



THE
SMITHSON
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EC1

6 Briset Street
London, EC1

BUILDING SPECIFICATION

STRUCTURAL FRAME

- The building construction consists of an in-situ concrete basement with concrete-framed structure above, with some steel frame and lightweight roof formed partly from glulam timber portals. Floor slabs are generally lightweight concrete ribs with cast-in lightweight block void formers. A lightweight steel and engineered timber joist mezzanine floor forms around half of the fifth floor area.

STRUCTURAL LOADING

- The structural load allowances in the table below are based on the assumed design code requirements from the date of the original design.

	Live Load (kN/m ²)	Partitions (kN/m ²)	Finishes (kN/m ²)
LG Plant Rooms	7.5	—	1.80
Office: G – 6th Floors	2.5	1.0	0.85*
5th Floor Mezzanine	2.5	—	0.85*
Roof General	0.75	—	0.85
Level 7 Rooftop Plant Compound	2.5	—	—

* Including ceiling, services and raised floor

Ceiling Heights

Floor	Approx. FFL-FCL (mm)	Approx. Slab to slab (mm)
6th	3050 (TBC)	4490
5th	2745 & varies**	3460
4th	2735	3450
3rd	2745	3430
2nd	2755	3450
1st	2745	3440
Reception	5895	6300
G	2735	3460
LG	2750	3390

** Including taller curved ceiling areas

FACADES

- Briset Street façade replaced. Façade finishes in large format grey ceramic sheet with bronze textured ceramic to the new entrance. Bronze coloured metal trims and bronze PPC window frames with matching reveals. Fourth/fifth floor sloped curtain wall are new dark grey PPC stick system glazing.
- St John's Square façade render recoated in low-maintenance paint
- Window frames to façades other than Briset Street to be dark grey PPC.

MAIN ENTRANCE – BRISET STREET

- New widened double-height reception entrance. Level access through a tall glazed door set.
- New entrance colonnade in bronze ceramic sheet with bronze coloured metal trim and vertical recessed LED lighting. Main signage letters above door with back illumination. Paving around recessed entrance to be replaced with flamed granite.

REAR ENTRANCE – ST JOHNS SQUARE

- Entrance widened with separate tenant and rear access provided. New hidden Sesame lift installed. New grey flamed granite steps; new hand rails and signage.

TERRACES

- Terraces at ground, first, third, fourth and fifth floors in Ecodek composite decking.
- Artificial grass with Ecodek border to east terraces at ground, third and fourth floors.
- New lighting to terraces.

RECEPTION

- Poured concrete floor with timber insets with metal banding. Mat well at exit doors. Concrete-look ceramic skirting.
- Double-height reception with exposed concrete soffit.
- Lighting provided by industrial-style floodlights and surface-mounted downlights.
- Concrete geometric reception desk with timber top to desk. Pedestal, storage and necessary data and power provided. Receptionist provided with local heaters located under desk.
- Rear feature wall behind reception desk in bronze coloured sheet with brass trims. Waiting area with rug and bright contemporary furniture.
- Rear wall to waiting area with concealed fan coil units. Access provided through timber panels with metal-coated frame.
- Reception bridge in grey metal with feature woven wire balustrade. Bridge floor walkway in timber with feature exposed metalwork supports.
- Lift core elevation in white panelling with hidden LED recessed uplight.
- Floor to ceiling height of 5.89m.

OFFICE SPACE

- Walls and ceiling in white-painted plasterboard. New raising floor system with underfloor cooling (lower ground floor with exposed services).
- Ceilings with surface-mounted linear fittings.
- Central columns in bare concrete.
- Window blinds are to be fitted by the tenant to the landlord's design guide. Electric blinds to be provided to the angled glass at fourth and fifth floors.

OCCUPANCY STANDARDS

- WCs – 1:8m²
- Lifts – 1:6m²
- M&E – 1:8m²

INTERNAL DOORS AND SIGNAGE

- Non fire rated & fire rated: Full-height solid core doors with fire rated glass vision panels, and satin stainless steel ironmongery. New doors in white. Ironmongery with carbon fibre pull handles.
- Adequate signage to all service spaces, parking, stores, and plant areas.

