SPECIFICATION

The ground floor is offered in shell and core ready for tenant's own fit out.

The lower ground, second and third floors will provide office accommodation completed to BCO CAT A specification including:

Air conditioning
Ceiling mounted Diffusion four pipe fan coil air conditioning with gilberts series GSL linear slot diffusers and fresh air supply from roof level (4.01 and 4.03).

Space is allocated at level 2 roof for tenant cooling units associated with ICT server room cooling.

Performance criteria

Offices Internal (Summer) X°C
Offices Internal (Winter) X°C

	Sensible Occupancy Load m²/person	**Latent Occupancy Load**	**Small Power (W/m²)**	**Lighting (W/m²)**
Second and Third Floor - Commercial Offices	75	55	15	10
Lower Ground -Affordable Workspace	75	55	15	10

Lighting
Inset LED panels Trilux Livena – 1400x300mm (TBC With LL/ T-Clarke – an RFI has been raised about ceiling support coordination)
Offices – 500 lux

Power
~~UKPN substation in lower ground (B.31).~~
~~Main switchboard rated at 2,500a.~~
~~Standby Power – Secondary power supplies for life safety systems will, where feasible, be backed up~~

~~by battery systems to avoid the need for a standby generator.~~
Not relevant to the tenants – suggest writing as follows.

The building will be fed from a 1500kVA UKPN Substation.
Tenant Small power loads have been based on a load density of 25w/m2
The building will not have a standby generator.
The Tenant would be required to provide UPS as necessary to their ICT rooms.

Building Management System
The HVAC system within the tenant spaces will be connected to the landlord central BMS network. Sensors are integrated within the fan coil units to automatically maintain temperature set points.

Lifts
2 x 8 person Kone passenger lifts [680 kg each] comprising two internal shaft lifts serving the lower ground, ground, second and third floors.

Finished with 'off-black' painted plasterboard with glass balustrades and brushed stainless steel doors.

1 x [Kone] 1,275 kg goods lift accessed via [Bidborough Street] serving the lower ground and ground, ~~second and third~~ floors – used as a combined bike access lift

Floor loading
Typical office floors are designed to support an imposed load of 2.5 kN/m2 plus for 1.0 kN/m2 lightweight partitions. Room 3.01 has an overall allowance for imposed load of 2.5 kN/m2 which can be split between live load and partition load (e.g. 1.5 kN/m2 Live Load + 1.0 kN/m2 Partitions)

Occupancy allowance (Offices)
1 person per 8m²

Cable management
Perimeter white plastic dado trunking wall mounted at desk level Is this the height you want them at? Currently to be installed @400mm above FFL and areas of underfloor trunking throughout the lower ground, second and third floors ready for tenant's CAT B fit out.

Ceilings
Ecophon Focus D concealed grid with plasterboard margins to provide a suitable office acoustic environment as outlined by BC0 2014, allowing consistent integration of lighting and ventilation and to conceal ceiling mounted service runs and localized window step-ups to maximise natural light.

Structural grid
Structural grid varies but typical 3,140mm (east to west, within external walls), there is no typical grid in the north to south axis. The only columns in open plan office space fall in 2.13, 2.08, 2.01.

Floor to ceiling heights
Third Floor – Average 2.6m FFL with localized window step-ups
Second Floor – Average 2.6m FFL with localized window step-ups
Reception – 3.75m FFL
Lower Ground – 2.6m FFL (only where service routes cross), increasing to 3.0m FFL (B.42 and B.43).

WCs and circulation areas typically 2.4m FFL throughout the building.

Slab to Slab Heights - Typical
Third Floor – 3.4 m
Second Floor – 3.3 m
Reception – 5.0 m
Lower Ground 4.5m

Floor finishes
Refurbished wooden parquet flooring to second and third floors in open plan office areas.
Exposed concrete screed to lower ground, lift landing areas, and reception to be finished by tenant with lower ground floor corridors finished with a 3mm thickness high-performance rubber Interface Noraplan Sentica floor covering.

