

SPECIFICATION

—

# THE HICKMAN

WHITECHAPEL



# THE HICKMAN SPECIFICATION

## Summary Specification

### 1.0 General Description

Originally an industrial warehouse building dating back to the late 19th Century.

### 2.0 Office Design Criteria

Occupancy Standards:

The building services supporting the office accommodation have been designed to an occupational density of one person per 8 sq m at full occupancy, including:

- WCs at 1:8 sq m
- Lifts at 1:8 sq m
- M&E at 1:8 sq m
- Means of escape at 1:6 sq m

### 3.0 Office Accommodation

Floor	B1 Offices	A3 Retail
7th	2,246 sq ft (209 sq m)	
6th	6,493 sq ft (603 sq m)	
5th	8,410 sq ft (781 sq m)	
4th	11,579 sq ft (1,076 sq m)	
3rd	11,784 sq ft (1,095 sq m)	
2nd	11,806 sq ft (1,097 sq m)	
1st	11,812 sq ft (1,097 sq m)	
G	6,215 sq ft (577 sq m)	1,678 sq ft (156 sq m)
LG	2,954 sq ft (275 sq m)	293 sq ft (22 sq m)
<b>Total</b>	<b>73,299 sq ft (6,810 sq m)</b>	<b>1,917 sq ft (178 sq m)</b>

### Planning Grid

The office accommodation layout follows the original configuration of approximately 3.8 x 5.5m up to level 3, with the extended floor structure forming a more regular grid of 5.4 x 6.9m (due to the form of the building this does vary). The large office floor plates can be divided into smaller cellular, mixed or open plan layouts.

### Clear Ceiling Heights

These are measured from the upper face of the raised floor to the underside of the soffit:

Floor	Floor to soffit	To under side of beam
7th	3.06 m	2.79 m
6th	3.06 m	2.61 m
5th	3.06 m	2.61 m
4th	3.06 m	2.61 m
3rd	3.89 m	2.44 m
2nd	2.88 m	2.40 m
1st	3.19 m	2.70 m
G	4.22 m	3.59 m
LG	2.51 m	2.31 m

### 4.0 Internal Finishes

#### Floors, Internal Walls, Doors and Partitions

Flooring:

Fully accessible metal tile raised access floor. A nominal 250mm floor zone including a 30mm tile gives a 220mm clear void (varies between 100mm and 210mm at ground and lower ground) with DDA-compliant level access. Floor finishes by tenant.

#### Perimeter Walls

Exposed concrete to the central core, elsewhere painted plasterboard linings to offices and metal panelling to the ground / reception areas.

#### Ceilings

The retained areas at lower ground through to second floor will be grit blasted and sealed with exposed concrete clad beams and decorated steel columns. The soffit to the extended floors from third through seventh floor will be exposed and spray finished with decorated steel columns and beams. At the reception and ancillary areas, the ceiling will be treated with a decorative acoustic finish.

#### Windows

PPC double-glazed aluminium frame windows and shop fronts (with air grilles above) in retained areas of the building and full height glazed curtain walling systems to upper floors from levels 5 to 7. The rear elevation from ground to level 4 is finished in a painted render.

4,500 SQ FT PRIVATE  
TERRACES ON LEVELS  
1, 5, 6 & 7

73,300 SQ FT  
OF OFFICES,  
11,000 SQ FT  
TYPICAL  
FLOORPLATES

#### Internal Doors

Fully-glazed, metal-frame doors to the core, with matching ironmongery, together with dead locks and containment for access control (by others). Painted solid core doors provide access into the Landlord's electrical and mechanical risers and the new WC core. Individual super-loo cubicle doors are laminated with matching ironmongery.

#### Ironmongery

Stainless steel ironmongery throughout.

#### 5.0 Toilet Accommodation

##### Basement

A total of 10 changing shower cubicles (5 male and 5 female) and toilet facilities are provided in two separate blocks, with secure lockers. There is also a DDA toilet and shower in this area.

##### Ground, First to Seventh Floors

Toilet facilities elsewhere comprise male and female super-loo facilities located in the central core, together with a DDA toilet, in compliance with BS 656501: 2006 and A1 2009, at 1 person / 8 sq m occupancy.

#### WC Finishes

Flooring: porcelain floor tiles.

