



5 THE STOCKLEY  
SQUARE PARK

# DETAILED SPECIFICATION

## 1. DESIGN CRITERIA

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### 1.1 FINISHED CEILING HEIGHTS

Ground floor reception: 2.74m high

1st–3rd floors: 2.74m high

Raised floor void: 390mm nominal void (430mm total zone)

### 1.2 OCCUPANCY STANDARDS

General: 1:10

WCs: 1:10

Fire: 1:6

1st, 2nd and 3rd floors available as dual occupancy

### 1.3 ACOUSTIC PERFORMANCE

Offices: NR40

WCs: NR45

### 1.4 STRUCTURE AND BUILDING FABRIC

Existing steel frame construction with concrete floor slabs

New perforated metal spandrel panels to existing rain screen

Retained existing single skin glazed facade

New plant equipment at plant level

### 1.5 CYCLE AND CHANGING FACILITIES

Cycle parking for at least 32 bicycles within secure cycle store

Four shower rooms including one accessible WC and shower

Locker facilities

## 2. STRUCTURAL LOADINGS

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The design floor loads shall be not less than the following:

### 2.1 OFFICE

Live load: 3.0 kN/m<sup>2</sup>

Partitions: 1.0 kN/m<sup>2</sup>

Ceilings and services: 0.5 kN/m<sup>2</sup>

Raised floor: 0.5 kN/m<sup>2</sup>

### 2.2 CORE

Live load: 2.0 kN/m<sup>2</sup>

Partitions: 1.0 kN/m<sup>2</sup>

Ceilings and services: 0.5 kN/m<sup>2</sup>

Hard finishes: 1.2 kN/m<sup>2</sup>

Raised floor: 0.5 kN/m<sup>2</sup>

(note: core external wall takes as a live load of 4 kN/m<sup>2</sup>)



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## 2.3 CONSERVATORY – HARD AREAS

Live load: 5.0 kN/m<sup>2</sup>  
Hard finishes: 3.5 kN/m<sup>2</sup>  
Raised floor: 0.5 kN/m<sup>2</sup>  
Insulation: 0.25 kN/m<sup>2</sup>

## 2.4 CONSERVATORY – GRAVEL AREAS

Live load: 3.0 kN/m<sup>2</sup>  
Gravel: 1.5 kN/m<sup>2</sup>  
Screed: 2.0 kN/m<sup>2</sup>  
Raised floor: 0.5 kN/m<sup>2</sup>  
Insulation: 0.25 kN/m<sup>2</sup>  
Planting: 2.0 kN/m<sup>2</sup>  
(Note: this equates to a one 1m by 1m by 0.6m planter per 6m<sup>2</sup>)

## 2.5 INTERNAL PLANTROOM

Live load (inc. plinths): 7.5 kN/m<sup>2</sup>  
Ceiling and services: 0.5 kN/m<sup>2</sup>

## 2.6 EXTERNAL PLANTROOM

Live load (inc. plinths): 7.5 kN/m<sup>2</sup>  
Ceiling and services: 0.5 kN/m<sup>2</sup>  
Finishes: 1.6 kN/m<sup>2</sup>

## 2.7 ROOF

Live load: 0.6 kN/m<sup>2</sup>  
Ceilings and services: 1.0 kN/m<sup>2</sup>  
(assumed hung from beams, not from roof trays)

## 2.8 PLANT ROOF

Live load: 0.6 kN/m<sup>2</sup>  
Services: 1.0 kN/m<sup>2</sup>

## 3. MECHANICAL SERVICES

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### 3.1 HEATING AND COOLING PERFORMANCE

Office Areas (Summer): 24°C ±2°C  
Office Areas (Winter): 21°C ±2°C  
Fresh Air: 10L/s/m<sup>2</sup> +20%

### 3.2 OFFICE AIR-CONDITIONING AND HEATING

Ceiling mounted cooling and heating  
Variable refrigerant flow (VRF) heat recovery system suspended from ceiling  
Grouped controls to each floor  
Condensers located within existing roof plant enclosure  
Filtered, heated and cooled fresh air  
Heating via electrical heating

