

8 ANGEL COURT EC2

ARCHITECTURAL OUTLINE SPECIFICATION REVISION B

TREHEARNEARCHITECTS

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1.0 INTRODUCTION

1.1 Existing Building

8 Angel Court is located in the City of London and provides approximately c.14,900 ft² of office space, reception and basement storage. The building was constructed in 1974 and was subject to a refurbishment in 1994, and again in 2000.

The building has a reinforced concrete frame, solid concrete floors and comprises office accommodation at ground to fourth floor level with a basement which is currently used for storage and plant, and an enclosed plantroom at fifth floor level. The office accommodation is served by a reception area at ground floor level and a primary stair, from basement to roof level, wrapping around a single lift. A secondary stair between fourth floor and ground floor level provides an alternative means of escape.

1.2 Refurbishment Proposals

The comprehensive refurbishment of 8 Angel Court will create approximately 18,560 ft² of high quality, air-conditioned offices at basement, ground and five upper floors, including a reconfigured entrance reception area and basement bicycle storage and changing facilities. There will be a new M&E solution throughout, with new rooftop and basement plant.

2.0 OFFICE AREA

2.1 Wall Finishes

Existing plasterwork to be made good and painted.

2.2 Windows

Existing windows from second to fourth floors inclusive are to be retained and cleaned. Repairs to be carried out if required. Tinted windows and bronze frames at ground and first floor levels are to be replaced with high performance clear, translucent and opaque double glazed and thermally broken units.

2.3 Ceiling Finishes

500 x 500 mm metal ceiling system with perforated patterned tiles and insulation backing pad. Fire cavity barriers provided in ceiling void to District Surveyor's requirements. Painted plasterboard perimeter border to metal ceiling. All to achieve a minimum of 2600mm FFL – SC, subject to existing site dimensions.

2.4 Floor Finishes

New metal faced medium grade raised floor system to be installed to achieve a minimum 120mm overall flooring zone (including tile). Fire cavity barriers provided in raised floor void to District Surveyor's requirements.

- 2.5 Skirtings
New painted MDF skirtings 150mm high fixed to new walls/partitions (where not in tiled areas).
 - 2.6 Office Doors
New doors and frames/architraves and new half-hour fire-resisting HW veneered, solid core doors (with vision panels as required).
 - 2.7 Ironmongery
New satin stainless steel ironmongery by Handles & Fittings, or similar approved throughout.
 - 2.8 Lighting
500 x 500 mm recessed modular fluorescent luminaires to LG7 specification and BCO guidance.
 - 2.9 Blinds
Provision allowed for blinds to be installed by incoming tenant to suit specific requirements.
 - 2.10 Domestic Services
Capped connections for future tea point including mains water, hot water and waste pipe.
- 3.0 RECONFIGURED RECEPTION AREA
- 3.1 Entrance Elevation
New glass entrance elevation, incorporating hinged glass doors and overhead warm-air curtain.
 - 3.2 Wall Finishes
High quality decorative finishes including timber panelling, glass and natural stone.
 - 3.3 Ceiling Finishes
Plasterboard lined soffits and bulkheads.
 - 3.4 Floor Finishes
Natural stone slabs generally and a substantial matwell adjacent to the entrance doors.
 - 3.5 Skirtings
Natural stone skirtings to match floor finish.