#### Sanitaryware

Floor-mounted pans by Duravit Stark range with Geberit low water flush cistern. DDA toilet fitted with Duravit Vero range wash basin.

#### Fixtures & Fittings

Satin stainless steel finish by Dolphin / Hansgrohe / Allgoods.

#### Walls

Painted plaster and plasterboard and ceramic tiles.

#### Cabinetry

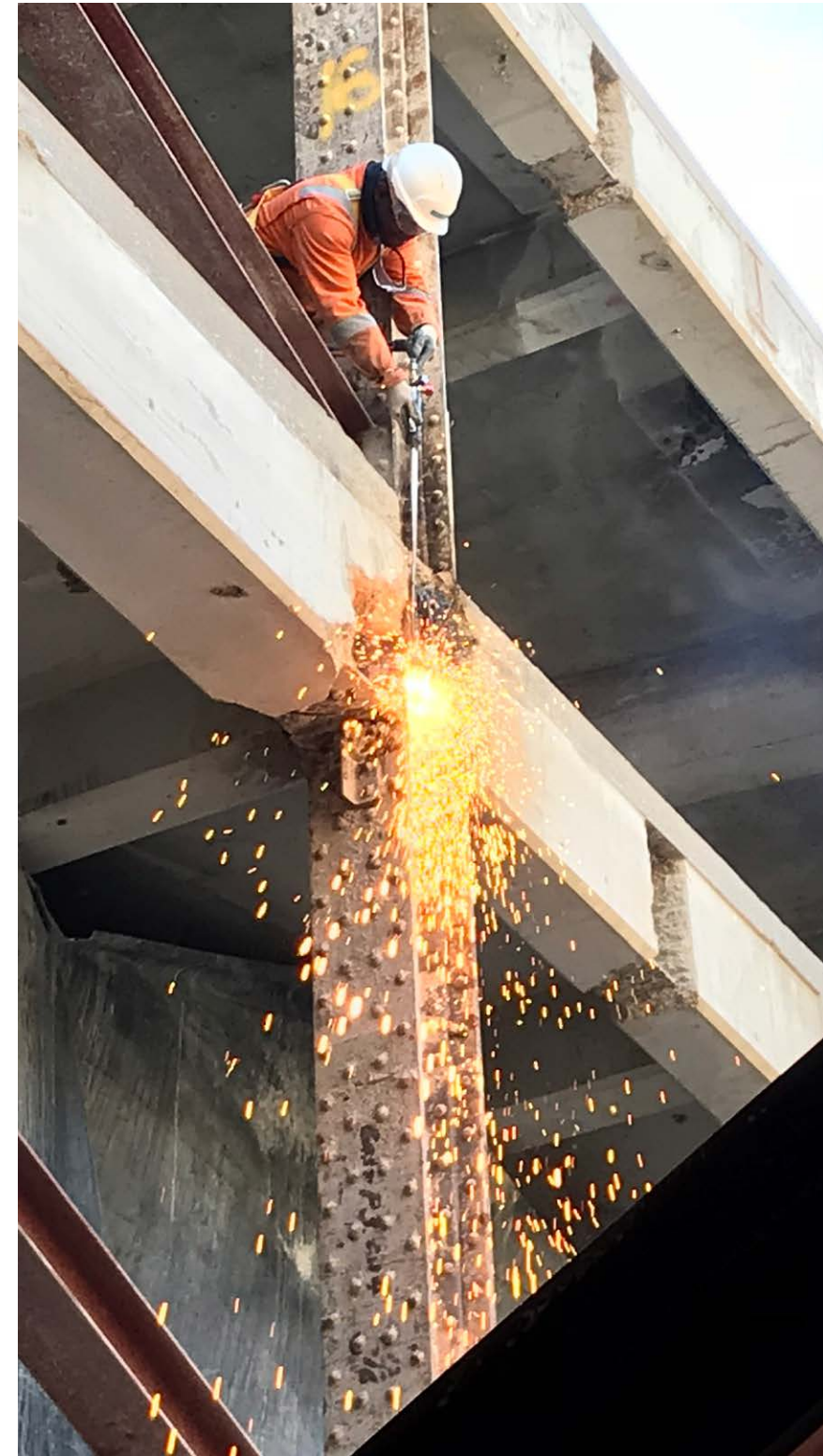
Laminate timber fronts to the super-loos with bespoke corian units together with an integrated washbasin, face fixed mirrors, waste bin, soap and separate paper towel dispenser.