## 4. ELECTRICAL SERVICES

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### 4.1 OFFICE AREAS – LIGHTING

Low energy, high efficiency LED recessed luminaires: 8W/m<sup>2</sup>  
Provide an average of 400 LUX at the working plane  
Design to be LG7 and compliant with CIBSE and British Standards  
Staircases: surface mounted circular luminaires with emergency battery supply



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## 4.2 POWER SUPPLY

Lighting allowance: 8W/m<sup>2</sup>

Small power allowance: 20W/m<sup>2</sup>, with 20% future flexibility

## 4.3 BMS

A Building Management System which will allow the main plant and equipment to be controlled and monitored from via a (head end) personal computer

## 4.4 CCTV

The existing external CCTV system, i.e. around the car park, within the underground car park and at the rear of the building is to be retained;

A new internal CCTV system will provide coverage to the ground floor entrance, rear building entrance and escape staircases, and will be flexible enough to allow it to be extendable for incoming tenants requirements

## 4.5 RECEPTION

Automatic reception doors (bi-parting)

VRF units for heating/cooling

Reception desk

DDA Alarm monitor type at desk

Remote controls to external The Square doors

Access to the building car parking areas is via access/intercom, connected to the main reception desk

## 4.6 CIRCULATION LIFTS AND MEANS OF ESCAPE STAIRS

Existing two 1,000kg (13 person) lift cars to be refurbished

Lift speed: 1.6m/s

Controls to allow for swipe card access

Existing 2,000kg goods lift to be refurbished

Means of escape stairs escaping out to the sides of the building

## 5. FINISHES

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### 5.1 OFFICES

Floor: metal pans raised floor

Ceiling: perimeter plasterboard margin with perforated metal ceiling grid tiles and plasterboard ceiling surrounding core;

Doors: full height gloss laminated finish doors with satin stainless steel ironmongery

### 5.2 RECEPTION

Floor: porcelain tiles

Ceiling: white plasterboard with surface mounted pendant lighting and metal linear ceiling panels with recessed linear lights;

Feature wall: interactive Media Wall and full height glass wall lining to the back of the reception desk and front of the passenger lift front walls;

Equality Act compliant monolithic reception desk – dark grey powder coated panel and back painted glass countertop

### 5.3 TOILETS

Floor: porcelain floor tiles

Ceiling: white plasterboard margin with removable metal ceiling panels

Walls: full height double layered, insulated stud wall construction

Lighting: recessed fluorescent 12W/m<sup>2</sup>, occupancy control in WCs

Sanitary wares: Saneux Jones/Quadro washbasin and Sanuex Austen wall hung WC pan

Feature wall: full height glass wall lining to the WC circulation wall



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#### 5.4 SHOWERS

Floor: porcelain floor tiles

Slot drain: to be provided

Ceiling: moisture resistant MF plasterboard with access panels and low energy down lighters

1.8 m high lockers provided in changing area

#### 5.5 GREEN CREDENTIALS AND SUSTAINABILITY

BREEAM: "Very Good"

EPC rating of A(25)

Cycle facilities: 32 cycle racks

Comfort cooling and ventilation is provided by high efficiency mechanical plant located above the office area, on the roof

### 6. EXTERNAL ENVELOPE

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#### 6.1 EXISTING RAIN SCREEN SPANDREL PANELS

New perforated metal panels to be fixed onto the existing substrate

#### 6.2 ENTRANCE DOORS

The main entrance door to be fully glazed, automated bi-parting doors with minimal framing and visible components. Integrated mattwell to internal floor;

Reception entrance doors will be fitted with hold-open failsafe in the event of emergency

#### 6.3 GRAPHICS & SIGNAGE

Double height vertical fins along the two bays at the front of the building are integrated into the building elevation

#### 6.4 SECURITY

CCTV cameras to front/rear facade to be discretely located

### 7. GROUND FLOOR (INTERSTITIAL SPACE/RECEPTION)

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#### 7.1 WALLS

New internal partition walls constructed in metal stud and to meet the specific acoustic, fire and durability performance criteria

#### 7.2 WALL FINISHES

Typically walls are to be skimmed and painted. Interactive Media Wall and full height glass wall lining to the back of the reception desk and front of the passenger lift front walls

#### 7.3 FLOORS

Floor finishes to include entrance matwell set flush with primary floor finish, to be full width of reception

#### 7.4 CEILINGS

Ground Floor reception white plasterboard with surface mounted pendant lighting and metal linear ceiling panels with recessed linear lights

#### 7.5 DOORS

Single door leading from the reception to ground floor office shall be replaced with new glazed. New ironmongery sets to all internal doors.



