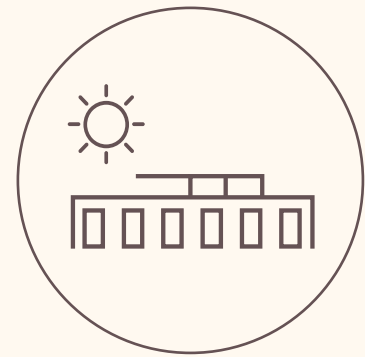




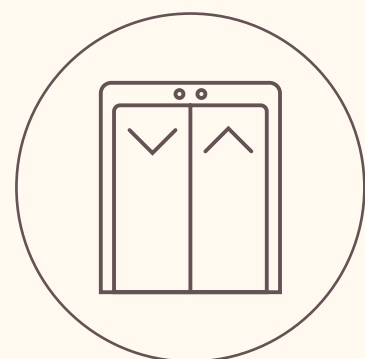
# Specification

TENGRESHAM

# Unrivalled specification



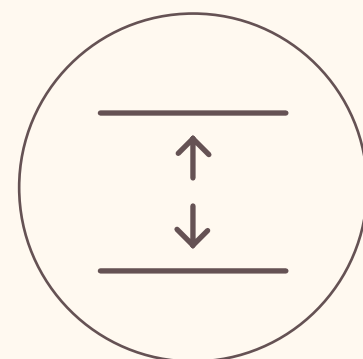
5,146 sq ft communal roof terrace  
plus 2,732 sq ft rooftop pavilion



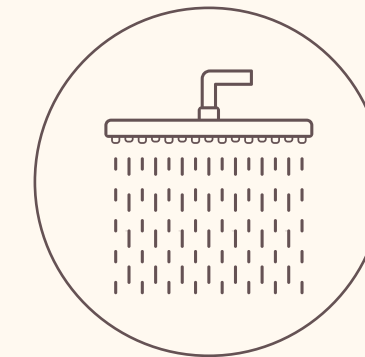
6 x 24 person passenger lifts



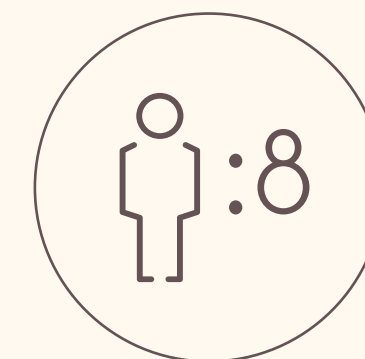
Exclusive Ten Gresham occupier  
benefits at Manicomio



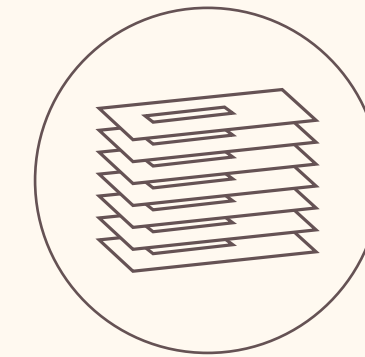
3m floor to ceiling height



Club-like end of trip facilities  
including 480 cycle spaces,  
480 lockers & 49 showers



1 person per 8 sq m  
occupational density



Efficient floorplates with central  
atrium & excellent natural light  
and virtually column free



16 litres fresh air per  
second per person

# Detailed specification

## Category A Definition

The office units are finished to Category A standard.

### Category A standard finish comprises:

- Raised floors & skirtings. Raised floor throughout CAT A office Skirting to the exterior of cores A,B,C,D & E and partitions.
- Exposed soffits and services. Extension of mechanical and electrical services from the risers across the lettable space including cooling and heating systems, office ventilation and life safety systems such as fire alarms, sprinklers and emergency lighting.

Open plan based suspended lighting solution.

