

TECHNICAL SPECIFICATION

STRUCTURAL FRAME

Imperial House is an 8 storey office building with a single basement built in 1913. The building is a steel-framed structure with concrete floors spanning between concrete encased downstand beams supported on steel columns within the external walls and generally around the central core. Discreet columns are located in the centre of the rear space. The front elevation is clad with Portland stone and is set back above 6th floor level. The rear elevation is clad with Portland stone to second floor then with red bricks from 2nd to 4th floor levels with a slate covered mansard above. The upper stories are set within a mansard at the 8th floor front and 6th and 7th rear with the 8th storey over only part of the building footprint in a gable.

FLOOR TO CEILING HEIGHTS

8th floor Ceiling – 2,980 mm	7th floor Ceiling – 2,935 mm
3rd floor Ceiling – 2,935 mm	1st floor Ceiling – 3,095 mm

3,200 mm in the Kean Street reception area.

OCCUPANCY LEVELS

Generally: 1 person per 10 sq m

Means of escape: 1 person per 10 sq m

Internal climate: 1 person per 10 sq m

WC provision: 1 person per 10 sq m

FAÇADE AND GLAZING

Façades

Retained existing façade. A mixture of new and refurbished windows.

Main Entrance

New building entrance to be created on the Kean Street façade. New glazed entrance doors, metal escape doors and curtain walling to be installed in the ground floor façade, incorporating PPC ventilation louvres and PPC aluminium cladding in front of existing stone spandrel panels above.

ROOFS

7th Floor

Roof terrace to be created. New waterproofing to be applied in the area of roof terrace, with porcelain tiles on pedestals as floor finish and structural glass balustrading to either side.

LIFTS

2 x 6 person passenger lifts.

BASEMENT WCs, SHOWERS AND CYCLE STORAGE

6 showers, 57 lockers and a drying room will be provided at basement level. A disabled person toilet is provided on the ground floor.

Cycle storage providing space for 54 bicycles is accessed via the staircase approached from Kean Street.

ACCESSIBILITY

Step-free access is to be provided to all office areas from internal circulation spaces. Level access to be provided into the main reception from Kean Street by use of a DDA-compliant platform lift.

ACOUSTIC CRITERIA

Noise and Vibration	
Offices	- NR38
Reception / Lobby	- NR40
Toilets / WC	- NR45
Circulation Areas	- NR40

INTERNAL FINISHES

Reception

Floor

8mm thick applied concrete finish laid on top of existing floor.

Walls

Generally lined with painted plasterboard. Feature wall and fan coil casings in specialist dark grey metal finish, with polished brass rib detailing on the feature wall. Wall behind reception desk in lightweight concrete cladding panels with 'Imperial House' lettering cut into them.

Ceiling

Emulsion-painted plasterboard suspended ceiling, with feature lighting set within recessed troughs.

Reception Desk

Bespoke unit, combining specialist antique bronze and dark grey metal finish panels, and painted joinery.

Windows

All existing windows and doors at ground floor level to Kean Street façade to be replaced with new.

Offices

Floors

New full access raised floor system.

Walls

Make good existing walls to provide flat and even surfaces and redecorate.

Ceilings

Gypliner UNIVERSAL ceiling with emulsion painted plasterboard to soffit of concrete slab and around concrete beams.

Doors

Painted solid core doors in painted softwood frames. All timber procured from certified sustainable sources.

Skirtings

150mm high profiled MDF skirting.

WCs

Floors

Large format non-slip porcelain tiles.

Walls

Bespoke mirror unit set in feature wall of porcelain tiling incorporating vanity shelf and wash hand basin using the Lovair Corian system. Paper towel dispenser incorporated within mirror unit.

Ceilings

Emulsion painted moisture resistant plasterboard, with feature lighting.

Doors

Painted solid core doors in painted softwood frames. All timber procured from certified sustainable sources.

Sanitaryware

Wall-mounted white vitreous china WC pan with concealed cistern behind an IPS system, with Lovair Corian basin and stainless steel monoblock mixer tap.

Common Areas

Floors

Grey / brass coloured Bolon carpet to lift lobby landings and stairs.

Walls

To be redecorated throughout, with brass floor level and tenant signage.

Ceilings

To be redecorated throughout, with feature lighting.

Lifts

New lift surrounds in dark grey.

