



Summary Specification

54 Jermyn Street was constructed circa 1926 to a design by Messrs. Yates, Cook & Derbyshire. A 10 storey, stone clad, steel frame building fronting onto Jermyn Street. Major refurbishment of the whole has been carried out to all areas.

1.0 Office Design Criteria

Floor occupancy:

Office floors, building services and means of escape have been designed to an average occupational density of one person per 10m² at full occupancy.

2.0 Office Accommodation

Area schedule:

First floor	327 sq m (3,519 sq ft)
Second floor	331 sq m (3,560 sq ft)
Third floor	299 sq m (3,223 sq ft)
Fourth floor	301 sq m (3,241 sq ft)
Basement	45 sq m (489 sq ft)

Planning grid

The office accommodation layout uses the existing structural grid and 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:

First floor	2480mm
Second floor	2450mm
Third floor	2470mm
Fourth floor	2500mm

3.0 Internal finishes

Floors, internal – walls, doors and partitions

Flooring

Metal tile, fully accessible raised access floor – nominal 60mm floor void with DDA-compliant access (floor finishes by tenant).

Perimeter walls

Plastered and painted masonry, plasterboard lining to service runs.

Windows

Refurbished double glazed aluminium windows with side hung & pivot casements.

Internal doors

Fully glazed steel doors to core with stainless steel ironmongery and access control unit (excluding intercom at floor level).

Pre-finished door to new WC accommodation and refurbished doors to the landlord's electrical and mechanical risers.

Ironmongery

Stainless steel ironmongery throughout.

4.0 Toilet Accommodation

Basement

1 No. DDA WC/shower.

First to fourth floors

3 No. WCs, 1 No. of which has a shower.

WC finishes:

Flooring: 'Mosa' porcelain tiles
Sanitaryware: White glazed porcelain
Walls: Painted plaster and plasterboard

Cabinetry

Purpose made wall and vanity units with 'corian' panelling, integral mirrors, waste disposal, soap and air hand-drier.

Ceiling

Painted plasterboard with access panels.

Lighting

Recessed circular LED down lighters.

5.0 Reception

Entrance screen

Comprising central horizontal sliding doors, side lights and integral door entry installation.

Ceiling

Painted plasterboard raised to its highest level, including LED illuminated stretched ceiling system.

Walls

Painted plasterboard feature wall using 'Travertine' unfilled and honed stone, tenant directory, services riser doors and artwork.

Flooring

Large format reconstituted stone by Dekton with integral lighting and 'rumble' matting.

Furniture

Purpose made reception desk by 'Joe Mellows Furniture' with part stone cladding and built-in stone seating with leather pads.

6.0 Lifts

The 2 No. lifts in the building have a capacity of 7 persons / 545kg, one of which has protective curtains for loading access.

7.0 Means of Escape

The building has a single internal staircase and an external metal fire escape.

8.0 Windows and External Doors

External elevations

Existing aluminium windows within the office accommodation have been overhauled and re-painted.

The major refurbishment includes the provision of a glazed walkway to the west of the stair/lift core to provide improved circulation between the front and rear offices on floors 1 – 4.

9.0 Additional Plant Space

Additional dedicated tenant plant is available, if required, at roof top level.

10.0 Fire Protection Services

Portable fire extinguishers are provided throughout the building in accordance with BS 5306 excluding the offices.

An analogue addressable fire alarm system, compliant with BS 5839, has been installed. Manual call points at final exits and escape routes, fire alarms throughout the building and automatic detection in line with BS5839 category L2, have been provided.

11.0 Structural Design Criteria

Floor landings:

Office areas (total):	2.75 kN/m ²
External terraces:	2.75 kN/m ²
Flat roof	
(access for maintenance only):	2.75 kN/m ²
Plant areas:	2.75 kN/m ²

There is an additional 1 kN/m² general allowance for partitioning.

