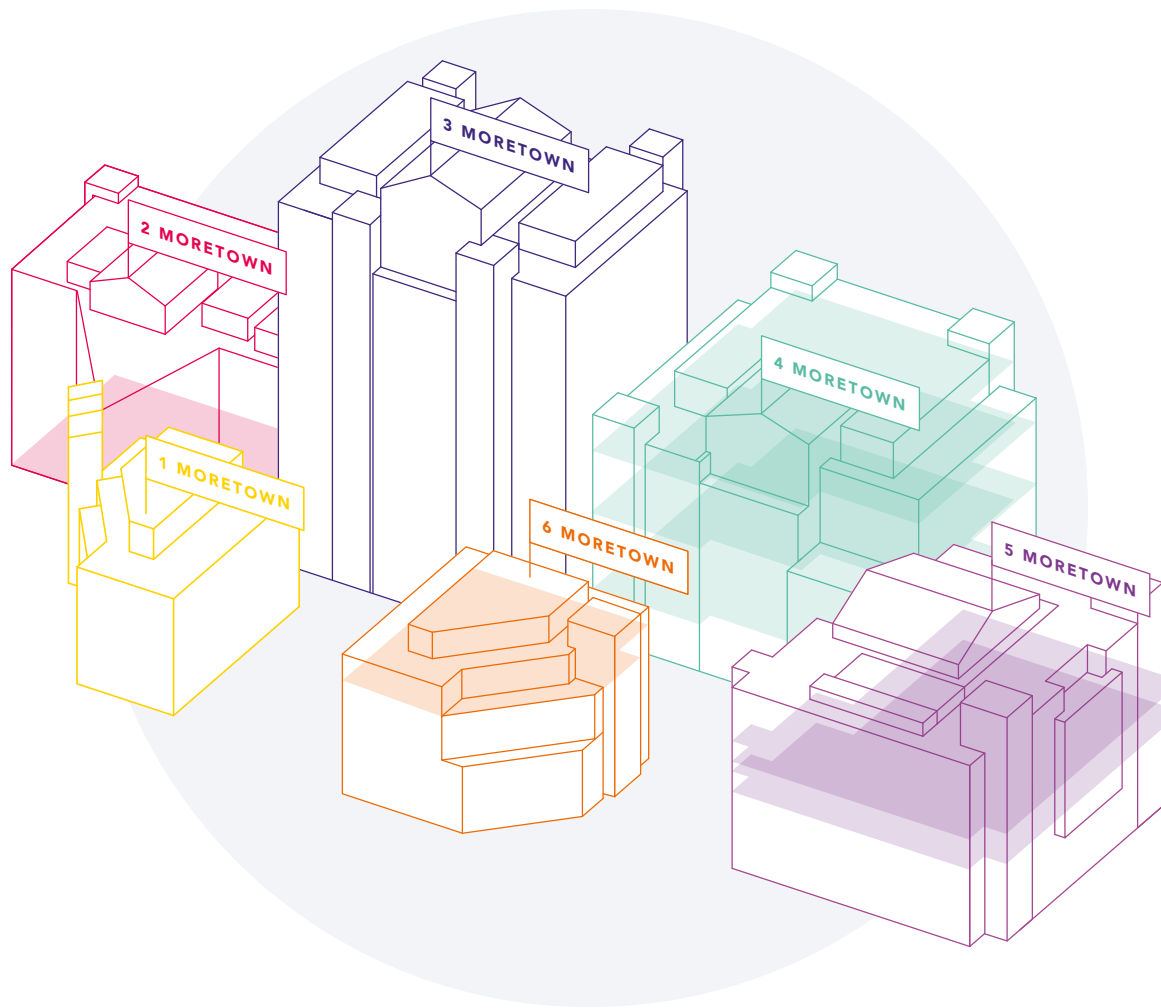


MORETOWN

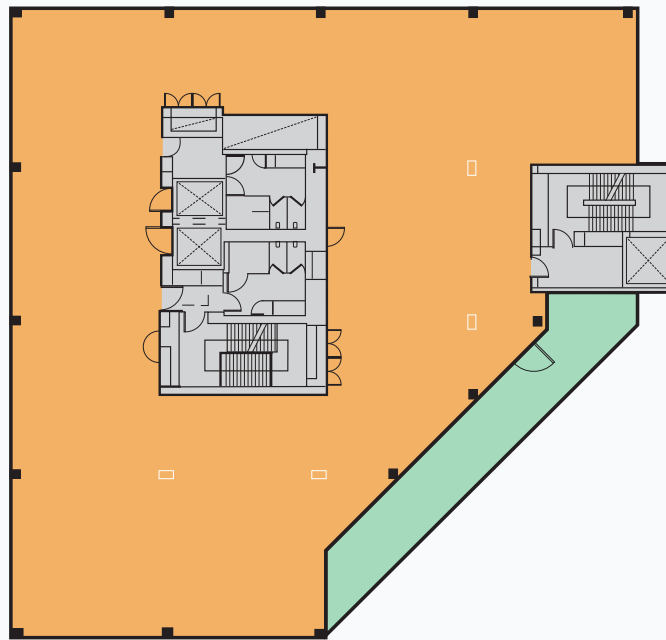
Moretown 6

Floor Plans, Availability & Building Specification



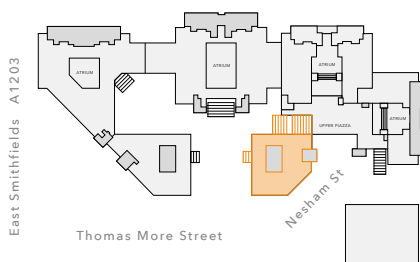
Moretown 6

FOURTH FLOOR



Available sq ft:

7,681 SQ FT



THOMAS MORE STREET, LONDON, E1W 1YW

Summary Specification

- New exposed Category A refurbishment
- 2.7m floor to ceiling height
(underside of exposed services)
- Internal Occupancy: 1 person per 10 sq m
- Fan coil air-conditioning
- Fully accessible raised floor 100mm
- LED lighting
- Super loos
- South east facing terrace
- Views over London
- 24 hour access and security
- Car parking spaces available
- Cycle spaces available
- On-site estate management and security

Base Build and Category A Benchmark Specification

CONTENTS

1. Introduction

- 1.1 Purpose
- 1.2 Description
- 1.3 Key Dimensions
- 1.4 Occupancy Levels & Requirements
- 1.5 Code Compliance and Building Regulations
- 1.6 Landlord's areas and Shared Facilities

2. Structure and Demolition

- 2.1 Loading Criteria
- 2.2 Roof Terraces
- 2.3 Proposed Level 05 Floor (New Transfer Floor)
- 2.4 Proposed Level 06 (Roof)

3. Internal Accommodation and Finishes

- 3.1 Toilets
- 3.2 Entrance Lobby

4. Building Services

- 4.1 Design Criteria for Building Services
 - 4.1.1 External Design Conditions
 - 4.1.2 Office Area Internal Design
 - 4.1.3 Stairs/Toilets
 - 4.1.4 Plantrooms
 - 4.1.5 Fresh Air Quantities
 - 4.1.6 Exhaust Air Quantities
 - 4.1.7 Internal Cooling Loads
 - 4.1.8 Electrical Services
 - 4.1.9 Acoustic Criteria
- 4.2 Building Services systems

1. INTRODUCTION

1.1 Purpose

This document is an outline of the shell, core and Category A elements of the works to be carried out provided by the landlord.

1.2 Description

Site Location

Building Six is part of the Moretown office complex and estate in Tower Hamlets, to the south east of the City of London, and immediately east of St. Katherine Docks.

The building sits to the south west of the estate and is bounded to the west by Thomas More Street and to the south by Nesham Street. The main vehicular ramp to the Loading Bay runs along its eastern flank below ground.

