

Office Specification.

1 Medici Courtyard

1 GENERAL DESCRIPTION

1 Medici Courtyard includes the reconfiguration of four existing buildings fronting New Bond Street (numbers 67/68, 69, 70/71 and 72 New Bond Street) to provide a new build redevelopment behind retained façades. The new building accommodates retail at lower ground, ground and first floor and four floors of new office space and roof terraces.

2 OFFICE DESIGN CRITERIA

Office floors and building services have been designed to an occupational density capable of 1 person per 8 sq m.

3 OFFICE ACCOMMODATION

Net internal areas

Sixth floor terrace	122.4 sq m 1,318 sq ft
Fifth floor terrace	166.1 sq m 1,788 sq ft
Fifth floor	590.8 sq m 6,359 sq ft
Fourth floor	828.4 sq m 8,917 sq ft
Third floor	839.3 sq m 9,034 sq ft
Reception	693 sq ft 64.4 sq m
Total (excluding Reception)	2,258.5 sq m 24,310 sq ft
Total Terrace	288.5 sq m 3,106 sq ft

Planning grid

A 1,500 mm internal planning module has been adopted for the design of the office accommodation. The office accommodation can be divided into 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 ceiling:

Fifth floor	2,650 mm
Fourth floor	2,650 mm
Third floor	2,650 mm

4 MEANS OF ESCAPE

The building has two internal escape stairs, serving all upper floors, with a third stair providing escape from lower ground floors and first floor only.

5 INTERNAL FINISHES

Flooring

Metal tile fully accessible raised access floor. Nominal 150 mm overall raised floor zone, inclusive of floor tile and finish. Floor finishes by Tenant.

Walls

Painted plasterboard drylining to external perimeter. Painted MDF lining to core.

Ceilings

Metal tile ceilings with plasterboard margins.

Internal doors

Fully glazed steel framed door and fixed side screen to the main core entrance. Oak veneered doors with vision panels to the core lobbies, WCs and stair access doors. Access control containment provided to the core access and stair doors. Painted timber riser doors, inclusive of signage and locks, concealed behind painted MDF doors.

Ironmongery

Stainless steel ironmongery throughout.

6 TOILET ACCOMMODATION

Third to fifth floors

Dedicated male and female WCs, plus one accessible WC per floor.

Sixth floor

One accessible WC.

Flooring

Porphyry natural stone.

Sanitaryware

White glazed porcelain.

Walls

Fluted solid surface ('Corian'), painted plasterboard and full height mirrors.

Vanity units

Purpose made fluted solid surface ('Corian') faced vanity units with concealed waste disposal bins within, face mounted sensor taps and manual soap dispensers.

Ceiling

Painted plasterboard.

Lighting

Recessed circular LED downlighters.

7 RECEPTION

Entrance screen

Stainless steel framed clear glazed power assisted hung double doors with stainless steel framed fixed side screens to both sides and projecting canopies.

Ceiling

Bespoke feature fluted ceiling and part wall lining, with integrated LED uplights. Mirror polished stainless steel recessed margin to feature.

Walls

Large format solid oak wall panelling to one wall with painted plasterboard to the other, Tenant directory, leather wall panelling to lift lobby walls.

Flooring

Large format York stone flagstones, with a drained matwell to the entrance.

Furniture

Purpose made stainless steel reception desk, with leather upholstered chair.

8 LIFTS

Two traditionally controlled 17 person (1,275 kg) passenger lifts are provided for vertical circulation, travelling at 1.6 m per second (a free standing protection quilt is provided).

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9 BICYCLE PARKING, CHANGING AND SHOWER FACILITIES

Bicycle parking is available at the lower ground floor, accessed via the ground floor back-of-house reception area. Double stacked bicycle racks provide spaces for 191 bicycles 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 lower ground floor adjacent to the male changing room.

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

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

Bicycle racks and lockers will be allocated on a pro-rata basis. Allocation for 1 Medici Courtyard:

Bicycle spaces	37
Lockers	44

10 FAÇADE

New double glazed timber framed windows have been installed to the existing openings within the retained façades in New Bond Street. These match the appearance of the former windows. New double glazed aluminium framed fixed glazing to the east elevation and to the 72 New Bond Street elevation.

11 TENANT PLANT SPACE

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

12 FIRE PROTECTION SERVICES

Fire extinguisher cabinets are integrated into each office floor core wall lining, and a further cabinet is located within the escape stair lobby. Portable fire extinguishers are provided throughout the Landlord areas in accordance with BS5306. 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 category L3, are provided.

13 STRUCTURAL DESIGN CRITERIA

Floor loadings (uniform imposed loads):

Office areas	3.00 kN / sq m
External terraces	3.00 kN / sq m
Flat roof (core & Tenant)	2 x 5.00 kN / sq m
Plant areas	7.50 kN / sq m

There is an additional 1 kN / sq m allowance for partitioning.