Floor loadings
Office space: Generally: Live Load 2.5kN/m² + 1.0(Partitions) kN/m² U.N.O. Refer to Structural Engineers Loading plans.
Roof level: 0.6 kN/m².

Windows
Refurbished crittal windows with new single glazing supplemented by new black power coated aluminum secondary glazing throughout.

Capped off services
Capped connections are provided as follows to allow for tenant fit out.

Level	Room	Capped Connections
Basement	South East Corner of SME Office	Boosted cold water connection point. No Drainage connection point as tea point is speculative. Should a tenant install a tea point the an under counter sump pump would be installed to pup the foul water to high level to connect to the drainage.
Level 2	Tea points x 4No	Boosted Cold Water Drainage Connection Point
Level 3	Tea points x 4No	Boosted Cold Water Drainage Connection Point

Please provide a plan and confirm location of any capped off services (by room number) on each floor for tenant's kitchen installations.

Third Floor – [insert room location here]
Second Floor –[insert room location here]
Lower Ground –[insert room location here]

Risers

Refer to attached layout.
Given the nature of the existing building, risers are shared between landlord and tenants.
Tenants will be anticipated to utilise the capped connections provided for water and HVAC and Electrical services.
Data risers are provided at 4 quadrants of the building for incoming fibre optic cables to be run and for interconnections between tenant floors.

WC's

Please provide a brief description of the proposed finishes and specification...to include Ideal Standard concept wall hung toilet bowls with aquablade technology.
Floors – Domus Bera & Beren Black Porcelain Tiles
IPS Back panels – Thrislington Sentry finished in Formica F3734 Radon HPL
Cubicle System – Thrislington Ribbon finished in Formica F3735 Krypton HPL
Basins – Armitage Shanks Edit S 50cm Washbasin with chrome trap
Tap – Bristan Infra Red Automatic Wall-Mounted Basin Spout

A x Male cubicals, B x Urinals , C x female cubicals and D x accessible WC provision on each floor to a design allowance of 1 person per x m² NIA
Basement – 3x Male cubicles, 3x Female cubicles + 2x Doc M Pack Accessible WCs with showers
Second and Third - 3x Male cubicles, 3x Female cubicles, 8x unisex superloos & 4x Doc M Pack Accessible WCs

Is there provision for a WC for the SME receptionist accessed directly off the SME reception for visitors and the receptionist if we let on a multi-tenanted basis?
Currently no, they would be required to use the basement WCs

Ground floor reception

The reception will be offered in shell and core ready for the tenant's own CAT B fit out.

Bicycle racks, showers, lockers and changing facilities

28 bicycle racks within the bike store situated in the lower ground floor (B.30) accessed via a separate entrance (G.43) at ground floor with direct good lift access.

3 x male and 3 x female showers with changing areas in basement common parts for shared use with all occupants in the building (B.37 and B.38). Correct + 2x Dom M Accessible showers B.08 & B.39

Accessibility

Ramp access will be provided to the dedicated/shared affordable workspace and office entrance (G.42) from Bidborough Street. Level access from Bidborough Street into Reception – no ramp required

Loading/unloading facilities

A shared 18 x 2.4m loading bay will be situated opposite the lobby bike and refuse entrance (G.43).