PASSENGER LIFT CARS 1, 2 & 3

- 2 x 10 person lifts at 1/6m² in main core
- 1 x 8 person lift at 1m² in St. John's Square core
- Ceramic flooring in concrete-look tile to match reception with band of inset timber. High quality wall finishes in mirror. Side walls in 'Mondrian' panelling design in ceramic tiles to match reception feature with brushed stainless steel trims. Lift doors and surrounds in black metal.
- Call button panel in black metal. Stainless steel handrails.
- Lift to St John's Square to have concrete-look ceramic tile floor with stainless steel and pale grey ceramic tile to the walls. Call button panel and handrails in stainless steel.

STAIRS, ESCAPE STAIRWELL & ADJACENT LOBBIES

- The building has a fire escape density of 1 person per 6m².
- 2no. stairs and adjacent lobbies. A north stair from basement to sixth floor and a south stair

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from ground to fifth floor. Additional access is provided between the ground and lower ground floors via an internal link stair.

- Fourth, fifth and sixth floors are also connected with spiral linking stairs.
- Access to the roof plant is provided through a pull-down access companionway ladder at the top of the north stair well.
- Internally all ceilings and walls to the staircases and lobbies in painted finishes. Rubber floor finish with contrast nosing. Stainless steel handrails. Lighting incorporating emergency fittings

TOILETS

- Calculated at an occupancy of 1 person per 8m².
- Plasterboard ceiling painted white. New lighting throughout.
- Floors in grey ceramic tiling in herringbone layout. with ceramic skirting to match.
- White-painted walls with access panels behind WC in pale oak veneer.
- All sanitary ware and fixtures coordinated, including soap dispensers, waste bin openings, towel dispensers and flush buttons. White ceramic wall-hung basins with chrome sensor taps. White powder-coated recessed paper towel dispensers and bin.
- Wall-hung ceramic WC pan in white, dual flush button in stainless steel finish.
- Wall-fixed leaning mirror resting on wall-mounted shelf.
- Accessible WCs with disabled persons' long cantilever WC and seat ring and exposed cistern. Grab bars and seat rests to comply with Building Regulations Part M requirements, all satin stainless steel. Surface-mounted paper towel dispensers for the accessible WC in satin

stainless steel. All other accessory fittings in satin stainless steel. White large format wall tiles with flush mirror.

- Accessible WC and shower located at lower ground. Non-slip ceramic floor and skirting in grey. Grab bars and seat rests to comply with Building Regulations Part M requirements, all satin stainless steel. Surface-mounted paper towel dispensers for the accessible WC in satin stainless steel. All other accessory fittings in satin stainless steel. White large format wall tiles with flush mirror. Tip-up shower seat with drop-down rails and shower curtain.

SHOWERS AND LOCKERS AT LOWER GROUND LEVEL

- Cycle racks for 70no. cycles within dedicated storage area including 1no. accessible cycle space. Coloured feature walls with super graphics. Exposed ceiling services with new suspended light fittings. Painted floor.
- Wall-mounted cycle 'surgery' station with tool station.
- Female shower room of 3no. showers and 1no. WC with feature coloured tiles to rear walls. Changing space in each shower room with bench, hooks and mirror. 26no. lockers with heating/ventilation provided. Vanity area with mirror, sink, and feature tiles splashback, shaver socket and hair dryer.
- Male shower room of 3no. showers and 1no. WC with feature coloured tiles to rear walls. Changing space in each shower room with bench, hooks and mirror. 20no. lockers with heating/ventilation provided. Vanity area with mirror, sink, feature tiles splashback, shaver socket and hair dryer.
- Additional 72 no. lockers provided in corridor space.
- Ceilings as plasterboard with new downlight fittings and spotlights. Access in ceiling by tiles and panels.

- Low profile shower trays with glass sliding screens. All fittings as stainless steel including Grohe thermostatic shower system and associated parts.

- Slip-resistant ceramic tiles to floor and matching skirting. Wall tiles to full height. Full-height mirrors set into tiled walls. Building Regulations Part M-compliant shower and WC fully fitted to current requirements.

LOWER GROUND PLANT & STORAGE AREAS

- Painted flooring, blockwork or plastered walls painted.
- Bin store for 3no. 500L and 4no. 660L bins with wash-down tap.

ROOF LEVEL

- Grey PPC louvered plant housings to form a visual screen. Access through outward-opening louvre-fronted door in grey.
- New lighting and escape signage within the plant areas.
- Lightning protection to be renewed to roof plant locally and retain at parapets and copings.
- Existing downwards conductors to be retained and testing points identified for continued use. Fully tested and validated before handover.

