

Building specification

1 Development Overview

- 1.1 The development consists of a refurbishment of the existing structure at 35 Chancery Lane. The existing façade has been removed and replaced with a modern Portland stone and glass façade to the majority of the building.

This modernisation of the building's appearance is reflected with more efficient services and building materials to reduce future running costs.

To increase the quality of the office floor space provided, the existing building cores have been rationalised and the upper floors reconfigured with the existing 5th floor being demolished and a new 5th & 6th floor being added in its place. The total area of the new building is 6,467sqm/69,616sqft Net Internal Area (NIA).

2 Building Access

- 2.1 The main office entrance will occupy a prominent position on the corner of Chancery Lane and Cursitor St. and benefits from a large pedestrianised area on Cursitor St.
- 2.2 There is vehicle and bicycle access via the goods lift or secondary staircase which is located to the east end of the building on Cursitor St.
- 2.3 Access to the Retail unit is direct from Chancery Lane.

3 Architectural Specification – Finishes

- 3.1 The Main Reception and Cores is fitted out in a contemporary palette of materials, including basalt stone to the reception floor, back enamelled glass to the lift fronts and dark brown stained oak veneer to doors.
- Contemporary anodised bronze detailing is used throughout as a feature within the building.
- 3.2 Internally the office spaces are fitted to a Cat A standard with a perforated metal ceiling, Low Energy Zumtobel LED luminaires and a fully raised access floor of 100–150mm.

4 Architectural Specification – Technical

- 4.1 The building fabric is designed to comply with the Building Regulations in accordance with input from the Approved Inspector MLM and British Council for Offices' best practice guidance, where the existing structure allows.
- 4.2 The development is targeting a BREEM "Excellent" rating.
- 4.3 Means of Escape
- 4.3.1 The provision for means of escape from the office floors has been based upon an occupancy level of 1 person/6sqm NIA. The escape strategy allows for a single phase evacuation of all floors including the Lower Ground Floor and Basement.

4.4 Thermal Performance

- 4.4.1 Approved Document L2B has been complied with for the thermal performance of the building elements, as set out in Tables 3, 4 and 5 of the Approved Document.

4.5 Sanitary Provision

- 4.5.1 Sanitary provision has been based upon occupancy of 1 person/10sqm NIA. Additional provision is provided for future tenant enhancement to allow for an occupancy of 1 person/8sqm.
- 4.5.2 All sanitary accommodation is accessed from the common/landlord areas of the building. Separate male and female toilet accommodation to Levels 1–5 with Superloo provision at Lower Ground, Ground and Sixth Floor Levels.
- 4.6 Low energy Zumtobel LED lighting is provided throughout the development. The luminaires to the main office floor areas are LED ceiling-recessed luminaires.

5 Bicycle Storage & Facilities

- 5.1 39 no. 'Josta 2 tier cycle stands' is provided at basement level resulting in 78 bicycle spaces being provided.
- 5.2 Separate male and female changing facilities are also provided at basement level with 4 showers and 39 lockers in each. A unisex accessible shower facility is also provided.

6 Mechanical Services – Heating/Cooling & Fresh Air

- 6.1 The general proposed occupancy levels for the office floors is 1 person per 10sqm NIA.
- 6.2 Fresh air provision is based on 1 person/10sqm with an allowance of 12.5 l/s per person. This would provide 10 l/s per person at an assumed occupancy of 1 person/8sqm.
- 6.3 Cooling is provided by a 4-pipe fan coil unit system based on an assumed occupancy of 1 person/10sqm. Additional provision is included within the base build design to allow for tenant enhancement to provide occupancy at a level of 1 person/8sqm NIA. This enhanced density is for a maximum of 50% of the office floor area NIA.

7 Lift Provision

- 7.1 3 no. 21-person lifts are provided within the West Core to facilitate access within the building. This provision is based on BCO occupancy density of 1 person/10sqm with 20% absenteeism, giving overall occupancy of 1 person/12sqm.

**THE
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BUILDING**