Parking facilities

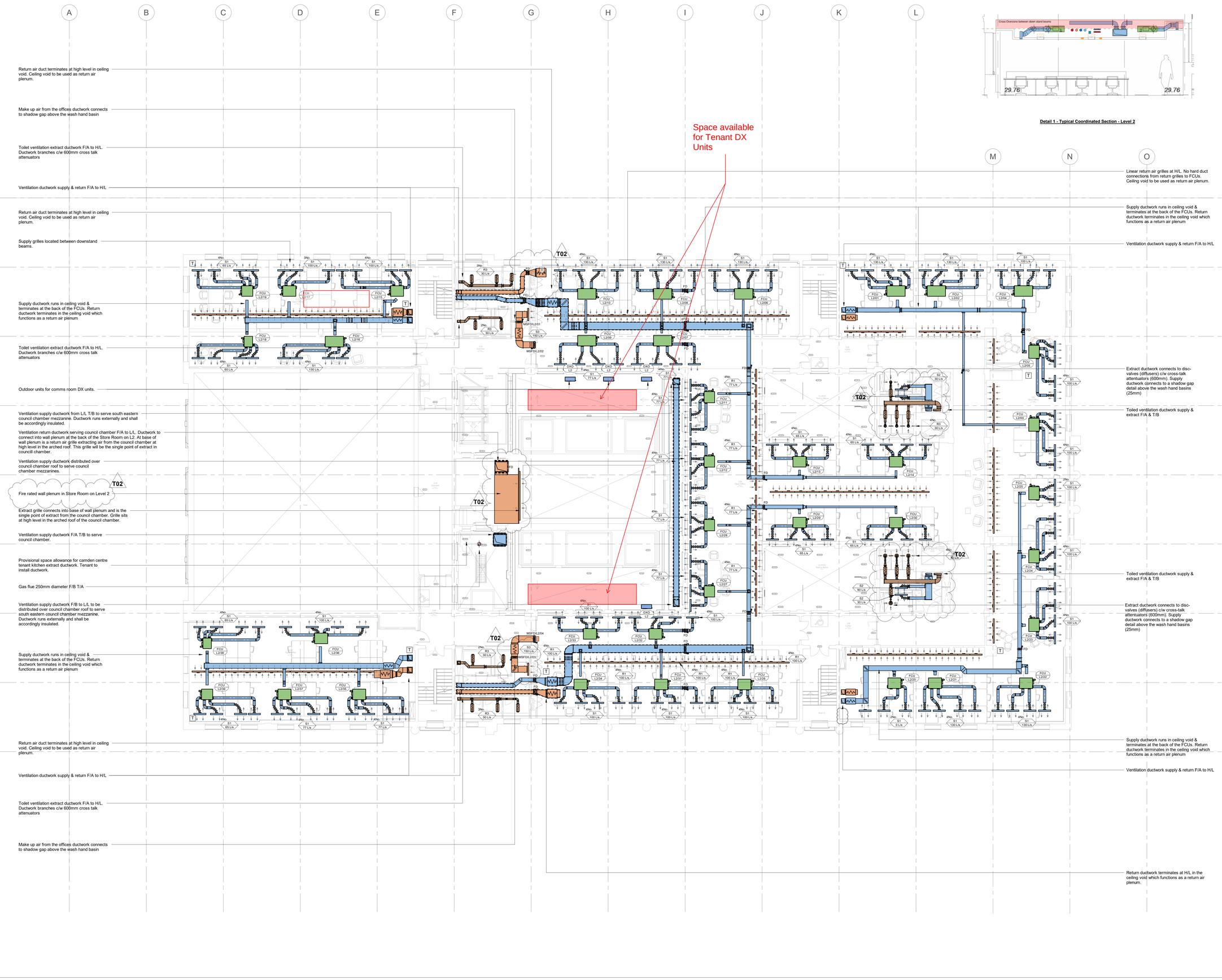
There are 3 x public accessible car parking spaces 1.8x6m each adjacent to the loading bay area on Bidborough Street. These spaces do not currently have electric charging points.

Communication provision

There are two intake rooms (B.05 and B.32) on either side of building located at lower ground floor finished with empty blown fibre tubes from the intake rooms to the risers in the tenant areas for incoming services to be installed by the tenant. No provision has been made for WiFi installations in the tenanted areas.

EPC rating
Targeted B-rating.

BREEAM rating
Targeted Excellent.



