



## Introduction

This document has been prepared as an outline development specification of the works carried out by the Landlord for 119–121 Cannon Street and to give guidance on the specification of the demised premises as at the date of the Lease.

The building has been comprehensively refurbished, designed by architects, Barr Gazetas. All mechanical and electrical systems have been replaced with new equipment, with exception of the landlord's generator.

## 1. Building description & accomodation

### Basement

Plant rooms, incoming services entry, store rooms, end of trip facilities and tenant amenity space.

### Ground Floor

Principle office entrance from Cannon Street into main reception lobby. The reception has a full height glass frontage and an electric powered glass sliding door. There is access control on the door providing access to the front stairwell.

Separate entrances to bin store and cycle entrances from Abchurch Lane and Sherborne Lane.

### Second to Sixth Floors

Office Space with associated core facilities. The fifth and sixth floors are set back to provide terraces of varying sizes. The second, third, fourth, fifth and sixth have been completed to a high quality full Category A specification.

### Offices

- ❖ White painted plaster walls
- ❖ Exposed services with black finished services to the perimeter
- ❖ Central accessible ceiling raft with white perforated tiles and black trims
- ❖ Exposed concrete soffit to the perimeter
- ❖ Exposed cross laminated timber on levels 5 and 6
- ❖ Fully accessible steel encapsulated raised floor tiles
- ❖ Black painted aluminum framed doors which provide access to the west side of the floor
- ❖ Light grey painted doors which provide access to the north side of the floor
- ❖ Lift architraves, black

### Terrace

- ❖ Metal decking to the terraces at 5<sup>th</sup> and 6<sup>th</sup> floors
- ❖ Black metal balustrading to 5<sup>th</sup> floor terrace
- ❖ Extended roof to provide balustrade at 6<sup>th</sup> floor terrace with metal decking to face

### Floor to ceiling heights

Floor: 6<sup>th</sup> Floor  
To Raft (suspended ceiling): 2.50m  
To Cross Laminated Timber: 2.99m  
To Concrete Slab: 3.09m

Floor: 5<sup>th</sup> Floor  
To Raft (suspended ceiling): 2.50m  
To Cross Laminated Timber: 3.00m  
To Concrete Slab: 2.99m

Floor: 4<sup>th</sup> Floor  
To Raft (suspended ceiling): 2.49m  
To Cross Laminated Timber: N/A  
To Concrete Slab: 2.98m

Floor: 3<sup>rd</sup> Floor  
To Raft (suspended ceiling): 2.50m  
To Cross Laminated Timber: N/A  
To Concrete Slab: 2.96m

Floor: 2<sup>nd</sup> Floor  
To Raft (suspended ceiling): 2.50m  
To Cross Laminated Timber: N/A  
To Concrete Slab: 2.96m

### Raised floor clear void

Typically 70mm (overall raised access floor including floor finishes 110mm)



# Building Specification

## Roof level

Plant area to accommodate new landlord plant, tenant plant and provision for future plant.

## Communal Roof Terrace

Subject to planning there will be a communal roof terrace which all tenants will have access to. There is a male and female WC in the core of the 7<sup>th</sup> floor.

## External Cladding

### Existing Facades

Cannon Street and Sherborne Lane – Stone cladding. Abchurch Yard – Brickwork with cast stone detailing.

### New Facades

5<sup>th</sup> floor facade to Abchurch Yard – Brickwork cavity wall with windows. 6<sup>th</sup> floor – Zinc rainscreen cladding SFS and full height windows.

## Vertical Transport

- ✿ Three 10-person passenger lifts with two lifts serve the basement and sixth floors.
- ✿ Front and rear staircases serving all floors.
- ✿ Floor by floor access control card reader from stairs and lifts.

## Toilet Provision

The floors have the following male and female superloo WC's and an accessible WC's.

- ✿ Roof – (1 Female, 1 Male & 1 accessible)
- ✿ 6<sup>th</sup> – 5 (2 Female, 2 Male & 1 accessible)
- ✿ 5<sup>th</sup> – 7 (3 Female, 3 Male & 1 accessible)
- ✿ 4<sup>th</sup> – 8 (4 Female, 3 Male & 1 accessible)
- ✿ 3<sup>rd</sup> – 8 (4 Female, 3 Male & 1 accessible)
- ✿ 2<sup>nd</sup> – 8 (4 Female, 3 Male & 1 accessible)

