

SPECIFICATION

1.0 OVERVIEW

The Minster Building is undergoing a comprehensive refurbishment, with all existing plant and machinery being replaced or substantially overhauled. A prominent new entrance on the corner of Mincing Lane and Great Tower Street will provide an enhanced arrival experience.

WIFI-ENABLED IN-HOUSE CAFE



Entering through 3.7m high entrance doors, visitors and occupiers will be greeted by a double-height entrance hall hosting a fully Wi-Fi-enabled in-house café and coffee lounge, providing a space for occupiers to eat, meet, greet and relax.

Measuring 7.0m high and up to 8.0m wide, a 30m boulevard will lead to an imposing eight storey atrium in the new heart of the building. From here our friendly and experienced staff coupled with state of the art check-in technology will enable guests to quickly and efficiently reach their destination via a choice of two lift cores (north and south).

The northern entrance directly from the existing Minster Court piazza at first floor level provides access into the building via the north core. Facing Mincing Lane and the north of EC3, this entrance also provides the opportunity for a larger occupier to have their own branded entrance.

All office areas are to be comprehensively refurbished to a Category A condition.

OCCUPATIONAL LEVELS

The floor plates are built to accommodate 1 person per 10 sq m, with the ability for a tenant to enhance this to achieve 1 person per 8 sq m if required:

General Office	1 person per 8 sq m
Means of Escape	1 person per 6 sq m
Ventilation	1 person per 8 sq m on the basis of 1.2l/s/sq m
WC provision (typical floor)	1 person per 10 sq m assuming a 60/60 split and 120% occupancy in accordance with BS 6465 part 1 1994.
Lifts	1 person per 10 sq m

FLOOR TO CEILING HEIGHTS

The finished floor to ceiling heights, from the top of the raised floor tile to the underside of the suspended ceiling will be:

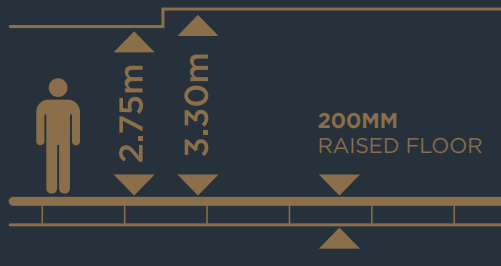
7th	2700mm
2nd to 6th	2750mm
1st	3300mm
Upper Ground	3000mm
Ground	3300mm

RAISED FLOORS

A fully accessible raised floor system will be provided across all office areas, comprising 600 x 600mm metal floor tiles mounted on pedestals fixed to the floor slab. Typical floor zones (to top of floor tile) are 200mm, enhanced to 300mm on the Ground to 2nd floors.

SUSPENDED CEILING

FLOOR TO CEILING HEIGHTS - TYPICALLY 2.75M GOING TO 3.3M ON THE SECOND FLOOR



Office areas will comprise 750mm square SAS 130 micro-perforated metal ceiling tiles set on a concealed grid with acoustic fleece backing, with integrated air conditioning and lighting system.

AIR CONDITIONING

The offices are heated and cooled by a centralised air conditioning system comprising basement chiller and new roof boiler plant, together with four cooling towers at roof level.

Heating and cooling is distributed by new ceiling void mounted four pipe fan coil units and on-floor Air Handling Units (AHUs), with new heating and cooling pipework, and fresh air supply and extract ventilation ductwork.

The system provides 1.2 litres per sq m per person based upon an occupational density of 1 person per 8 sq m. The office areas have been design to Average Operative Conditions of 24°C +/-1.5°C (22°C +/-2°C for perimeter zones) in summer, and 22°C +/-2°C (21°C +/-2°C for perimeter zones) in winter. The main entrance is designed to 24°C +/-2°C in summer and 20°C +/-2°C in winter.



VENTILATION
1.2 LITRES PER SQ M BASED UPON OCCUPATIONAL DENSITY OF 1 PERSON PER 8 SQ M

WCs and changing rooms will be subject to a minimum of ten air changes per hour, and the equivalent of 30 litres per second per shower cubicle.

LIFTS

Eight new 21-person (1600kg) passenger lifts will serve all floors, utilising hall call destination control and Motor Room-Less lift (MRL) technology.

The vertical transportation has been configured to accept a population density of 1 person per 10 sq m (and will comply with BCO 2014), with a vertical speed of 1.6m per second, and an average peak waiting time of under 25 seconds.

