

Within Units 30-35 Drury Lane, 8-10 Dryden Street, 12 Dryden Street & 6 Arne Street supply and extract ventilation ducts will be pre-installed in the respective riser shafts. In the case of 26-29 Drury Lane, a dedicated open riser shaft is provided from basement to roof level.

Other Items

Fire alarm interfaces will be provided by the landlord to each retail unit. The tenant will be required to connect their own compatible system to this interface. Note that to preserve the means of escape and security of the building

access control equipment may be provided on certain doors between retail and tenant areas. Affected tenants will be required to observe the agreed fire and security procedures.

The building is provided with a lightning protection system compliant with current British Standards. The tenants will be required to integrate any of their plant and equipment into the lightning protection system as required by the British Standard.

5.0 Management

5.1 Window cleaning

- Ground level windows and shop fronts can be cleaned from the relevant ground levels and/or via ladder access/extendable cleaning equipment.

5.2 Refuse storage & bicycle storage

- A dedicated B1 refuse store is provided at basement level.
- A combined A1 / A3 refuse store is provided at basement level.
- A dedicated retail cycle store area is located at basement level.

6.0 Key Design Criteria/Information

6.1 Occupancy Levels

- Means of Escape (Retail) - 1 person per 2 m²
- Means of Escape (Restaurant) - 1 person per 1 m² for 70% of the floor area and 1 person per 7 m² for 30% of the floor area.
- Internal Environment - 1 person per 10 m² (for the purpose of cooling and heating systems)

6.2 Floor to ceiling heights

Ground Floor

(SSL to soffit level between downstand beams)

- 26-29 Drury Lane - 3545mm
- 30-35 Drury Lane - 3665mm
- 8-10 Dryden Street - 3335mm
- 12 Dryden Street - 3165mm
- 6 Arne Street - 3230mm / 3545mm

Basement Floor (Top of screed to soffit level between downstand beams)

- 26-29 Drury Lane - 2845mm
- 30-35 Drury Lane - 2830mm
- 8-10 Dryden Street - NA
- 12 Dryden Street - 2510mm
- 6 Arne Street - 3565mm

Notes:

All area and dimension measurements provided in this specification are subject to building contract construction tolerances and on site checked measurements.

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Appendix

Notes:
 Measurements based on Stage 4 GA's
 Areas are + / - 1%
 Ramps and Stairs included in NIA

Area Schedule

		GEA		GIA		NIA	
		SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
Lower Ground (Assuming 5 tenants)	Total A3	369	3,972	357	3,843	334	3,595
	26-29 Drury Lane			357	3,843	334	3,595
	Total A1	728	7,836	688	7,406	568	6,114
	30-35 Drury Lane			354	3,810	304	3,272
	8-10 Dryden Street			0	0	0	0
	12 Dryden Street			172	1,851	145	1,561
	6 Arne Street			162	1,744	119	1,281
	Cycle storage	418	4,499	408	4,392	0	0
	Core	143	1,539	138	1,485	0	0
	B.O.H./Services	341	3,670	334	3,595	0	0
	Total	1,999	21,517	1,925	20,721	902	9,709

Ground Floor (Assuming 5 tenants)	Total A3	363	3,907	354	3,810	317	3,412
	26-29 Drury Lane			354	3,810	317	3,412
	Total A1	1,027	11,055	984	10,592	902	9,709
	30-35 Drury Lane			302	3,251	273	2,939
	8-10 Dryden Street			189	2,034	176	1,894
	12 Dryden Street			155	1,668	138	1,485
	6 Arne Street			338	3,638	315	3,391
	Total B1	297	3,191	288	3,100	0	0
	B.O.H	190	2,045	183	1,970	0	0
	Total	1,877	20,198	1,809	19,472	1,219	13,121

Appendix

Area Schedule

Notes:

Measurements based on Stage 4 GA's

Areas are + / - 1%

Ramps and Stairs included in NIA

		GEA		GIA		NIA	
		SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
First Floor (Assuming 3 tenants)	Total B1	1,830	19,703	1,752	18,589	1,458	15,694
	Zone A + E			858	9,235	838	9,020
	Zone B			226	2,433	218	2,347
	Zone C + D			417	4,490	402	4,327
	Core			251	2,702	0	0
	Total	1,830	19,703	1,752	18,859	1,458	15,694

Second Floor (Assuming 3 tenants)	Total B1	1,832	19,721	1,758	18,925	1,463	15,748
	Zone A + E			856	9,211	836	8,999
	Zone B			232	2,492	222	2,390
	Zone C + D			418	4,499	405	4,359
	Core			253	2,723	0	0
	Total	1,832	19,721	1,758	18,925	1,463	15,748

Third Floor (Assuming 3 tenants)	Total B1	1,817	19,560	1,736	18,686	1,454	15,651
	Zone A + E			862	9,278	845	9,096
	Zone B			231	2,486	222	2,390
	Zone C + D			392	4,219	387	4,166
	Core			251	2,702	0	0
	Total	1,817	19,560	1,736	18,686	1,454	15,651

Appendix

Notes:
 Measurements based on Stage 4 GA's
 Areas are + / - 1%
 Ramps and Stairs included in NIA

Area Schedule

		GEA		GIA		NIA	
		SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
Fourth Floor (Assuming 3 tenants)	Total B1	1,632	17,567	1,544	16,619	1,287	13,853
	Zone A + E			785	8,450	778	8,374
	Zone B			192	2,067	185	1,991
	Zone C + D			325	3,498	324	3,488
	Core			242	2,605	0	0
	Total	1,632	17,567	1,544	16,619	1,287	13,853

Fifth Floor (Assuming 1 tenant)	Total B1	840	9,042	789	8,493	594	6,394
	Zone A + E			624	6,717	594	6,394
	Core			165	1,776	0	0
	Total	840	9,042	789	8,493	594	6,394

Roof	Lift Overrun	14	149	10	110	0	0
	Total	14	149	10	110	0	0

Total Areas for A1, A3 and B1	Total A3	732	7,879	711	7,653	651	7,007
	Total A1	1,755	18,891	1,672	17,997	1,470	15,823
	Total B1	8,391	90,323	8,005	86,168	6,256	67,339

Proposed Total	11,841	127,308	11,324	121,886	8,377	90,169
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