## Cycling & Changing Facilities

- ✿ Bicycle storage: 46 double rack spaces
- ✿ Separate male and female changing rooms
- ✿ Clothes dry room
- ✿ Shower provision: 7 (3 Female, 3 Male, 1 accessible shower with a WC)
- ✿ Lockers: 46 in bike store room, 24 in male changing room, 12 in female changing room

## Smart Building

- ✿ Visitor management and access control, ability to connect to new services to enable smart facilities on the lighting control, VRF and AHU's
- ✿ Managed by Essensys

## DDA Accessibility

Direct access from the street into the main entrance

- ✿ Large entrance lobby with ample turning space
- ✿ Lift access to all floors
- ✿ All doors sufficiently wide to accommodate wheelchairs, minimum 900mm
- ✿ Accessible WC provision to all floor

## 2. Occupancy Standards

Occupancy standards are as follows:

Means of escape: 1:6  
WC's: 1:10

## 3. Structural Criteria

Existing structure:

Reinforced concrete (RC) frame founded on RC raft

New structure:

Steel frame with cross-laminated timber (CLT) floor slabs

✿ Imposed loads:

Office floors: 2.5 kN/m<sup>2</sup>  
+ 1.0 kN/m<sup>2</sup> (partitions)

✿ Terraces: 4.0 kN/m<sup>2</sup>

✿ Roof (maintenance only): 0.75 kN/m<sup>2</sup>

✿ Roof (plant): 5.0 kN/m<sup>2</sup>

Superimposed dead loads  
(ceilings, services & finishes):

✿ Office floors: 0.85 kN/m<sup>2</sup> + 0.50 kN/m<sup>2</sup>  
for acoustic boarding (new CLT slabs only)

✿ Roofs & terraces: 1.50 kN/m<sup>2</sup>



# Building Specification

## 4. Building Services Criteria

### Electrical Services

The building has a 456 kVA standby generator for essential landlord equipment.

### Power Supply

Each floor has a sub metered between the rising busbar primary distribution and tenant's distribution boards. Metering electricity used on the floor for small power, lighting, ventilation and space heating/cooling

Load assessments:

- ✿ Lighting (LED): 10 (W/m<sup>2</sup>)
- ✿ Small Power (office areas): 25 (W/m<sup>2</sup>)
- ✿ Mechanical Plant: 65 (W/m<sup>2</sup>)

### Lighting

- ✿ Offices – Linear suspended LED general lighting and emergency lighting installation provided throughout. daylight sensing, occupancy sensing, (average illuminance 400 lux at FFL)

### Fire Alarm Systems

- ✿ Compliant with BS5839: Part 1 – minimum L2, with Level 6 as L1
- ✿ Fully addressable system

### Telecomms & Data

- ✿ Primary Line - 10Gb/10Gb Colt secure fibre line installed into the building
- ✿ Backup Line - 1Gb/1Gb BT secure fibre line installed into the building

### Access Control & Security

- ✿ Proximity access system installed to all controlled entrances and to the lift control panels
- ✿ Secondary proximity readers to stair lobby doors to the individual office floors

### Mechanical Services

#### Heating, Cooling & Ventilation Performance

- ✿ Office areas (summer): 24+/-2Deg. C
- ✿ Office areas (winter): 20+/-2Deg. C
- ✿ Stairs: 19 Deg. C minimum, no maximum
- ✿ WC areas (winter): 19+/-2Deg. C
- ✿ External (summer): 30db/21wb
- ✿ External (winter): 4db/-4wb
- ✿ Office areas ventilation: 12 l/s/person @ occupancy of 1 person per 8m<sup>2</sup> +10% for densely populated areas/ meeting rooms.
- ✿ WC areas ventilation: 10 ach/h

### Ventilation

- ✿ Fresh air to office via air handling unit incorporating heat recovery
- ✿ Supply air through exposed high-level ductwork and diffusers
- ✿ Air extracted through high-level ductwork
- ✿ On-floor WC areas served by a centralised extract fan on the roof

### Air Conditioning & Space Heating

- ✿ VRF heat recovery system for heating and cooling to office areas. Local temperature control by Essensys smartphone app is an optional facility

### Drainage

- ✿ 50mm drain provided in core for extension by tenant to tea point

### Hot and Cold Water

- ✿ 22mm boosted drinking water supply and 32mm connection to ASP provided in WC core for extension by tenant to tea points

### Fire Detection

#### Fire Alarm Systems

- ✿ Compliant with BS5839: Part 1 – minimum L2, with Level 6 as L1
- ✿ Fully addressable system

## 5. Occupancy Standards

EPC Rating: A  
BREEAM RFO Part 4: Targeting Excellent