

SPECIFICATION

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# THE HICKMAN

WHITECHAPEL

# I SPECIFY THE HICKMAN RECEPTION

## 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 / 8 sq m at full occupancy, including:

- WCs at 1:8 sq m
- Lifts at 1:8 sq m (with 80% utilisation, therefore effective density of 10m<sup>2</sup> per person).
- M&E at 1:8 sq m
- Means of escape at 1:6 sq m

### 3.0 Office Accommodation

#### Floor B1 Offices

4th	11,579 sq ft (1,063.9 sq m)
3rd	11,784 sq ft (1,095.3 sq m)
2nd	11,806 sq ft (1,094.8 sq m)
1st	11,812 sq ft (1,092.7 sq m)
G	6,215 sq ft (567.5 sq m)
LG	2,954 sq ft (978.4 sq m)

**Total 55,621 sq ft (5,167.3 sq m)**

### Planning Grid

The office floor plates follows the original building configuration/grid of approximately 5.4 x 6.9m. However, this reduces to 3.8 x 5.5 to the North East of core up to level 4 (retained structure). The large office floor plates are capable of being sub-divided into two smaller units, with the internal space allowing the introduction of cellular offices and meeting rooms.

### 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
4th	3.06 m	2.61 m
3rd	3.89 m	2.44 m
2nd	2.87 m	2.40 m
1st	3.18 m	2.70 m
G	3.37 to 4.22 m	3.59 m
LG	2.4 to 3.26 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 70mm at lower ground) with DDA-compliant level access. Floor finishes by the occupier.

#### 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 have been grit blasted and sealed with exposed concrete clad beams and decorated steel columns. The soffit to the new floors at third and fourth floors are exposed and metal decking spray finished with decorated steel columns and beams. The reception ceiling had been treated with a decorative acoustic finish.

#### Windows

PPC double-glazed aluminium frame windows with double glazed units. Shop fronts (with air grilles above) are located to the perimeter at ground level. The rear elevation from ground to level 4 is finished in a painted render.

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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 the Landlord's electrical and mechanical risers and the new WC core. Individual super-loo cubicle doors are laminated with contrasting ironmongery.

#### Ironmongery

Stainless steel ironmongery throughout.

#### 5.0 Toilet Accommodation

##### Lower Ground

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 adjacent.

##### Ground, First to Fourth Floors

Toilet facilities elsewhere comprise male and female super-loos 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: Brindle quarry type floor tiles.

#### Sanitaryware

Floor-mounted pans by Duravit Stark range with Geberit low water flush cistern and integrated sink and towel dispenser. 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 to shower areas.

#### Cabinetry

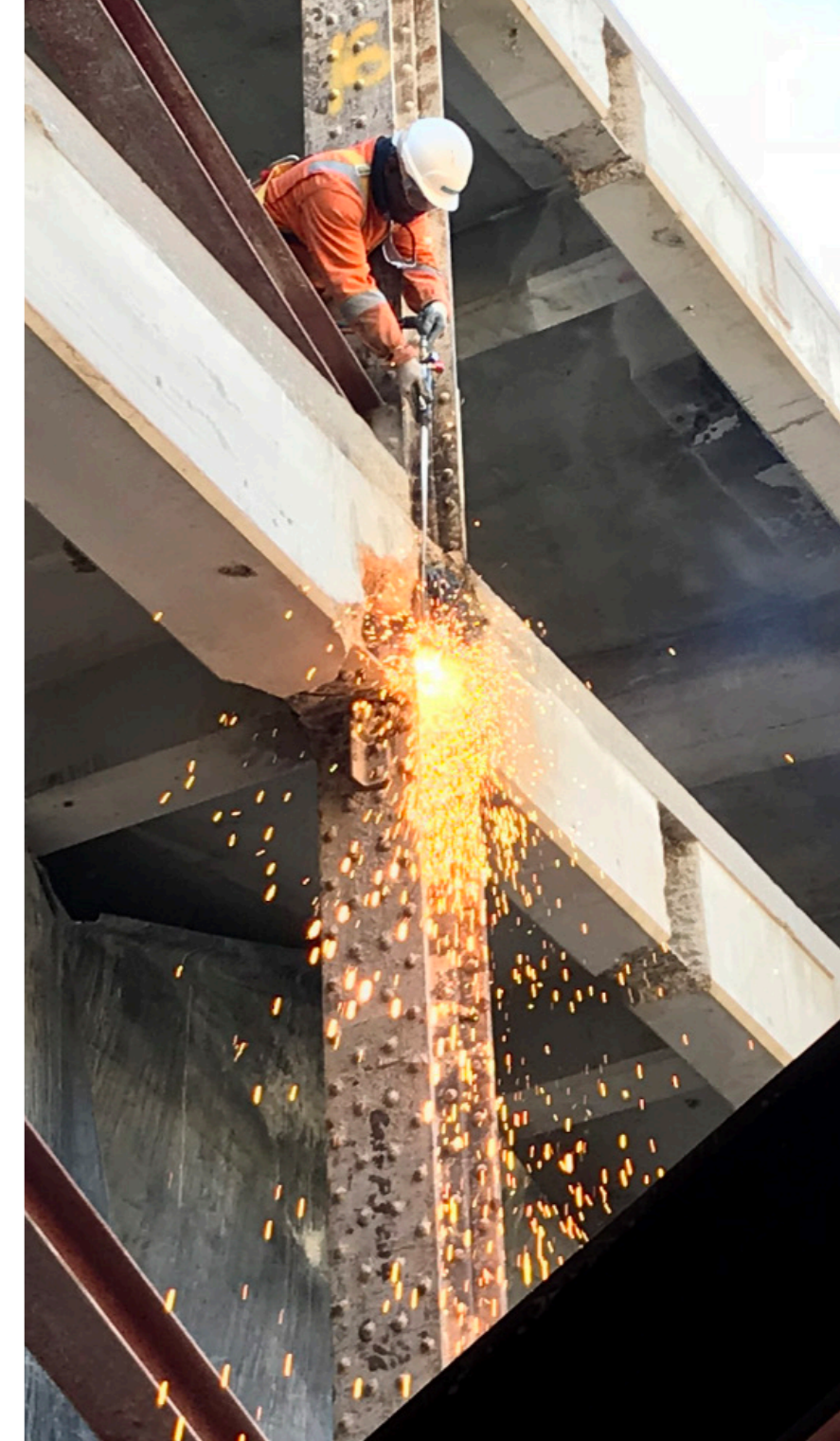
Laminate timber fronts to the super-loos with bespoke corian units together with an integrated washbasin, face fixed mirrors, waste bin, soap and separate paper towel dispenser.