#### Ceiling

Painted plasterboard with access panels.

#### Lighting

Recessed circular LED downlights.



#### 6.0 Reception

Double door entrance from Whitechapel Road comprising fully-glazed sprung door leaf with an integrated door entry system together with automated pass door.

#### Ceiling

Finished in a textured acoustic coating. Feature and functional LED light fittings are introduced throughout this area.

#### Walls

Exposed concrete to the core, with metal access panels and areas painted plasterboard elsewhere. The lift car fronts are red, paired with exposed cast iron columns in reception adopting the same palette. The tenant directory is also located in this area using the same design language and materials.

#### Flooring

Patterned timber blocks are used throughout the reception area with integrated mat well to the entrance.

#### Furniture

A bespoke reception desk and bar area is to be provided with waiting / seating areas adjacent.

#### 7.0 Lifts

There are 3 No. (w) 1,500mm x (d) 1,500mm x (h) 2,200mm passenger lifts to the main core with a capacity of 13 persons / 1,000kg. One of these is a fire fighting lift which does not serve basement. All passenger lifts are fitted with hooks to hang protective curtains. These are operated using a destination control system. There is a further 1,000kg goods / cycle lift to the rear of the building which serves only ground and lower ground accessible from the rear courtyard.

#### 8.0 Means of Escape

The building has one main central stair core with secondary means of escape from upper levels afforded by a further stair to the south / east of the building. Lower ground has one stair, which runs between ground and basement around the goods lift providing means of escape into the rear courtyard. A further staircase in the office accommodation between ground and lower ground is supplemented by an escape door exiting out through the hotel at lower ground level.

#### 9.0 Windows and External Doors (Elevations)

All windows, doors and shop fronts to the retained building are new, comprising PPC aluminium frames with integrated double-glazed units. The external doors are similar in composition with slimline frames and full height doors (main entrance and Adler Street elevations).

The façade to upper floors are schuco PPC finished aluminium profiles with full height double-glazing, incorporating a solar control layer.

#### 10.0 Additional Plant Space

Additional areas for dedicated tenant plant is available (if required) at roof level.

#### 11.0 Fire Protection Services

The building has been designed in compliance with BS 9999 and comprises a fully addressable L2 category fire alarm system. Cover is provided throughout the building via automatic detection and sounders (in some areas incorporating beacons) together with manual call points, in accordance with BS 5839.

Fire alarm cabling shall be exposed where supporting field devices to the ceiling. Conduit used elsewhere. The Landlord's life safety systems are supported via a dedicated UPS rather than back-up generator. These installations include a fire-fighting lift and fire-fighting ventilation system.

4,330 SQ FT  
WIFI-ENABLED  
RECEPTION AND  
CAFÉ SPACE



## 12.0 Structural Design Criteria

### Floor Loadings

Floor	Imposed Load	Partition Load
7th	3 kN/sq m	1 kN/sq m
6th	3 kN/sq m	1 kN/sq m
5th	3 kN/sq m	1 kN/sq m
4th	3 kN/sq m	1 kN/sq m
3rd	3 kN/sq m	1 kN/sq m
2nd	3 kN/sq m	1 kN/sq m
1st	3 kN/sq m	1 kN/sq m
G (office)	3 kN/sq m	1 kN/sq m
G (reception)	3 kN/sq m	
LG (other)	4 kN/sq m	
LG (office)	3 kN/sq m	1 kN/sq m
Terraces	3 kN/sq m	
Roof	1.5 kN/sq m	
Retail	4 kN/sq m	
Plant Areas	5 kN/sq m	

### 13.0 Services Design Criteria

Summer temperature: 24°C ± 2°C

Winter temperature: 21°C ± 2°C

Humidity control: None

Lighting: 10 W/sq m

Small power capacity: 25 W/sq m

Fresh air is supplied via a central air handling unit at roof level supporting floors 1st through 7th. Lower ground and ground are supported independently with local heat recovery units mounted at high level with supply and return through high and low level grilles in the façade.

### 14.0 Acoustic Criteria

Office areas – NR 38 (average)

\*The above is based on the tenant fitting out the floors with furniture, finishes and fittings to a typical CAT B office standard along with some careful design of the internal.

