

Republic

R1 Technical Specification

The background features a complex geometric composition of triangles. A large teal triangle is positioned in the lower-left quadrant. A smaller teal triangle is located in the upper-right quadrant. A yellow triangle is situated in the upper-left quadrant. Another yellow triangle is positioned in the lower-right quadrant. The teal and yellow triangles overlap, creating a central white space.

Building RI Summary Specification

- VAV air conditioning
- LG7 compliant lighting
- 150mm raised floors
- 2.8 – 3.0m floor to ceiling height
- 14 lifts provide access to all floors
 - 8 × 13 person passenger lifts (1,000 kg)
 - 2 × 16 person passenger lifts (1,200 kg)
 - 3 × 8 person passenger lifts (630 kg)
 - 1 × 13 person goods lift (1,000 kg)
- Occupancy density of 1:10 sq m
 - Means of escape – 1:6 sq m
 - Lifts – 1:6 sq m
 - WC's – 1:10 sq m
 - Cooling – 1:10 sq m
- 8 male with 6 urinals, 6 female and 2 disabled WCs per floor
- 200+ secure cycle spaces
- 6 male and 6 female showers with lockers
- Roof terraces on Levels 7 and 9
- 62 car parking spaces

Structure

RI comprises a substantial office building arranged over basement, lower ground, ground and nine upper floors. The building was constructed in 1990. The building and atrium are now to be redeveloped and reconfigured. The structure is concrete frame, the new atrium and ground floor facades will be constructed in timber frame, utilising CLT and Glulam beams.

Office Accommodation

Individual floors are designed to be single units or split into four separate tenancies if required. Several possibilities exist for the provision of larger office areas through the use of new vertical connections either by feature staircases or lifts.

Occupancy Levels

For the purposes of calculation, the following occupation levels have been used:

Ventilation / Servicing Strategy:

1 per / 10 m²

Means of escape: 1 per / 10 m²

Lifts (15% absenteeism): 1 per / 10 m²

Toilet provision: 6 male and 6 female showers with lockers. An outline strategy is available for tenant's who wish to explore the possibilities of occupying at 1:8m² and 1:6m².

Acoustic Criteria

Acoustic Criteria will be designed to the following:

Open Plan Office Areas: NR35

Entrance Lobbies and Atrium: NR40

Toilets: NR40

External Wall

Existing external elevations are a combination of aluminium framed, double glazed curtain walling to the upper floor elevations, together with granite faced concrete cladding panels. The new façade at ground and first floor level is a combination of glazing and timber clad structure.

Roof

Existing roofs comprise a combination of 'built up' inverted flat roof systems comprising concrete slab decks and single ply polymeric membrane waterproofing and pitched roofs to the plant rooms. A number of levels have roof terraces which are finished with concrete pavements.

Atrium Finishes

The atrium will be designed and constructed in a timber structure with openings comprising a combination of glazing, zinc and timber louvres. The timber effect will continue in to the ground floor with a first floor mezzanine accessible from the reception.

Lift

The building is provided with 14 passenger lifts, which have been extensively refurbished by Schindler circa 2010. 8 × 13 person passenger lifts have a weight limit of 1,000 kg, 2 × 16 person passenger lifts have a weight limit of 1,200 kg, 3 × 8 person passenger lifts have a weight limit of 630 kg, and 1 × 13 person goods lift has a weight limit of 1,000 kg.

Floor To Ceiling Height

Finished floor to underside of soffit:

2800 – 3300mm

Raised Floor Zone (Office Area):

50 – 150mm

Ceilings and Soffit

Sealed concrete soffits with exposed services and suspended lighting.

WCs

WCs are provided on each floor adjacent to the lift cores with separate male and female facilities. Each core contains a wheelchair accessible WC. Male and female changing facilities will be installed in the basement.

Fire and Emergency

New Emergency light fittings will be incorporated. The entire system shall conform to BS 5266, part 1 and EU regulations, and the local authority requirements.

EPC

EPC Band C targeted.

Breeam

Breeam rating of 'very good' targeted.

Wiredscore

Wiredscore Platinum.

Power

Incoming power supply to the building is 4.0 MVA. Base build tenant small power supply allowance to the category A office floors is 30 W/m².

Cycling Facilities

There will be 200 new bike racks, lockers and showers in the basement.

M&E Design criteria:

Criteria	Proposed
External Conditions	
Summer	28°C db, 20°C wb
Winter	-4°C db, 100% saturation
General Office	
Summer	21°C ± 1°C, no RH control
Winter	21°C ± 1°C, no RH control
Circulation Areas	
Summer	24°C ± 2°C, no RH control
Winter	21°C ± 1°C, no RH control
Atrium	
Summer	24°C ± 2°C, no RH control
Winter	21°C ± 2°C, no RH control
Toilets	
Summer	No maximum temperature or RH control
Winter	21°C db ± 1°C, no RH Control
Ventilation Rates	
Office Fresh Air	13 l/s/person
Lighting	
Office areas and meeting room:	400 lux maintained average illuminance at 0.75m working plane and 0.85 uniformity

Electrical Services

New lighting installation throughout the office using suspended modular luminaires and downlighters in line with the design intent of CIBSE LG7.

New automated lighting control system incorporating PIR detectors and perimeter daylight linked.

New general purpose socket outlets in landlord's core areas.

New landlord systems supported by diversified LV cabling configurations.

Mechanical Services

- New VAV Boxes on the office floors
- Full refurbishment of Air Handling Units
- New Gas Fired Boilers

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