

Office Specification.

20 Hanover Square

1 GENERAL DESCRIPTION

20 Hanover Square comprises lower ground, ground and four storeys of refurbished office space within a Grade II* listed 18th Century building fronting Hanover Square, and part new build to the rear overlooking Medici Courtyard.

The lower ground and ground floors also accommodate a new restaurant with a view over both Hanover Square and the new public space within the heart of the development.

2 OFFICE DESIGN CRITERIA

Office floors and building services have been designed to an occupational density capable of 1 person per 10 sq m.

3 OFFICE ACCOMMODATION

Net internal areas

Fourth floor	116.1 sq m 1,250 sq ft
Third floor	131.9 sq m 1,419 sq ft
Second floor	136.2 sq m 1,466 sq ft
First floor	129.3 sq m 1,392 sq ft
Ground floor (Reception)	37.4 sq m 403 sq ft
Lower ground	29.4 sq m 316 sq ft
Total (including Reception)	580.3 sq m 6,246 sq ft

Planning grid

The office accommodation follows the historic layout so comprises individual rooms.

Clear ceiling heights

These are indicative heights measured from the existing finished floor level to the underside of the existing ceiling:

Fourth floor	2,900 mm (varies)
Third floor	3,550 mm (varies)
Second floor	3,340 mm (varies)
First floor	2,960 mm (varies)

4 MEANS OF ESCAPE

The building has one existing internal stair, serving all floors, providing a means of escape through the reception. In the event that the reception is obstructed, escape is also available from the lower ground floor via the lightwell.

5 INTERNAL FINISHES

Flooring

Carpet and underlay laid over a plywood substrate.

Walls

Painted plaster.

Ceilings

Redecorated existing plaster ceilings to retained areas and painted plasterboard to new extension.

Internal doors

Polished hardwood to the primary areas with painted hardwood doors elsewhere.

Ironmongery

Brass, bronze and stainless steel ironmongery subject to location.

6 TOILET ACCOMMODATION

First to fourth floor

Two unisex toilets per floor are provided within the new rear extension, excluding the fourth floor where this is a single unisex WC.

Flooring

Natural stone.

Sanitaryware

Proprietary composite WC and proprietary and bespoke WHBs.

Walls

Natural stone and painted plasterboard.

Vanity units

Wall mounted mirror to concealed cupboard, with face mounted sensor taps and manual soap dispensers.

Ceiling

Painted plasterboard.

Lighting

Recessed circular LED downlighters.

7 RECEPTION

A new office reception area facing Hanover Square will receive Tenants and guests. The existing stone floor to the entrance reception has been retained and refurbished, with new stone laid to match the existing. All walls and ceilings have been redecorated.

Subject to the timing of agreeing terms with a Tenant, a reception desk is provided as a welcoming reference point on entrance.

8 LIFTS

One 13 person (1,000 kg) passenger lift is provided.

9 BICYCLE PARKING, CHANGING AND SHOWER FACILITIES

Bicycle parking is available at lower ground floor, accessed via the ground floor back-of-house reception area. Double stacked bicycle racks provide spaces for 191 bicycles which are shared across the development.

Changing rooms are provided for office Tenants, consisting of dedicated male and female rooms, inclusive of 225 lockers, towel collection and drop, mirrors, hairdryer points, WC and shower provision.

A unisex accessible WC and shower cubicle is also provided at the lower ground floor adjacent to the male changing rooms.

Shower facilities are not allocated between buildings but are located as follows:

Male showers (LG-1)	9
Female showers (LG-1 Mezzanine)	9
Unisex/accessible shower (LG-1)	1

Bicycle racks and lockers are allocated on a pro-rata basis. Allocation for 20 Hanover Square:

Bicycle spaces	7
Lockers	8

10 FAÇADE

The existing single glazed timber framed sash windows to the east elevation have been refurbished. New single glazed windows are elsewhere.

All windows have received secondary glazing to enhance the thermal and acoustic performance of the single glazed windows.

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11 TENANT PLANT SPACE

A dedicated Tenant plant area is available at roof level, on a pro-rata basis.

12 FIRE PROTECTION SERVICES

Tenants will be responsible for the provision of extinguishers within their demise.

Manual call points at final exits and escape routes, fire alarms throughout the building and automatic detection in line with BS5839 on the basis of an M + L3 system, are provided.

13 STRUCTURAL DESIGN CRITERIA

Floor loadings

Existing offices, live load	1.50 kN / sq m
New rear extension offices, live load	2.50 kN / sq m
Flat roof dead load	2.00 kN / sq m

14 SERVICES DESIGN CRITERIA

Summer temperature	24°C ± 2°C
Winter temperature	20°C ± 2°C
Humidity control	No humidity control
Small power capacity	25 W / sq m
Occupancy	Capable of 1 person / 10 sq m
Acoustic criteria	Office areas – NR 38 (average)

15 HEATING, COOLING AND VENTILATION

The services installation provides the necessary infrastructure to allow office accommodation to be cooled and heated using wall mounted fan coil units provided in the fit-out. The fan coil units are connected to the central chilled water and central low temperature heating systems via plate heat exchangers.

Heating system

The building is served by a site-wide heating system that incorporates low energy design principles. This system includes Low NOx condensing boilers and heat pumps.

Chilled water

Chilled water is generated by high efficiency air cooled electrical chillers.

16 ELECTRICAL INSTALLATION

The 1 Medici Courtyard building provides LV electrical supplies to serve 20 Hanover Square.

17 LIGHTING

The internal lighting is of energy efficient design, utilising LED luminaires lamps to suit the architectural design.

All luminaires are fitted with a DALI control gear, with the ability for central control and the ability to centrally test the emergency lighting installation.

Emergency lighting complies with BS 5266 and consists of self-contained emergency luminaires.

18 WATER

The building has a boosted potable cold water supply serving the WC and welfare facilities metered at office floor level.

19 SUSTAINABILITY CONTROL

The building has been awarded BREEAM 'Very Good' using BREAM Refurbishment and Fit Out 2014 assessment.

20 ACCESS CONTROL

Access control is provided to the ground floor and lower ground floor entrance doors to restrict unauthorised access into the building. These doors have override dead lock keys. Any further access control will be by the Tenants.

The intercom at ground floor level is provided by the Landlord.

Each Tenant will receive an appropriate number of programmed fobs giving access to the main entrance doors and other authorised locations.

21 SECURITY

The building has 24-hour security cover with security presence in the estate back-of-house reception and regular out-of-hours security patrols.

22 TELECOMS

Sleeves are provided to the vaults to the front of 20 Hanover Square for the future installation of Tenants' communications connections.

The sleeves can also be used for the incoming Landlords' services, which include but are not limited to, Cable Television and Voice and data service provider's fibres / cables.