

**Specification**

**2**  
**CAVENDISH**  
**SQUARE**



## SPECIFICATION

### BUILDING STRUCTURE

The building comprises a concrete encased steel frame mid-terrace office which was built circa 1934, with significant alterations undertaken in 1996. A full Cat A refurbishment will be undertaken to the LG - 4th office floors and common parts, completing in mid-2020.

The office accommodation is set over 8 floors; from lower ground to 6th with a central stair core, containing two lifts. There is also a rear fire escape staircase which runs internally from 6th to 2nd and then externally from 2nd to lower ground.

### ROOFS

The flat roof to the second floor and third floor terrace has been insulated and refinished with a liquid applied coating. An Envirobuild composite decking on top of this provides a lit terrace area.

### FLOORS

Refurbished raised access floor will feature raised access floor throughout with Permafloor tiles.

### FLOOR LOADINGS

Existing floor loadings are assumed to have an imposed loading capacity of 2.5K/m2.

### GENERAL FINISHES

Reception: Porcelain tiles. Concrete reception desk with gun metal upstand. Solid oak wainscoting to entrance and waiting areas. Gun metal laser cut directory with light box behind. Feature glazing to secondary entrance door.

Ceilings: British Gypsum GypLyner and CasoLine MF ceilings.

Walls: A mixture of metal stud plasterboard partitions and solid plaster finishes painted with Dulux emulsion.

Doors: Internal doors are solid core hardwood veneered doors. All doors are fire rated as required with stainless steel ironmongery.

Windows: All existing timber, refurbished and redecorated internally.

### WCS

A total of 15 WCs are provided, including 1 disabled WC at ground floor level.

- WCs are distributed at follows:
- LG - 3 unisex WCs
- G - 2 unisex WCs & 1 Accessible WC
- 1-5 - 2 Female WCs & 2 Male WCs
- 6 - 3 unisex WCs

### CYCLE STORAGE, SHOWERS & LOCKERS

Dedicated male and female changing rooms will each feature 2 showers, 1 WC and 20 secure lockers.

There is an accessible shower to the Ground Floor.

Cycle storage is provided by two-tier Josta racks with cycle storage for 32 bikes and Folding Bike Lockers for 18 bikes. 8 double-sockets will be provide alongside the Josta racks for electric cycles. A Dero Fixit cycle repair stand is also provided.

### DISABLED ACCESS

Ramped access is provided to the Reception and lifts provide access to all floors.

### CLEANERS CUPBOARDS

Dedicated facilities are provided at basement level.

### SECURITY

The building is provided with an access control system with card access and video entry control of the main entrance linked to receiving stations at each office entrance.

### SUSTAINABILITY

To be available upon completion of the works.

### LIFT

2x 10 - person (800kg) electro-hydraulic lifts. Entrance; painted door with inset vinyl and back painted glass surrounds. Lift car; full height vinyl with grab rail and brushed stainless steel control panel with fully lit diffused white ceiling. Porcelain tile to the floor to match reception and core floor.

### BUILDING SERVICES OUTLINE SPECIFICATION

#### General

The site, 2 Cavendish Square, is in the heart of the West End of London and is bounded by adjoining properties on all sides but the West and the building is accessed off Cavendish Square.

### OCCUPANCY CRITERIA

1 person per 10m2 for terminal cooling loads, small power and outdoor air allowances

1 person per 12m2 for domestic cold and hot water provisions and storage

### INTERNAL AND EXTERNAL DESIGN TEMPERATURES

Summer indoor design temperatures are 24°C (+/- 2 °C) / 50% RH (no humidity control) at an outdoor air condition of 29°C dry bulb /21 °C wet bulb (humidity).

Heat rejection plant is rated to operate at external temperatures of 35 °C DB / 20 °C WB.

Winter indoor design temperatures are as follows:

- Offices: 20°C (+/- 2 °C)
- Circulation spaces / sanitary accommodation: 19°C (+/- 2 °C)
- Showers: 21 °C (+/- 2 °C)

## MECHANICAL SYSTEMS

Heating and cooling to the office floors are provided by a 4-pipe fan coil unit system supplying treated air to the space through linear slot diffusers.

Outside fresh air is provided to the floors at 13.5L/s at occupancy criteria of 1 person per 10m<sup>2</sup>; this provides a minimum of 12L/s per person at this occupancy criteria and an additional 10% for meeting rooms and areas of high occupancy.

Outdoor is filtered with coarse and fine filters to the efficiency of ISO ePM2.5 65%

The mechanical system cooling loads design criteria are as follows:

- Air infiltration summer – 0.5 air changes/hour
- Air infiltration winter – 1.0 air changes/hour
- Lighting gains – 10W/m<sup>2</sup>

Occupancy gains – 90W per person (sensible) / 50 W per person (latent)

Special Loads – TBC [Additional capacity at chiller and through secondary pumps under review]

Design noise levels are as follows:

- Open-plan offices – NR 38
- Circulation spaces / showers/ sanitary accommodation – NR 45

Ventilation rates to ancillary accommodation are as follows:

- WCs – 10 air changes/hour
- Showers – 6 air change/hour

A TREND Building Management system controls internal space temperatures, allows part floor heating/cooling operation and monitors the performance of a system to provide alarms and feedback on performance.

## PUBLIC HEALTH SYSTEMS

A boosted cold water system provides cold water to:

- Office floors – 15Ø capped off provision in the core risers for extension by the tenant
- Showers
- Sanitary accommodation
- Coldwater down services – water closet cisterns

A gravity drainage system serves the building with the main stacks located in the main core with a 50Ø capped off provision provided for future tenant connection within each of the 2no of risers.

## ELECTRICAL SYSTEMS

### INCOMING SUPPLIES

The incoming electricity connection enters the building at Garden Floor level. A UKPN substation is installed at the site. The electrical supply terminates into a 400V, 3 phase, Main Distribution Board rated at 800A and is metered by London Electricity CT meters. Power Factor Correction Equipment is present.

A 250A rising busbar with a 125A tap-off connection at each floor provides power to the office floors.

### SMALL POWER

Small power density is designed at 20W/m<sup>2</sup> diversified to 15W/m<sup>2</sup> for a building over 1000m<sup>2</sup>

### LIGHTING

LED lighting has been provided throughout to the following criteria:

Office – 400-500 lux

Circulation – 150 lux

WC's and showers – 200 lux

Reception – 200 lux/ 300lux over desk

Dali lighting control system is provided with proximity infrared sensors (PIRs) throughout and daylight sensing as perimeter zones. Fagerhult is the predominant lighting brand throughout.

Emergency lighting is provided throughout in accordance with statutory regulations.

## AUDIO VISUAL

Single aerial array and satellite dish and distribution system terminated in the risers for tenant extension [Channel availability under review e.g. Sky Q]

## SECURITY

Access control is provided at the main entrance and power and containment to each door from the central core to the tenant office space.

Video entry phone provision is available to each tenant space.

CCTV installed at key locations externally and monitored/recorded at reception.

## ICT / TELECOMS

Existing incoming supplies to BT box at lower ground level.

Fibre available (by tenant application) from a number of providers including G-Networks and BT.

Provision of suitable wireways from the telecoms incoming point to the tenant floors via the Comm Riser.

## FIRE SYSTEMS

An automatic fire detection system to category L2 + M has been installed within 2 Cavendish Square in accordance with statutory regulation.



**2CAVENDISHSQUARE.CO.UK**

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