



SPECIFICATION

# BUILDING SPECIFICATION

## 1. GENERAL DESIGN

### The Building

The existing building is constructed of a steel frame. Some existing structure will be retained, with an additional 4 floors constructed. All floors to include a new façade, cores and finishes, with new shell and core engineering services.

Distribution of services will be provided from new mechanical and electrical plant rooms and will extend to the office accommodation via vertical risers, terminated at each floor adjacent to the shaft and/or plant room wall.

### Occupancy

A general occupancy of 1 person per 8m<sup>2</sup>; provision for 1 person per 6m<sup>2</sup> at Levels 1 & 2 Tenancy Split: 2 per floor, with North/South divide; 1 tenant for top 3 floors.

### Means of Escape

Design density for means of escape is 6m<sup>2</sup> per person.

### Loading/Drop-off Area

Loading area accessed off Copthall Avenue. Two basement level car parking spaces including accessible spaces accessed by car lift.

### Amenities

- Bicycle parking provided at ground floor
- Shower and changing facilities are provided at ground floor level for offices. These facilities consist of showers (50:50 male:female) lockers and unisex disabled showers.

### Catering

- Allowance for single canteen restaurant on the ground floor or top floor
- 3 large tea points/snack bars located near the South secondary core
- Tea points to every level

## 2. EXTERNAL FINISHES

The cladding shall consist of pre-cast concrete/re-con stone mullion and transoms, brise soleil fins with high performance double glazed façade system creating large windows.

## 3. INTERIOR FINISHES IN PUBLIC AREAS

Entrance hall and reception

- Double height reception space
- 2x glazed revolving doors and 2x glazed pass doors
- Natural stone floor and feature bronze wall

## 4. TOILETS

WC density to allow for 1:8 m<sup>2</sup> per person (assuming a ratio of 60:60 male:female).

Each floor provides 1 unisex disabled WC.

## 5. TENANT AREAS

### Offices

The offices completed to a Shell & Floor specification with the exception to Level 4 fitted out to a Hybrid Category A specification and Level 8 fitted out to a Traditional Category A specification.

Shell & Floor specification to include (all floors):

- Exposed structure painted (decorative paint to all floors with the exception of high level structure to Level 8)
- Metal tiled raised floor
- 150mm raised floor zone/250mm on 1st and 2nd floor

Hybrid Category A specification to include (Level 4 only):

- A combination of exposed structure and exposed building services painted and a raft ceiling detail to the perimeter of the office floor and central core
- White emulsion painted internal walls

Traditional Category A specification to include (Level 8 only):

- Metal tiled (300mm x 1,200mm tiles) suspended ceiling with recessed LED lighting system, integrated grilles and fire detection system.

## 6. LIFTS

Passenger lifts designed to be BCO [2014? TBA] compliant at occupancy density of 1:8m<sup>2</sup> per person on every floor, with a density of 1:6m<sup>2</sup> for Levels 1 & 2 based on absenteeism of 80% and stair factor of 0.4.

### Main Lobby Lifts

4 scenic and 4 fully enclosed x 1,600 kg passenger lifts, with capacity for 21 persons.

All lifts have a speed of 2.5m/s average, utilising a destination control system, with a waiting time less than 25s.

### Fire Fighting Lift

1 No. 630kg 8 Person Lift 1.6m/s speed.

### Goods Lift

1 No. 2000kg Goods Lift is located within the main core.

## 7. STRUCTURAL WORK

### Floor to ceiling height

3m to first and second floors and 2.75m to the upper floors.

### Structural Grid

Generally 7.5m and 15m to main areas, 6m local areas.

### Planning Grid

1.5m x 1.5m – metal plank type ceiling.

### Floor loadings

All office floors: 3.0 kN/m<sup>2</sup> (live load) + 1.0 kN/m<sup>2</sup> (partitions) + 0.85kN/m<sup>2</sup> (finishes and services)

## MECHANICAL SERVICES

The primary heating will be provided by LTHW boilers with associated pumps.

A 4 pipe low energy fan coil air-conditioning system to serve all office floors with metered heating, cooling at each on-floor pipework branch exiting the floors.

Fresh air supply/extract provided by air handling units with heat recovery located at basement and roof levels.