ELECTRICAL INSTALLATIONS

Design Criteria

- Small power to office areas: 25w/m²
- Cleaners socket outlets within circulation areas to be 1 single outlet every 10m to allow for use of 5m lead and provide full coverage. Sockets to be adapted for restricted use.

Lighting

- The office areas are provided with general purpose lighting comprising linear LED luminaires selected to comply with the design intent of CIBSE Lighting Guide LG7. Directly outside lifts as decorative LED lights.
- The reception is provided with decorative feature LED lighting scheme consisting flood lights and surface mounted down lighters and task desk lights for the receptionists.
- Lights throughout as white 4000k.

Average Illuminance Levels:

Office areas	400 lux
Internal plant room	250 lux
Stairways / Corridors	150 lux
Reception	300-350 lux
WCs / Showers	200 lux
Lobbies	200-250 lux

Lighting Control

- A DALI dimmable lighting control system is provided in the main offices on a floor by floor bases utilising Dali gateway system. The system provides energy conservation via automatic control of luminaires utilising presence detection and daylight sensing.

Communication Installations

- Cable trays shall be provided in the electrical risers for future tenants' data installations.

Fire Alarm System

- Category L2 fire alarm installation comprising of flashing beams, sounders and detectors connected into the landlord's fire alarm panel. Break glass call points are installed adjacent to doors serving escape routes from the tenant's space and landlords areas.

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MECHANICAL INSTALLATIONS

- The building heating and cooling central plant comprises gas fired boilers and chillers. The boilers and chillers are located at lower ground level and the dry air cooled chillers are located on the roof.

Occupancy

- Office areas 1 person per 8m².

Air Tightness

- To comply with approved document Building Regulations Part L2B: Conservation of Fuel & Power, as per the regulations current to the elements installation date.

Winter temperature	
External	-4°C db, 100 %saturated
Offices	22°C db, no RH control
Reception	22°C db, no RH control
Summer temperature	
External	29 °C db, 20°C wb
Offices	24°C db, no RH control
Reception	22°C db, no RH control
Controls tolerance	+/- 2 °C

Air Conditioning

- The ground floor reception and main office areas on floors LG to 6th are provided with heating and cooling via 4-pipe fan coil units supplied with chilled water and low temperature hot water from the central chillers and boilers.

Office Fresh Air Ventilation

- The main office areas on floors LG to 6th are provided with fresh air ventilation via an air handling unit located at roof level to serve the office areas, providing supply and extract ventilation onto the office floors via vertical ductwork.

- Fresh air supply to office areas is provided at 1.28 l/s/m².

Toilet Ventilation

- The toilet areas in the central core are provided with extract ventilation via twin extract fans located at high level at 5th floor. Make up air is provided by drawings air from the office area via shunt ducts.

Tenant Plant Space

- The roof plant area is provided for the future provision of tenant cooling equipment. The plant space is suitable for small split condensers to serve comms rooms

Building Management System

- The building will be provided with new BMS and controls installation incorporating the following:

- New controllers and control valves to FCUs
- New sensors and controllers to AHUs
- New of AHU Heating 3-port control valves with 2-port
- New inverters to fans in AHUs and to circulating pumps
- Pressure control to enable variable flow LTHW & CHW secondary circuit circulation
- Pulsed main incoming water meter
- New on floor data network to connect FCUs to main BMS.
- New central BMS controller and motor control centre panels (MCCP)
- New head end user interface with plant graphics

Energy Metering

- The distribution boards on each floor will be provided with separate lighting, small power and mechanical service power metering.

- The LTHW and CHW heat meters will be provided to each half floor plate at each floor level and connected to the BMS for interrogation and logging of energy usage.

PUBLIC HEALTH INSTALLATIONS

- The incoming mains water supply will serve a cold water storage tank from which boosted hot and cold water will be distributed throughout the building. The hot water is generated by local point of use electric hot water heaters.
- Each office area is provided with capped drainage and cold water supplies for future extension by the tenant to serve tea point areas.

SUSTAINABILITY

- The proposed renovations to the building have introduced the following sustainable systems:
- LED light fittings have been installed to the office floors which are linked to a PIR control system. This will reduce the amount of energy used to light the floor plates and reduce light pollution when the floors are not in use.
- The new shower facilities have been installed with water saving devices to reduce water consumption. This has also been implemented in the WCs throughout the building.

'U' Values

- All new parts of the fabric are to be part L2B compliant. This include the changes to the front entrance and the proposed external door at lower ground floor.
- The rest of the building fabric is retained and the U values of this is unknown.



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MIS REPRESENTATION ACT

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