Detail 1 - Typical Coordinated Section - Level 2

Notes:

1. This drawing is to be read in conjunction with all relevant architectural, structural, building services and infrastructure engineering drawings and specifications.
2. The MEP services drawings should not be scaled and all dimensional setting out of furniture fittings and equipment shall be taken from the architectural drawings.
3. The complete services installation shall fully comply with the fire compartmentation requirements as shown on the fire compartmentation drawings by the Architects.
4. The contractor shall liaise with the heritage Architects to agree method statements prior to carrying out any works which may affect existing historically significant finishes.
5. Access panels will be provided in fixed non-demountable ceilings for maintenance purposes. The access panel will be of sufficient size to allow the removal of any component without further disturbing the ceiling upon satisfaction of the client. Access panels location to be agreed with the Architects.
6. All distribution services passing through walls and slabs which are not designated as fire compartment walls shall be acoustically sealed at the wall and slab to meet the acoustic separation specification of the wall/partition/slab.
7. The minimum fire resistance rating of the fire resistance panel (FRP) for the enclosure of the services such as pipework, ductwork, equipment, electrical works, CE etc. shall be the same fire resisting period as the serviced compartment or the containing compartment whichever is higher. Refer to fire compartmentation drawings, drawn by the Architects.
8. Fire dampers and other means of fire resistance enclosure will be provided for ductwork whether or not shown on drawings at locations passing through fire rated walls and floor slabs, partitions or any compartment lines. The contractor shall refer to fire compartmentation drawings drawn by the Architects.
9. All linings for acoustic, thermal insulation and decorative purposes within protected means of escape shall be of class 1 or 2 rate of surface spread of flame as per British Standard 476 : part 7 or be brought up to that standard by use of an approved fire retardant product.
10. All supply, return, exhaust, transfer air diffusers and grilles shall be provided with opposed blade integrated volume control dampers. Only exception to this is the Council Chamber, where the diffusers will not be fitted with VCDs. All air diffusers and grilles shall be constructed of aluminium, unless otherwise specified. Disc valves to be provided in all toilets.
11. Toilet/store ventilation to be central duct system with dual fans with auto switch over control.
12. Insulated access panels of the same rating as the duct itself of minimum size 450x450 (200x200 is allowed for ductwork width< 450mm) shall be provided at all fire dampers in the ductwork whether shown or not on the drawings.
13. Effective guiding vanes shall be provided for every (horizontal/vertical) bend of ductwork, and comply with British Standards & HVCA best practice guidelines.
14. All ductwork dimensions shown refer to internal dimensions.
15. All ductwork bends shall be radius bends.
16. All wall mounted room type thermostats and temperature sensors will be wall mounted at 1200-1500mm above finish floor level unless otherwise specified. If they are ceiling mounted they shall be behind a return grille.
17. All insulated flexible ducts connecting from FCU to air grille should not be longer than 0.6m and not less than ø300mm.
18. The contractor shall refer to the Architectural drawings and facade elevation for the exact location of the intake and exhaust louvers, the exact location of diffusers and grilles and all associated setting out dimensions.
19. All ductwork noted are clear internal dimensions after the internal duct liner has been installed.
20. Where there are cross talk attenuators the contractor shall install VCDs up stream of the attenuator and ensure that there is good access to VCD.
21. For the most update architectural & structural design refer to architectural & structural drawings respectively.
22. All mechanical and electrical risers to have metal grating at floor level for facility managers to be able to step on them for access purposes.
23. All supply ductwork to be provided with thermal insulation. Return air ductwork only to be provided with insulation where it passes externally.
24. All attenuators installed at AHUs shall have increased ductwork dimensions (cross sectional area) at both sides so that the velocity of air is below 4m/s.
25. All louvres to be complete with plenum box at the back & bird & insect mesh. For louvre size, refer to archtectural drawings & schedule.
26. External acoustic lagging and internal acoustic lining shall be installed to the ducts serving the council chamber in the ground floor ceiling void directly below.
27.Fire dampers, motorised smoke fire dampers & attenuators have been added.