Dedicated supply/extract air handling units providing supply/extract to the WC cores.

A dedicated refrigerant systems serving reception, HV LV room and the BMS room as well as other key plant areas.

Dedicated smoke extract systems serving the firefighting core and basement.

#### Internal temperatures

Summer internal temperature (office floors) 22 °C +/- 2 °C.

Winter internal temperature (office floors) 20 °C +/- 2 °C.

WCs and circulation space 18–26°C.

#### Main Equipment Room (MER)

Infrastructure allowance for main equipment room based on 1000W/m<sup>2</sup> for 3% NIA area – approx. 850kW cooling.

Space for tenants N+1 Chiller. (roof)

#### Secondary equipment room (SER)

Infrastructure allowance for future office tenants on floor SER cooling based on – 10 W/m<sup>2</sup> of the NIA. Suitable riser and plant space at roof level is also provided.

#### Heating and cooling

1.5 litres per second per m<sup>2</sup> and 1.71 litres per second per m<sup>2</sup> on Levels 1 & 2.

Intelligent Building Management System (IBMS)  
Provision of energy management system providing automatic billing for energy usage. Future proofing for tenants and technology advancements.

## 8. ELECTRICAL SERVICES

#### Electrical supply

An 11kV HV ring supplies the building off London Wall, with a maximum demand of 5,250 kVA.

#### Design criteria:

- Small power 30W per m<sup>2</sup> (20W + 10W)
- Small power Level 1 & 2: 100W per m<sup>2</sup>

#### Full Life Safety generator provision 800 kW (generator also backs up landlords services);

#### Full life safety back up; backed up power supplies (fire condition)

- Sprinkler system
- Stair core smoke ventilation
- Firefighting lifts
- Generator and firefighting sump pumps
- Smoke extract systems
- Basement make up air ventilation
- Fire alarm system

#### Full life safety back up; backed up power supplies (non-fire condition)

- Drainage sump pumps
- Critical landlords cooling systems
- Ventilation systems
- Heating systems
- 4 no. passenger lifts
- A3 retail tenant not backed up
- Landlords cooling backed up

#### Tenants Generator Provision Fire detection

Space provision for 3no. 1,000kW oil fired generators at basement level (2no. generators providing N+1 to dealer floors small power / lighting, and 1no. generators providing 50% back up to other office floor small power / lighting).

Oil storage at basement provided for life safety and full tenants generator operation for 48 hours.

Note: Landlords cooling (chillers and cooling towers) would not be backed up in the event of power failure, albeit dealer floor MER critical cooling would be.

If 100% back up power was provided with the 4th 1,000kW generator at roof level, the following would change; SER critical cooling to all office floors would also be backed up. 100% back up to small power / lighting to non-dealer office floors.

#### Fire detection

Fire detection is provided to level L1 category – BS 5839 with voice alarm for phased evacuation to BS 5839.

#### Security

Security intrusion access control and CCTV to all external doors with cable containment facility to doorways to the office areas for future 'on floor' security.

Bespoke high speed security barriers flank the ground floor reception desk via 2 entry points within reception.

## 9. TELECOMMUNICATION

It is proposed to provide two diversely located telecommunications intake points at the basement level.

## 10. SUSTAINABILITY

Achieving the highest sustainability and energy efficiency criteria is a key driver in the design of Sixty London Wall.

Low carbon technology has been employed, and the building targeting to achieve BREEAM Excellent (2014) to BRE Bespoke assessment method.

The building is designed with energy efficiency in mind, to incorporate passive features which prevent the occupiers from overconsuming energy, and active measures to conserve the energy used during occupancy.

#### Energy saving measures include:

- EC/DC terminal fan coil units
- Energy recovery on ventilation system
- Air tightness in accordance with building regulations
- Variable volume pumping
- High performance façade insulation
- Daylight-linked lighting controls

#### Biodiversity measures include:

- A living roof
- Bird nest boxes

#### Renewable energy measures include:

- Photovoltaic cells mounted on the roof

## A development by:

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## The professional team:

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Main contractor

**MEC SERVE**

Mechanical & Electrical Consultants

**EPR Architects**

Architects



Structural Engineers

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