- Distribution Boards.
- Statutory Signage for means of escape.
- Security access control system at entry points from core to office areas.
- Decorative finishes to the internal face of the external and core walls to be made good and repainted
- Decorative cladding to encapsulate internal columns to be made good and new column encasement installed to match existing

## The Building

### Sustainability

BREEAM 2014 Refurbishment & Fit-out : Targetting 'Outstanding'. Targetting EPC B rating.

### WELL Building Standard

The Stage 4 design incorporates elements of the WELL Building Standard V1 Core and Shell.

## Summary of Performance Criteria and Key Dimensions

### Key Dimensions

**Top of finished floor level to underside of Cat A ceiling – office areas:**

- \*2,720mm on ground floor
- \*3,030mm on 1st floor
- \*3,030mm on 2nd floor
- 2,800mm on 3rd to 6th floors
- 3,030 on 7th floor

### Total raised floor zone from SSL to FFL:

- 180mm on typical composite concrete–steel deck
- 75mm on CLT infill deck

\*Based on record drawing information

### Structural Loadings

**Office floors:** (levels 3–7) – 2.5kN/m2+1.0kN/m2 =3.5kN/m2  
5% of floors area at 7.5kN/m2  
(Allowance of 0.9kN/m2 for services, ceilings, raised floor)

**Staircases:** 4.0kN/m2

**Roof (access for maintenance):** 1.5kN/m2

**Plant areas (generally):** 7.5kN/m2

**Plant area (roof pavilion):** 3.5kN/m2

**Basement (incl. plant areas):** 7.5kN/m2

**Loading Bay:** 11.0kN/m2

**Roof Terraces:** 4.0kN/m2

**Reception:** 4.0kN/m2

**Car Park:** 2.5kN/m2

**Core Areas (Circulation/Lift Lobbies):** 4.0kN/m2

**(Toilets & Partitions):** 3.0kN/m2

### Parking Provision

1 Accessible parking space with provision for electrical charging to all spaces.

### End of Journey Amenities

**Two tier:** BS – 254 LG – 140

**Sheffield Stands:** BS – 10 LG – 10

**Adapted stand:** BS – 14 LG – 8

**Cycle lockers:** BS – 24 LG – 24

**Total –** 480 Cycle Spaces

**Cyclist showers and toilets:** 48 showers including 1 accessible shower and toilet cubicles; 2 male and 2 female 1 Gender Neural toilet cubicle.

**Lockers:** 480 lockers spread between LG & BS level

**Drying rooms:** 2 drying rooms situated in male and female space.

### Temperatures

**External**  
Summer 30°C db (21°C wb)  
Winter: –4°C saturated

### Internal

#### Office

**Winter** 21°C ± 2°C Uncontrolled % RH

**Summer (mean):** 24°C ± 2°C Uncontrolled % RH

### Lobbies and reception

**Winter** 22°C

**Summer (mean):** 24°C ± 2°C Uncontrolled % RH

### Electrical Services

**Office lighting demand:** 6W/m2

**Office small power:** 25W/m2

**Office fan coils:** 6W/m2 on floor and in vertical risers

**Landlord’s life safety:** 400kVA prime rated generators

**Tenant generator:** Location provided for install by occupier

### Lighting Levels

#### Offices:

- 500 lux average at working plane 0.7 uniformity

- Unified Glare Rating (UGR) ≤19 Lift lobbies: 200 lux Toilets: 200 lux

### Lift Performance

**Population:** 1 person/8m2 throughout  
80% utilisation

**Traffic:** 85% up, 10% down and 5% inter–floor.

Average Waiting Time (AWT) 30 seconds — LG–L7

**Average time to destination:**  
80 seconds — for all journeys.

**Goods lift:** Dedicated 2,000kg load

**Fire–fighting lift:** As required by fire strategy

**Bicycle lift:** Dedicated 18 person/1,350kg load  
Prioritised Car lift 4,750kg

### Occupancy

**Office occupancy:**

- 8m2/Person generally

#### Office fresh air:

- 8m2/Person generally at 16/l/s/person

#### Office means of escape:

- 6m2/Person

#### Sanitary accommodation:

- 8m2/Person (60:60 M/F split)

**Office disabled toilets:** Included in above with unisex cubicles provided

#### Ground floor entrance toilets:

1 accessible cubicle

## Cat A Office Areas

### Floors

Raised access floor to provide an overall zone of 180mm on typical composite concrete–steel deck and 75mm on CLT infill deck  
600 x 600mm fully encapsulated panels on an adjustable steel pedestal system.