Rev	Date	By	Chkd	Appd
C00	09/10/20	RG	VM	VM
Stage 4 - Contract Issue				
T02	13/01/2020	RG	VM	VM
Stage 4 - Addendum				
T01	22/11/19	RG	VM	VM
Stage 4 - Addendum				
T00	27/09/19	RG	VM	VM
Stage 4 - Tender Issue				
P01	30/04/19	AN	VM	VM
Stage 3 update following design review				
P00	20/03/19	AN	VM	VM
Stage 3 Issue				

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Client
Lendlease

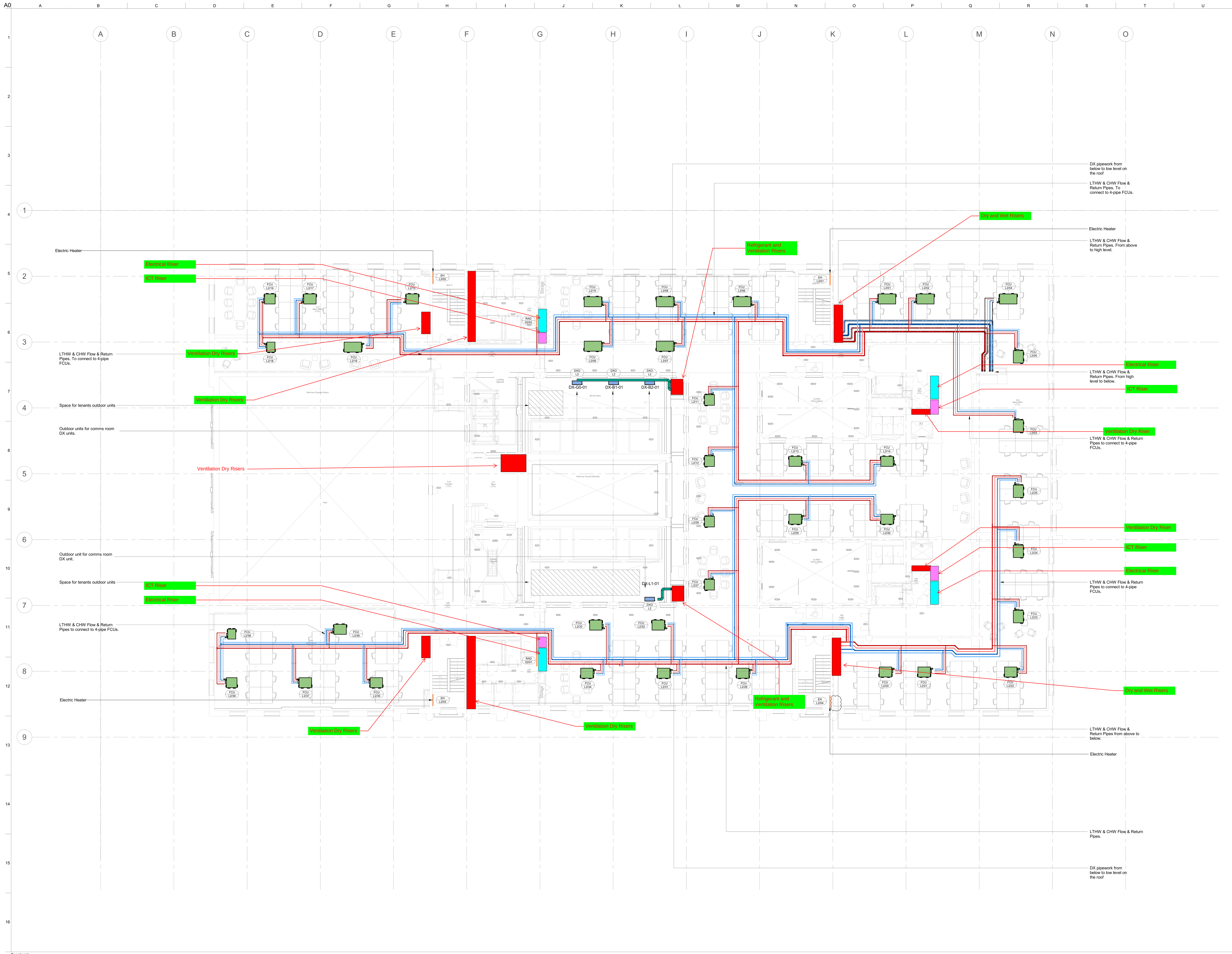
Project Title
Camden Town Hall

Drawing Title
Mechanical Services
Ventilation
Level 02

Scale at A0: As indicated
Role: Mechanical Services
Suitability: S4 - Suitable For Stage Approval
Arup Job No: 261250
Rev: C00
Name: CTH-ARP-L02-DR-57-M-4500