## 7.6 FURNITURE

Within the ground floor there are two bespoke pieces of furniture–

### 7.6.1 RECEPTION DESK

The reception desk has been designed to complement the spatial organisation of the reception area. The outer face of the desk will be dark grey powder coated incorporating back lit signage. A back painted glass top and recessed LED lighting strip at the base will add detail to the minimal aesthetic of the desk;

The desk will incorporate free leg room to one side for a wheelchair user in accordance with requirements for disabled users under the Equalities Act;

The staff side of the desk will incorporate a concealed, matt laminated timber carcass to form open shelves and lockable cupboards and drawers

### 7.6.2 CUPBOARD

Feature joinery cupboards at the rear of the reception space have a back painted interlayer glass finish. The interior of the cupboards will incorporate hanging rails and matt laminated timber carcass shelves

## 8. UPPER FLOORS OFFICE ACCOMMODATION

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### 8.1 WALLS

The accommodation-side of the structural core walls is to be refurbished and redecorated

### 8.2 WALL FINISHES

Typically walls are to be skimmed and painted

### 8.3 FLOORS

Existing raised floors are to be removed and replaced with new metal pans  
Existing floor levels are to be maintained which on average are +430mm from structural slab level

### 8.4 CEILINGS

Perimeter plasterboard margin with ceiling grid tiles and plasterboard ceiling surrounding core

## 9. CORE

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### 9.1 WALLS

The structural walls of the existing core are to be refurbished and redecorated

### 9.2 WALL FINISHES

Typically walls are to be skimmed and painted

### 9.3 FLOORS

Lobbies directly outside of WC area come in raised floor pans, similarly to lobbies at lift landings;  
All existing floor levels are to be maintained

### 9.4 CEILINGS

Ceiling height within the WC corridor is 2,740mm high

### 9.5 DOORS

New full height doors throughout WC in gloss white laminate recessed in core walls. New ironmongery sets to all;

Riser doors to be recessed flush with surrounding wall



## 9.6 SANITARYWARE

Modern white vitreous china wall mounted WC pan, backing onto an IPS panel system  
Wall mounted and semi-recessed hand basin/vanity unit with basin mixer taps

## 9.7 FITTINGS

WCs will be furnished with coat hooks, door stops, male/female signage  
Stainless steel towel dispenser  
Concealed stainless steel waste bin, set beneath trough on into walls where possible  
900 mm high mirror above sink/countertop

## 9.8 GRAPHICS/SIGNAGE

Applied vinyl graphic will be used within the WC cores and circulation lobbies as way finding signage, tenants boards and generally as scene setting devices and as part of the interior design concept

## 10. LIFTS

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### 10.1 GENERAL

Number of lift cars to be retained as existing. Performance and waiting times to be as existing. Goods lift to be retained

### 10.2 WALL FINISHES

Internal walls of lift car to be refurbished. Full height mirror panels with back painted glass and integrated lift control and display panel within aluminium panel

### 10.3 FLOOR FINISHES

Large format stone or porcelain tile to match entrance reception/lobby space

### 10.4 CEILING

Plasterboard ceiling with integrated and appropriate direct and/or indirect lighting

### 10.5 FITTINGS

Stainless steel handrails, mirror to half height on one wall

## 11. LIFT LOBBIES

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GF to receive new back painted glass panelling

## 12. MEANS OF ESCAPE STAIR 1 AND 2

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Existing walls to be skimmed and to receive paint finish. Existing stairs and handrails finish to be retained and protected during the refurbishment works