- 3.6 Doors
New half-hour fire resisting HW veneered solid core doors with vision panels to all access points. New HW frames and architraves to match HW veneer.
 - 3.7 Ironmongery
New satin stainless steel ironmongery by Handles & Fittings, or similar approved throughout.
 - 3.8 Lighting
Feature lighting to complement wall and floor finishes.
 - 3.9 Furniture
Bespoke reception desk and seating, designed to compliment the wall and floor finishes.
 - 3.10 Security
Facility for future installation of turnstile type security barriers in front of lifts/primary circulation stair will be provided.
- 4.0 RECONFIGURED WC AREA
- 4.1 Wall Finishes
Combination of high quality stone tiles, laminate faced panels, mirror and plasterboard.
 - 4.2 Ceiling Finishes
Plasterboard ceiling with recessed lighting. Ceiling access panels provided above cubicles.
 - 4.3 Floor and Skirting Finishes
Natural stone slabs generally.
 - 4.4 Doors
New HW veneered solid core doors, frames and architraves.
 - 4.5 Ironmongery
New satin stainless steel ironmongery by Handles & Fittings, or similar approved throughout.
 - 4.6 Lighting
Circular recessed low voltage downlighters with white bezel and concealed linear fittings.
 - 4.7 Sanitary Fittings
White vitreous china WC and WHB suites will be provided. Taps and wastes will

be high quality, stainless steel or chrome finish. Concealed cisterns and waste traps will be plastic. Toilet roll holders, coat hooks, doorstops, etc will be provided as necessary, in a finish to match the ironmongery.

White vitreous china WC suit with concealed cistern and wash hand basin will be provided in the disabled toilets, complete with high quality special taps and brushed stainless steel grab rails, toilet roll holder, coat hook and door stops as required, in a finish to match the ironmongery.

Liquid soap dispensers, towel ring, shaver point etc also to be provided.

Electric shower unit, curtain and rails, together with all accessories noted above for disabled toilets, are to be provided in the disabled shower room.

Facility for future installation of hand driers will be provided.

- 4.8 Vanity Unit
WHB units to be set in natural stone slab vanity units as part of a homogenous design to the superloo arrangement.

5.0 MAIN STAIR, LANDINGS AND ASSOCIATED LOBBIES (existing and extended upwards)

- 5.1 Wall Finishes
Existing plasterwork made good and painted.
- 5.2 Floor Levels
Existing treads and landings to be built-up to eliminate ramped areas to new raised floor finished floor levels.
- 5.3 Ceiling Finishes
Existing plasterwork made good and painted.
- 5.4 Floor Finishes
Heavy contract quality carpeting to staircase, landings and associated lobbies, with Gradus contrasting nosings.
- 5.5 Skirtings
New 150mm MDF skirtings throughout, painted white.
- 5.6 Doors
New HW veneered solid core doors, frames and architraves.

- 5.7 Ironmongery
New satin stainless steel ironmongery by Handles & Fittings, or similar approved throughout.
- 5.8 Lighting
Feature lighting at landings/half landings.
- 5.9 Staircase Balustrade
New stainless steel handrail and bracketry.
- 6.0 SECONDARY STAIR
(existing and extended, upwards and downwards)
 - 6.1 All finishes to match primary stair core finishes.
- 7.0 LIFT CAR
 - 7.1 New lift car and equipment within existing shaft to serve basement, ground and five upper floors, with interior floor finish to match reception finishes, all to DDA recommendations.
- 8.0 FIFTH FLOOR
 - 8.1 New glazed office enclosure with floor-to-ceiling doubled glazed units, with access to roof terrace.
 - 8.2 Primary and secondary staircases reconfigured and extended to accommodate access.
 - 8.3 Resultant space to be fitted-out to office area specification (see item 2.0).
- 9.0 ROOF AREA
 - 9.1 New asphalt waterproofing to be applied to existing and new areas of flat roofing, providing 15 year guarantees.
 - 9.2 New glass screens to form enclosure around new rooftop plant.
 - 9.3 Fifth floor terrace to be finished with paving and ballast, and protected by a glass balustrade, to create amenity space to newly created office accommodation.

10.0 BASEMENT

- 10.1 The refurbishment of the basement incorporates the formation of landlord's plantrooms, bicycle storage and changing facilities, and stripped-out "shell and core" accommodation for future alternative uses, subject to planning.
- 10.2 The ground floor accommodation is also to be considered for similar "shell and core" alternative uses, subject to planning.