09/10/2020 17:20:27

Do not scale



Notes:

1. This drawing shall be read in conjunction with all relevant Mechanical, Electrical, Public Health, Architectural and Structural drawings and all other schedules and relevant documentation.

2. The MEP services drawings should not be scaled and all dimensional setting out of furniture fittings and equipment shall be taken from the architectural drawings.

3. The complete services installation shall fully comply with the fire compartmentation requirements as shown on the fire engineering drawings - by Architects.

4. Access panels will be provided in fixed non-demountable ceilings for maintenance purposes. The access panel will be of sufficient size to allow the removal of any component without further disturbing the ceiling upon satisfaction of the client. Any access panels in front of house spaces shall be discussed and approved by Purcell.

5. All distribution services passing through walls and slabs which are not designated as fire compartment walls shall be acoustically sealed at the wall and slabs to meet the acoustic separation specification of the wall/partition/slab.

6. The minimum fire resistance rating of the fire resistance panel (FRP) for the enclosure of the services such as pipework, ductwork, equipment, electrical works, CE etc. shall be the same fire resisting period as the serviced compartment or the containing compartment whichever is higher.

7. Automatic air vents shall be fitted in the chilled water circulation circuit at such location as indicated or determined by the actual site condition to eliminate accumulation of air within the system. Manual air vents shall also be provided with extended drain pipes to the nearest accessible drain points of all pipe risers and at the high points of all horizontal pipework.

8. All condensate drain pipes shall be 28 mm copper and laid to 1:100 fall as a minimum unless otherwise specified.

9. Unless otherwise stated, the size of condensate drain pipes for each air handling unit will be 32 mm copper C/W insulation.

10. Dirt pockets with 25mm drain valves and water tight removable cap shall be provided at the lowest points of all pipe risers.

11. Condensate pipework from air handling units/ fan coil units/ split systems indoor units will be collected by a dedicated condensate drain system and taken to appropriate building drainage system. The condensate pipe shall be insulated up to the building drainage system.

12. Tees shall be used on all bends in condensate pipe runs to facilitate easy cleaning.

13. Gauge cocks shall be provided on all gauges in CHW / LTHW pipework.

14. Drain cocks shall be provided at all low points in CHW / LTHW pipework.

15. Commissioning valve sets shall be of combined double regulation valve type with the fixed orifice coupled to upstream side of the double regulation valve unless otherwise indicated on drawings. When line size is above 100mm, butterfly valves shall be used in place of double regulating type. These shall be provided where necessary to facilitate water balancing.

16. Final connections to fan coil units shall be in copper tube with union to enable each unit to be disconnected without undue inconvenience. The copper tube shall be no greater then 2m in length. A 28 mm copper condensate pipe to each FCU, will be provided.

17. All pipework bends shall be long radius.

18.TC is a tempreature controller with in built tempreature sensor & touchscreen to allow the user locally adjust the tempreature.

Rev	Date	By	Chkd	Appd
T01	13/01/20	RG	VM	VM
Stage 4 - Addendum				
T00	27/09/19	RG	VM	VM
Stage 4 - Tender Issue				
P01	30/04/19	AN	VM	VM
Stage 3 update following design review				
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Stage 3 Issue				

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Client
Lendlease

Project Title
Camden Town Hall

Drawing Title
Mechanical Services
LTHW & CHW
Level 02

Scale at A0 1 : 100
Role Mechanical Services
Suitability S4 - Suitable For Stage Approval
Arup Job No 261250
Rev T01
Name CTH-ARP-L02-DR-55-M-1500

13/01/2020 19:13:03