Site Description

The estate incorporates a ground level landscaped structural deck. Around the base of the buildings a number of retail units are arranged between the office building entrances.

Beneath the deck a number of shared facilities sit within the lower ground and basement floors.

These facilities include a loading bay, car and cycle parking, communal cycle shower and changing facilities and central MEP services plant and utilities.

Existing Building

Building Six currently comprises four office levels (1 to 4) arranged above a ground floor lobby and two retail units.

The Proposals

The proposals will extend the building by approximately three metres, with a new facade and add a new office floor at level 5, with a re-arranged central plant enclosure and an occupiable terrace to the south-west and change the whole building to office use.

1.3 Key Dimensions

The building is to be comprehensively refurbished with all MEP systems replaced in their entirety to provide a Grade A modern, BCO compliant office building.

Planning grid
1.5m x 1.5m.

Structural grid
7.5m x 7.5m.

Floor to Floor

Ground and Level 01
4.5m (To be validated)

Level 02 - Level 05
4.1m (To be validated)

Floor to Ceiling

Structural soffit
The structural soffit is to be exposed (subject to fire protection requirements) and maximised wherever possible (Minimum 2700mm).

Exposed services and bulkheads
Finished Floor to underside of exposed services, ceiling bulkheads and spine features to be maximised wherever possible, but as a minimum 2700mm clear.

Raised Floor Zone

Office Areas:
To match existing; Target 100mm clear.

1.4 Occupancy Levels & Requirements

Fire Escape

1 person / 6m² as ADB2, table C1

Sanitary Provision

1 person / 8 m² across the building as a whole.

Fresh air (net office area)

Minimum 1 person / 10 m², however with a target of 1 person / 8 m².

Lift traffic analysis

1 person / 8 m² - Assuming 15% absenteeism. Lift performance to meet BCO criteria:

Car loading

80% of rated capacity

Interval

Up -peak waiting time not to exceed 25 seconds.

Handling capacity - Up-peak
15% of design population in a 5 minute period.

Handling capacity - 2 way/lunchtime
12% of design population in a 5 minute period.

Time to destination

Up-peak average time to destination from the main entrance shall not exceed 90 seconds.

1.5 Code Compliance and Building Regulations

The building will be designed to the current building regulations and other appropriate statutory controls.

1.6 Landlord's areas and Shared Facilities

Loading Bay

Landlord Demise:

Shared facility at basement level outside the Building Six footprint.

Refuse Collection Area

Landlord Demise:

Shared facility within the loading bay.

Car Park

Landlord Demise:

Shared facility within the Lower Ground and Basement floors.

Cycle & Shower facilities

Landlord Demise:

One 'disabled' part M compliant space is available by appointment. Shared facility within the Lower Ground floor accessed from the ground floor public realm. No works proposed; Existing system to be maintained. Requirement for allocation for approximately 25% of Building 6 occupancy.

Building Management Suite

Landlord Demise:

The Building Management suite and Fire Command centre is at lower ground floor within the Building Six footprint.

Tenant Storage Areas

No tenant storage areas are allocated outside the tenant demise.

2.0 STRUCTURE AND DEMOLITION

The existing structure is to be adapted, amended, and enhanced, including demolition, strengthening, and new build elements, required to complete the works.

2.1 Loading Criteria

Office Areas

Minimum 2.5kN/m²

2.2 Roof Terraces

Design is to include hard and soft landscape. (Refer to Roof and Terraces sections). Intended use is for high population functions, therefore an allowance of 4.0kN/m² to be applied.

2.3 Proposed Level 05 Floor (New Transfer Floor)

New steel structure transfers new floor loads directly to existing superstructure columns beneath. Primary beams cantilever beyond existing northern edge to support new timber/steel columns above and hanging stairs and floor extensions beneath. New RC floor slab over metal deck similar to existing floors below.

