



Luminary

L O N D O N

Structure and external envelope

The unitised curtain wall façade comprises floor to ceiling double glazed units throughout. The upper levels of the building are also over clad with curved ribs and horizontal shading louvres. The Ground Level facade has full height glazing to its perimeter, with vision glass to three sides and opaque panels to the back wall.

The main entrance onto India Street will be accessed via a glazed revolving door, with an adjacent pass door.

Main reception

Ceilings: combination of painted plasterboard and exposed concrete soffit with feature lighting.

Wall finishes: Plasterboard with timber feature lining and panelling

Floor finishes: Natural stone tiling of varying sizes on a raised floor and with matting to the entrance.

A bespoke reception desk with concealed and integrated service facilities and controls, compliant with current disability recommendations. The desk will accommodate two receptionists.

Lifts

Two 17-person passenger lifts to be installed with passenger handling capacity of 1 person per 8m², with an average waiting time of less than 25 seconds. One of the passenger lifts provides a dual function firefighting lift, while the other a designated evacuation lift.

Both lifts will serve Basement to Level 11.

Air-conditioning

General office ventilation will be provided by a roof mounted central Air Handling Unit (AHU), with heat recovery, which will provide tempered fresh air to the office via sheet metal ductwork installed within vertical risers.

The cooling and heating to the offices will be provided by a Variable Refrigerant Flow (VRF) fan coil system.

The office areas have been designed on average operative conditions of 24°C ± 2°C in summer, and 20°C ± 2°C in winter.

The reception area is designed to 24°C ± 2°C in summer, and 20°C ± 2°C in winter.

Each floor shall have its own VRF condenser system to allow for a floor by floor tenant split.

The VRF system will be controlled by proprietary system controllers on each office floor which will allow for 24-hour, individual tenant control if required.

Floor to ceiling heights (to notional ceiling with exposed services)

Ground:	4.54m
Levels 01–08:	2.60m
Level 09:	2.60m
Level 10:	2.65m
Level 11:	2.75m

Fire and escape provision

Fire escape capacity at 1 person per 8m² will be provided.

Sustainability

A BREEAM Excellent rating under BREEAM New Construction 2014 will be achieved. Photovoltaic panels will be installed at roof level for on-site renewable energy.

Internal office finishes and specification

The walls will be dry lined, and emulsion painted.

The floors will be 600mm x 600mm fully accessible raised access floors, medium duty, to all office floors.

An exposed ceiling option has been developed as the base build, with a high-quality installation and an enhanced finishes specification to the services.

Suspended linear light fittings will provide an office light level 450 lux, on a typical level. Perimeter downlights will be included on the upper levels (L09–L11). A proprietary automatic intelligence lighting control system for overall local switching control of the commercial office tenant demises will be provided, on a floor by floor basis.

Office small power allowance to be 25W/m² (plus 25% future flexibility).

Landlord check meters will be provided to allow energy billing to be achieved on a floor by floor tenancy basis, and to enable automated billing.

Tea station/kitchenettes

Capped off services will be provided to each floor.

WC's

Five WC's are to be formed as individual unisex superloos, one of which will be a unisex fully accessible WC and one of which will be a unisex ambulant/limited mobility WC, to each typical floor.

Building Management System

A fully automatic BMS will be provided comprising intelligent addressable controllers for all plant.

Basement cycle facilities

91 bike spaces in total, including short/long stay.

Ventilated drying lockers for wet clothing and cycle gear.

92 modular key lockers within cycle store.

One accessible shower room and WC.

Male and female shower and changing facilities, each including four walk-in shower rooms, a WC, 26 modular key lockers and changing area.

Towel service and grooming station.

Life safety provisions

A standby generator, located within a dedicated plant room at roof level, will be provided to support all life safety systems (including sprinklers) and firefighting lifts throughout the development. Localised UPS battery backup systems will be provided for the security systems.

Data and communications

The office building will be provided with two incoming locations and BT communication chambers for diverse routing, together with a universal communication chamber.

Cable containment will allow incoming tenants to run their bespoke and dedicated IT infrastructure requirements to their tenant floor demises. A landlord Wi-Fi system will be installed, with one Virtual LAN for the FM team and another for Public use.

A WiredScore Gold certification, to promote best-in-class digital infrastructure and internet connectivity, will be achieved.

EPC

EPC rating: B