Passenger Lifts

Existing lifts to be retained. New finishes, comprising a combination of mirror, specialist dark grey metal finish and polished stainless steel, with floor finish to match new reception finishes.

MECHANICAL SERVICES

External Design Criteria

Summer

35°c for external condensers, 29°c dry bulb / 20°c wet bulb.

Winter

-4°c saturated.

Internal Design Criteria

Area	Summer	Winter
Open Plan Office Area	23°c db ± 1°c (no specific RH control)	21°c db ± 1°c (no specific RH control)
Toilets/WCs	Ambient (no specific RH control)	19°c min (no cooling)
Shower/Changing Area	Ambient (no specific RH control)	21°c (no specific RH control)

Infiltration

Offices, Summer

1.5 air changes per hour (excluding effect of natural ventilation).

Offices, Winter

1.5 air change per hour (excluding effect of natural ventilation).

Ventilation

Office Area

Fresh air supply of 10 l/s per occupant.

Shower Areas

15 l/s extract - Air make via undercut door.

Toilets / WCs

6 l/s per WC – Air make via undercut door.

HEATING & COOLING

The offices will be heated and cooled by a variable refrigerant flow (VRF) system. Units generally fixed to the soffits or beneath windows in architectural housings. Roof mounted external units are dedicated for each tenant office demise, with local control.

VENTILATION

Each office demise is provided with fresh air via a dedicated heat recovery unit. Basement common part areas are provided with fresh air via a dedicated heat recovery unit. Basement toilet / WC areas ventilated by local extract fans. Toilets on office floors ventilated by ducted central extract system.

WATER SERVICES

Toilets / WCs

Provided with cold water service controlled via local water flow sensors, with hot water provided by central hot water cylinder.

Showers

Provided with cold water service controlled via local water flow sensors, with hot water provided by dedicated hot water cylinders.

Tea Points (Office Areas)

Capped cold water feed to designated tea point location for fit-out by tenant.

Drainage

Capped drainage system is provided to serve the tea points for each tenant demise.

ELECTRICAL SERVICES

All new systems installed in accordance with CIBSE recommendations.

Lighting (Office)

12W/m² (including task lighting and Cat B allowance).

Small Power (Office)

25W/m².

SMALL POWER

Office areas

Dedicated MCB distribution boards provided for each tenant demise, configured in split configuration (lighting/power) with tariff meter. Power supplies for tenant's roof mounted VRF units, and local security services are pre-installed with sufficient spare ways to facilitate future install of tenant small power services within their demise.

Toilets / WC / Showers

Small power provision for water controls and heaters.

LIGHTING

Office areas

Suspended, direct/indirect linear, LED luminaire with DALI dimmable control gear, switched via PIR sensors and programmable lighting control system, providing 350-450 lux.

Toilets / WC / Showers

Recessed LED downlights / luminaires with local PIR sensor switching, providing 200 lux.

Reception

Recessed LED downlights / luminaires. Lighting control via scene-setting dimming control, providing 200-300 lux.

Circulation Stair and Lift Lobbies

Recessed LED downlights / luminaires with local PIR sensor switching, providing 150 lux.

PROTECTIVE INSTALLATIONS

Fire Alarm

Office areas installed to BS 5839 L2/M, interfaced with building's 'house system'.

Lighting Protection

Lightning protection system, locally enhanced from existing system.

Disabled Assistance

Assessable toilets provided with assistance call system.

SECURITY SYSTEMS

Access Control

Central control system for the management and issuing of proximity access control cards, with readers to main entrance door and all access doors leading to tenant office demises.

Audio / Visual Door Entry

The building is provided with an audio/visual door entry system linked from the main entrance door to the reception and respective tenant demises.

CCTV

CCTV cameras provided to ground floor circulation areas and to monitor key areas throughout the building and external perimeter, monitored from reception.

Intruder Alarm

Ground floor reception and perimeter entrances are protected by a PIR/door contact intruder alarm system, monitored from reception, with remote notification.

COMMUNICATIONS INSTALLATION

TV & Satellite Aerial Distribution

A communal, roof mounted aerial system is provided with distribution to each tenant demise to provide the option to connect the following services:

- > Terrestrial UHF TV
- > Satellite TV
- > DAB Radio
- > FM Radio

IT / Data Communications

Telecommunication intake locations are provided at basement level with containment routes to riser locations. Telecoms containment tray / basket is provided in riser for future install of tenant communications services.