2.4 Proposed Level 06 (Roof)

Expressed / Exposed Steel and Laminated Timber structural grid. Revised structural framing to cores, lift shafts, stairs and plant enclosures.

North Façade Structure

Composite steel and timber mullions and transoms to support glazing to north facade independent of building steel frame structure.

Structure to bear at ground floor level with intermediate stability connections back to structure at upper levels.

3.0 INTERNAL ACCOMMODATION AND FINISHES

3.1 Toilets

Existing WCs

To be completely remodelled, to meet population requirements and provide a Grade A modern, BCO compliant office building. WCs to the Ground Floor Lobby, Level 04 & 05 are Common areas and will be to a high quality specification. WCs to the Ground Floor tenancy, Level 01 to Level 03 will be Tenant areas and fitted out to Landlord specification.

New WCs @ Level 5

Finishes as floors below.

Ceilings

M F plasterboard ceilings generally, with zones of decorative feature panel incorporating access. Architectural lighting.

3.2 Entrance Lobby

High quality hard floor finishes, decorative wall and ceiling finishes, seating, architectural lighting and reception desk.

4.0 BUILDING SERVICES

4.1 Design Criteria for Building Services.

The services design parameters are as follows:

4.1.1 External Design Conditions:

Winter : -4 °C d.b. / -4 °C w.b. / 100% r.h. / Summer : 30 °C d.b. / 19 °C w.b.(External plant 35 °C)

4.1.2 Office Area Internal Design

Winter : 22 °C+ / -2 °C d.b. / Summer : 24 °C+ / -2 °C d.b.

4.1.3 Stairs/Toilets

Summer : No control / Winter : 18 oC minimum

4.1.4 Plant Rooms

Summer : No control / Winter : 12-16 oC (dependent on usage)

4.1.5 Fresh Air Quantities - Plantrooms

As required

4.1.6 Exhaust Air Quantities - Toilets

12 Changes per hour (extract)

4.1.7 Internal Cooling Loads:

- People / 14.3 W/m² / 10 W/m²
- Lighting / 2 W/m² / 12 W/m²
- Office Equipment / 80 W/m² / 25 W/m²
- Total / 101.3 W/m² / 47 W/m²

4.1.8 Electrical Services:

Electrical Demand

- Lighting 12 W/m²
- Small Power 25 W/m²
- AC and Plant 60 W/m²
Total 97 W/m²

Lighting Levels

- Offices 350-500 Lux (open plan at desk top)
- Circulation 100-150 Lux
- Toilets 100-150 Lux
- Plant Rooms 200 Lux
- Entrance 250 Lux

4.1.9 Acoustic Criteria:

- Open Plan Office NR38
- Entrance Lobbies and Atrium Toilets - NR40

4.2 Building Services

Building Services systems.

Roof Plant

Full Plant replacement to suit revised MEP, smoke venting and construction phasing strategies. Space for A3 retail riser and kitchen extract plant is included on the plans.

Mechanical Ventilation

Fresh Air Supply rate - 12 litres / second / person

Fire Protection Services

Building will be provided with a new addressable fire alarm system in accordance with BS 5839 Part 1 Category L2.

New Emergency lighting installation in accordance with BS 5266.

Automatic Controls and Building Management System

The building will be provided with a Building Management System, located within the building manager's office.

Telecommunications

The building will provide incoming ducts for tenant telecommunication distribution and a dedicated tray for data and telecommunications distribution by way of the risers, to each floor.

Dedicated communications room will be provided within the basement / lower ground area with associated ducting to service the building.

Lighting

Low energy LED. Concealed and feature lighting.

Lightning Protection

A lightning protection system in accordance with BS EN 62305.

Security

A CCTV system to be installed to cover the reception and entrances to the building.

Provision for Future Tenant Tea/Coffee Points

Each floor to be provided with capped off services to facilitate the installation of tea/coffee facilities within tenant's demise.

SUMMARY

Floor	SQ FT
Fourth	7,681

Total Available

7,681 SQ FT

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M  R E T O W N

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