14 SERVICES DESIGN CRITERIA

Summer temperature 24°C ± 2°C

Winter temperature 20°C ± 2°C

Humidity control

No humidity control (space is provided for Tenant fitted humidifier equipment in the main air handling plant).

Cooling systems are sized to an internal design air temperature of 22°C.

Small power capacity

25 W / sq m. In addition, 10 W / sq m spare capacity is included in the low voltage switchgear and busbar risers for all accommodation areas, based on a 15 W / sq m diversified building load. A further 500 W / sq m power across 3% of NIA is available at the main switchboards.

Occupancy

Capable of 1 person / 8 sq m

Acoustic criteria

Office areas – NR 38 (average)

15 HEATING, COOLING AND VENTILATION

The base building services installations provide the necessary infrastructure to allow all office accommodation to be cooled and heated using ceiling mounted fan coil units provided in the Category A fit-out. The fan coil units are connected to the central chilled water and central low temperature heating systems.

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. The 1 Medici Courtyard building has an independent chilled water system.

The chilled water distribution system includes duty and standby primary and secondary inverter driven chilled water pumps and packaged chilled water pressurisation units. Associated controls are located in the roof plant rooms. The secondary chilled water distribution system consists of a single circuit serving the air handling plant and the Category A works.

16 ELECTRICAL INSTALLATION

The outgoing ways from switchboards comprises of moulded case circuit breakers (MCCBs) and/or fuse switches up to and including a rating of 800 amps.

On each floor there are two electrical riser cupboards within the main cores providing power for Tenants' lighting and power. A separate Landlord's riser is provided. These are supplied via a vertical busbar installation.

The building is served via a packaged substation arrangement. 2 x 800 kVA (standby rated) generator sets are provided to support life safety, critical Landlord services and agreed Tenant loads.

Spare generator capacity allocation: 450kVA, including 57kVA critical Landlords supply (subject to extension of existing infrastructure).

17 LIGHTING

The internal lighting is of energy efficient design, utilising linear and circular LED luminaires lamps and LED technology as required to suit the architectural design.

Toilets are lit using recessed and concealed LED luminaires. Control of the luminaires are by use of a passive infrared sensor with a variable delay off timer.

Staircases are lit using soffit mounted recessed LED luminaires.

The entrance hall lighting utilises concealed and recessed LED luminaires to suit the architectural concept.

Landlord's lighting to the lower ground and plant areas is by a single and twin tube fluorescent batten or LED fittings complete with polycarbonate diffusers. The main lower ground circulation route corridors are provided with linear LED luminaires. Control of the luminaires is by use of a passive infrared sensor with a variable delay off timer. Automated testing of the emergency lighting via the lighting control system is provided.

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

18 WATER

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

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19 SUSTAINABILITY CRITERIA

The building has been awarded BREEAM 'Excellent' using the BREEAM New Construction 2014 assessment.

The building also incorporates features for Tenants fit out to achieve 'Well' certification ("Well enabled").

20 ENERGY PERFORMANCE

The building has an Energy Performance Assessment Rating of B.

21 ACCESS CONTROL

Access control is provided to restrict unauthorised access into the building. The system is audio visual with Tenants providing a handset incorporating monitor and door release as required within each Tenant's demise. The intercom at ground floor level is provided by the Landlord.

The access control system is also linked to the lift "Hall Call" system and is envisaged to be operated by either card or Bluetooth technology, using sesame™, the smart workplace app.

Should the Tenant require their access control system with readers to be compatible with the Landlord card technology to control access to their own tenancy doors, the Tenant will have the facility to use a single card, provided by the Landlord, for access on both the Landlord and Tenants own doors.

Each Tenant door has the facility for override dead lock keys to be added.

22 SECURITY

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

The reception and selected common areas of the building have CCTV coverage with a recording facility.

23 AERIAL AND SATELLITE FACILITIES

A communal distributed satellite and digital television system installation is provided for 1 Medici Courtyard. The system provides satellite (including Sky digital, Sky+HD and SkyQ), Freesat (standard & high definition) and Freeview (standard and high definition) television services and radio signals including digital, HD and DAB to the Tenants' and Landlord areas.

24 TELECOMS

Sleeves are provided at diverse locations within the lower ground floor for the future installation of Tenants' communications connections. There is a communications frame room in the lower ground floor (LG-1) adjacent to these perimeter sleeves. The room houses any system equipment/infrastructure and utility connection points.

The sleeves can also be used for the incoming Landlord's services. This includes, but is not limited to, Cable Television and Voice and data service provider's fibres/cables.

Cable trays link the telecommunications room to the incoming ducts and telecoms risers.