#### Ceiling

Painted plasterboard with access panels.

#### Lighting

Recessed circular LED downlights.





4,400 SQ FT  
WIFI-ENABLED  
RECEPTION  
AND CAFÉ SPACE

WI-FI COVERS  
ALL COMMON  
AREAS

### 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 occupier directory is also located in this area using the same design language and materials.

### Flooring

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

### Furniture

A bespoke counter, bar and touch down desk is located in front of the main core at ground level opposite the main entrance. This area includes fixed and loose seating, to the café and waiting areas within reception.

### 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 lower ground. 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 in addition to the main core stair, which runs between ground and lower ground 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. This arrangement is non reciprocal.

### 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, all by Schuco.

The façade to upper floors are Schuco PPC finished aluminium profiles with full height double-glazing, incorporating a solar control layer the intensity of which is determined by orientation.

### 10.0 Additional Plant Space

Additional areas for dedicated occupier plant is available (if required) within the plant enclosure at level 7.

### 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 is exposed with 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 mechanical fire-fighting ventilation system.

DEDICATED  
CYCLE  
ENTRANCE  
VIA PLUMBERS  
ROW

79 SECURE  
CYCLE SPACES  
AND 84 LOCKERS

### 12.0 Structural Design Criteria Floor Loadings

Floor	Imposed Load	Partition Load
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 first through to the fourth floor.  
 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 occupier 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 then out via T4 fan tiles complete with supply air 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 , heat recovery units supply and return air ductwork. Air is supplied and discharged through grilles above the façade shop-fronts to the courtyard elevation. with heat rejection discharging via remote condensers located in a dedicated plant enclosure at ground floor level along Adler Street.

### 16.0 Electrical Installation Incoming Supplies

Each floor is supported by rising bus bars, together with MID meters. These also support the occupier'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 occupier 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 occupier fit out.

WIREScore  
'PLATINUM'

### 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 uses Organic Response Technology lighting control system. To office areas each suspended light fitting includes a "node" with PIR, Infra-Red, BLE and daylight sensor. 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 cold water supplies provided on each floor together with waste connections for future use by the incoming occupier where fitting out the premises to CAT B.

### 19.0 Energy Performance

BREEAM rating of "Excellent" and an EPC level of "A".

### 20.0 Access Control

Access control has been installed so as to restrict unauthorised access into the building. The system is integrated with the lift destination control and building app incorporating 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 occupier's own security requirements.

Each occupier will be afforded access cards (or digital tokens using the smart building app) granting access into the main entrance and other authorised locations including 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

83 cycle racks and a broom cupboard with 3 spaces located at lower ground level, accessible from the rear of the property from the courtyard then goods lift.

### 23.0 Data and Telephony

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

Details surrounding lease line agreements are available upon request.

### 24.0 Sustainability

The redevelopment has been completed to a high standard using good quality materials and components.

- EPC = A rating
- BREEAM Excellent 2014
- An Energy Management system has been installed and shall log and report consumption trends in use