### 15.0 Heating, Cooling and Ventilation

The HVAC provision supporting the offices to upper levels comprises a displacement system (by AET) with individual floors served via a central air handling unit at roof level, working together with individual CAM units located in the core of each office floor,

with treated air forced into the raised access floor void and terminal grilles. Supply air rates are 12 litres / second / per person at an occupancy of 1 person / 8 sq m.

Heating and cooling is controlled using a variable refrigerant flow (VRF) system with remote condensers at roof level.

There shall be provision for an additional condenser on each floor within the roof plant enclosure.

At ground and lower ground floors, the system comprises exposed VRF ceiling mounted fan coil units and supply and return ductwork. Air is supplied and discharged through grilles above the façade shop-fronts with heat rejection discharging via remote condensers located in a dedicated plant enclosure at ground floor level along Adler Street.

There is a dedicated riser for the A3 premises to introduce a mechanical extract flue and area at roof level for remote plant to be introduced (by others).

### 16.0 Electrical Installation

#### Incoming Supplies

Each floor is supported by rising bus bars, together with MID meters. These also support tenant's dedicated cooling and heating installations on each floor. Distribution boards are located in electrical risers to the core and shall include 25% spare ways for tenant fit out.

No underfloor power is provided within the office space; however, the supply to the floor and the distribution board has been designed with an allowance of 25 W/sq m for the tenant fit out.

The A3 areas will be provided with an electrical supply rated at 400 W/sq m.

## 17.0 Lighting

All lighting is LED and designed for use in consideration of LG7 in office areas and SL Code for Lighting 2012. To office areas suspended LED light fittings are to be installed with 3 hour battery back-up cover to operate in the event of emergency. High level cabling conduit shall be exposed.

Lighting control system is provided via DALI hubs providing individual addresses for each luminaire, switching is via PIR presence detector, including daylight saving to the zone adjacent to external windows.

The following levels of illumination have been designed for in the building:

General office:	400 lux (open plan office)
Reception:	200 lux (300 lux above reception desk)
Washrooms:	150 lux (250 lux above the washbasin)
Lobbies and stairs:	100 lux

### 18.0 Water

The building has a boosted potable cold water supply with small storage tank at lower ground level serving welfare facilities throughout. Supplies are rated at 15 litres / person at an occupancy of 1 person / 8 sq m (80% utilisation).

There are capped water supplies provided on each floor together with waste connections for future use by incoming tenant where fitting out the premises to CAT B. An improvement in water consumption of +25% over BREEM 2014 criteria has been targeted (Wat 01).

### 19.0 Energy performance

The building has a targeted BREEM rating of "Excellent" and an EPC level of "B".

### 20.0 Access Control

Access control will be installed so as to restrict unauthorised access into the building. The system shall integrate with the lift destination control and visitor management software.

Individual demised premises will not be connected to the Landlord's system with doors fitted with dead locks together with containment to aid installation of dedicated systems to meet the tenant's own security requirements.

Each tenant will be afforded access tokens (to be agreed whether physical or digital) granting access into the main entrance and other authorised locations via the lifts.

### 21.0 Security

The building will have security cover 24/7 together with a manned presence at reception during office hours.

The building, including reception and other key areas, will have CCTV coverage, with a recording facility.

### 22.0 Secure Cycle Facilities

The design includes space for 79 cycle racks in a dedicated area inside the building at lower ground level, accessible from the rear of the property from the courtyard then goods lift.

### 23.0 Data and Telephony

At completion the building will be supported via a fibre network with dedicated service providers (e.g. BT / Openreach) brought into the property at basement level and terminated within a dedicated comms room. This will provide tenants an opportunity to make use of such systems for data and telephony services, without the need to create any new wayleave agreement.

Details of service providers will be made available in due course.

### 24.0 Sustainability

The redevelopment of the building has been specified to a high standard using good quality materials and components.

- EPC = B rating
- BREEM Excellent 2014
- An Energy Management system will be installed to log and report consumption trends

DEDICATED  
CYCLE ENTRANCE  
VIA PLUMBERS ROW

79 SECURE  
CYCLE SPACES  
AND 84 LOCKERS

TARGETING  
WIREScore  
'PLATINUM'