12.0 Services Design Criteria

Summer temperature:	22°C ± 2°C
Winter temperature:	21°C ± 2°C
Humidity control:	None
Small power capacity:	25W/m ² (80% diversity)
Occupancy:	1 person per 10m ² 90W per person (90% diversity)

Fresh air by openable windows

Acoustic criteria: Office areas
– NR 38 (average)

*the above is based on the tenant fitting out the floors with furniture, finishes and fittings to a typical CAT B office standard along with some careful design of the internal layouts.

13.0 Heating, Cooling and Ventilation

The offices are cooled and heated using a Variable Refrigerant Flow (VRF) type of fan coil installation. Each floor has a number of fan coil units located in the ceiling void, all of which can be individually controlled and adjusted within agreed parameters via a central touch screen controller with a dedicated condenser located within the roof top plant compound.

There is a provision for an additional condenser per floor within the plant compound.

Ventilation is provided by openable windows.

14.0 Electrical Installation

Incoming supplies:

- Each floor has 2 metered electrical supplies: 1 x 400 amp supply serving the tenant's dedicated 'comfort cooling and heating' installation, with the meter located in the basement electrical switch room. 1 x 200 amp supply to the tenant's distribution board, located in the electrical riser at the demise level with a check meter on the distribution board.

Each meter will be read monthly by the landlord's incumbent mechanical and electrical maintenance contractor.

- No under floor 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 watts / m² for the tenant fit out.

15.0 Lighting

- The lighting design is in the spirit of LG7.

- The installation comprises linear luminaires with LED 11 watt, 4000k colour temperature lamps and opal louvre plate in frosted finish, suitable for VDU use. Down lights provide feature lighting with LED 18 watt, 4200K colour temperature lamps.

- Lighting control system is provided via DALI hubs providing individual addresses for each individual linear luminary.

- Switching is via a PIR presence detector hard wired to DALI hubs, including daylight saving to the first line of fitting adjacent to external windows.

The following levels of illumination have been designed for the building:

General office:	400 – 500 lux (open plan office)
Reception:	300 lux
Lobbies and stairs:	150 – 200 lux

16.0 Water

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

17.0 Energy performance

The building has a 'Silver' Ska rating and an EPC level of C per floor.

18.0 Access Control

Access control is provided to restrict unauthorised access into the building. The system is audio visual with a handset incorporating monitor and door release within each tenant's demise (excluding intercom at floor level).

Each tenant will receive an appropriate number of programmed fobs giving access to the main entrance doors and other authorised locations. The tenant will be able to programme the same fob to operate the main tenancy doors off the lift lobby with tenant specific information as desired.

Each tenant door has an override dead lock key.

19.0 Security

The building has a 12 hour concierge service and regular out of hours security patrols.

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

20.0 Aerial & Satellite Facilities

An integrated reception system (IRS)+ offers:

- Digital TV services, to include Freeview (Standard & High Definition)
- DAB, digital radio
- FM radio
- Freesat (Standard and High Definition)
- Sky Digital, Sky+HD, SkyQ
- 2 x amplifier and multi-switch distribution units at 3rd and 6th floor levels.

21.0 Telecoms

BT

Each floor has 20 copper BT lines installed and terminated in the electrical riser ready for tenant connect.

There is a BT fibre optic service in the electrical riser covering all floors.

Colt

A Colt service has been installed in the electrical riser serving the 5th and 6th floors. It will be possible to splice into this service at any level below the 6th floor.

Building Wide Wayleave

Since completion of the project we have entered into a Building Wide Wayleave with BT / Openreach. This covers the whole premises and negates both new and existing tenants requiring additional connectivity. This therefore negates the need to enter into a wayleave with BT or their chosen service provider.

A similar arrangement is being organised with Colt.

22.0 Energy

EPC = C rating.

Ska Silver

The property has been refurbished to a high standard with the environment in mind and has been awarded a 'Silver' rating.

Typical criteria to achieve this rating centre on:

- Responsible disposal of waste generated from the refurbishment project and the avoidance of waste going to landfill.
- Energy efficient lighting.
- Energy efficient plant and services.
- Use of recycled materials.
- Use of materials from a sustainable source.