Floor finishes by tenant.

### Ceilings

Linear and pendant LED light fixtures suspended to Cat A ceiling level (varies).

Plasterboard / acoustic wool with plaster finish along internal facade perimeter to incorporate linear slot diffusers.

Plasterboard / acoustic wool with plaster finish along internal atrium perimeter to incorporate blind box recess.

## Building Services

### Incoming Electrical Power Supplies

2x 11,000 volt supplies supply the building from the on site UKPN substation.

These provide 3.3MVA to the building via the landlord side HV switchgear.

The Switchgear is configured such that either supply can support the whole building load.

The electrical services distribution will be arranged to allow for either single floor, multiple floor by floor or two tenancies per floor. Separate metering shall be provided for tenant’s and landlord’s services, monitored by the BMS.

Separate metering shall be incorporated to enable individual meter readings for both lighting and power loads.

### Central Cooling Plant

The building is heated/cooled via air source heat pumps, with a chiller to accommodate summertime peaks.

### Office Air Conditioning

The offices are air conditioned by means of a four pipe fan coil system. Fan coil units have EC/DC motor type/variable speed control.

Conditioned air is supplied to the office spaces by means of a four pipe fan coil system. Each fan coil unit is complete with cooling coil, heating coil, filter, fresh air inlet connection, fan section and supplies air via a ducted plenum and linear slot type diffusers to suit the planning grid.

### Fire Protection Services

Sprinkler System: The commercial sprinkler system is designed to comply with BSEN 12845:2009 + A2 technical bulletins with a hazard classification of OH3. The system serves the loading bay, car park, basement plant and office areas.

### Stand–By Power Systems

The landlord 375kVA life safety generator provides support to the life safety supplies and equipment via a number of ATS.

A separate standby generation system provides power back up to the Tenant risers in the event of power failure.

### Fire Alarm and Detection Systems

A dedicated fire alarm installation has been supplied, installed, tested and commissioned in full accordance with the Building Fire Strategy and BS 5839 and EN 54–23.

### Telecommunications

The building is provided with 3 No. IT entry points for Tenants to bring in Service provide circuits.

### Security

**The security systems are comprised of the following:**

- Security Management System for monitoring, controlling and responding to security alarms.
- CCTV monitoring of internal and external landlord areas including lifts, stair cores, cycle stores and reception areas.
- Electronic access control system for landlord areas.
- Interface of electronic access control system to turnstiles and the lift destination control system.
- Door monitoring system for doors exiting the building.
- Intercoms at external doors for building users arriving out of hours.
- Panic alarm buttons located at security locations,

### Vertical Transport Provision

**Passenger lifts** 1–4 (LGF–L7 ) 5&6 (LGF–L8)

**Lift size/weight:** 24 person/1,800kg

**Speed:** 1.6 m/s

**Goods lift** GL1 (L8 Evacuation)

**Basement to L8**

**Lift size/weight:** 2,000kg

**Speed:** 1.0 m/s

**Fire–fighting lift D**

**FL1 (Ground–L7) :** FL2 (Ground–L6) : FL3 (LGF–L6)

**Lift size/weight:** 630 kg

**Speed:** 1.0 m/s

**Vehicle Lift 1 (Ground–LGF)**

4,750kg – 0.4m/s

**Vehicle Lift 2 (Ground–Basement)**

Prioritised for cycle use.

4,750kg – 0.4m/s

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