A 26-person (2000kg) goods lift adjacent to the north core provides direct access to a dedicated loading bay at Lower Ground floor, with vehicular access provided via ramp off Mark Lane. Two additional 8-person (630kg) firefighting lifts are provided, one in each of the main cores, which in the instance of split tenancies can be used to supplement servicing and deliveries.

2.0 CONSTRUCTION

STRUCTURE

The building is founded on a 1000mm thick raft foundation slab at Basement level. The raft slab also includes a single bored pile located under each major column. The raft slab acts as a prop to the foot of the perimeter diaphragm retaining wall.

Above ground the building is steel framed, comprising 130mm lightweight concrete metal deck slabs on composite beams supported by steel columns, designed for imposed loads of 4kN/m² plus 1kN/m²

for demountable lightweight partitions. The general floors have adopted typical bays of 7.5m x 7.5m, with 15.0m x 9.5m and 9.5m x 4.5m in places.

PLANNING MODULE

The building is largely built on a 1.5m planning grid and designed to accommodate open plan office space and cellular offices. Ceilings, floors and perimeter services have been co-ordinated for the ease of installation of partitions.

3.0 EXTERNAL FINISHES

ENTRANCE

A new entrance onto Mincing Lane and Great Tower Street will comprise new (approx. 7.5m high) glazing framed internally with RAL coloured aluminium. The existing external granite is to be over-clad with bold new dark grey aluminium to give the entrance increased prominence and a modern aesthetic.

Access will be provided by two new three-wing crystal revolving doors approx. 3.7m high and 2.2m in diameter. New DDA compliant pass swing doors will be incorporated into the new frontage to maximise accessibility.

ROOFS AND TERRACE AREAS

The property features roof terraces on all floors from the 5th floor upwards. These will provide high quality occupier amenity space, accessed via glass doors within the curtain walling system.

EXTERNAL ENVELOPE

The existing "Torricoda" / Red Granite cladding is to be retained and cleaned thoroughly. At the lower levels the existing glazing is to be replaced with new double height (approx. 7.5m) curtain glazing with dark grey toned framing.

The existing arches are to be over-clad with bespoke architectural curved fins comprising dark grey toned steel and aluminium and fixed to the existing floor slab. New lighting will be incorporated into the bulkhead and integrated into the arch design.

4.0 INTERNAL AREAS

RECEPTION AREA

The Ground floor reception area will be situated at the base of the impressive fully refurbished atrium, extending the full height of the building (approx. 70m high x 18m atrium). Floor to ceiling glazing will be punctuated by ral coloured dark grey powder-coated aluminium fins, which in addition provide the necessary acoustic insulation.

ATRIUM OF 70M X 18M



The floor will comprise mainly of terrazzo with bronze inlays, bordered by engineered oak planks. Polished plaster walls and plasterboard ceilings conceal recessed down-lights and feature pendant lighting highlight the counter and perimeter seating areas.

Conduits and capped services will be installed adjacent to each of the main lift lobbies at Ground floor level, and at the north entrance adjacent to the north core, to accommodate security turnstiles.

A striking bespoke curved reception desk measuring approx. 20m will provide scope for additional concierge services, as well as a dedicated check-in facility for an anchor tenant.

A dedicated DDA compliant WC will be provided.

TOILET PROVISION

Male, female and disabled WCs are provided in both the north and south cores on every office floor. They are designed as a split 60/40 male and female split in accordance with Building Regulations Part M (BS 8300 & BS 6465), in each case providing and where possible exceeding an occupational density of 1 person per 10 sq m.

Additional capped services will be provided at the north and south cores of each floor allowing tenants to add additional WCs as part of their fit out to achieve a higher occupational density if required.

Full height cubicles will be finished with veneered doors with brushed stainless steel ironmongery and stone vanity units, porcelain/stone floor tiles, and feature glass panels integrated with vanity mirror wall units and rear walls to cubicles.

CYCLING FACILITIES

Secure bicycle racks will provide spaces for up to 250 cycles at basement level, together with bespoke lockers for folding bikes. A workshop area will provide the opportunity to carry out repairs, with a vending machine providing spares.

Additional facilities will include dedicated changing rooms with dual "Z-lockers" and benching, incorporating male and female WCs, 12 male and 12 female showers in full height cubicles, and approx. 250 lockers. A separate fully accessible shower and WC will also be provided in compliance with Building Regulations Part M.

250 CYCLE RACKS AND LOCKERS 25 SHOWERS



LIGHTING

The lighting system is designed to enable tenants to comply with the requirements of LG7 as follows:

Working plane within office areas:	300 to 500 lux (target 400 lux average) (assuming a Working Plane of 750mm AFFL and a Lamp colour/temperature 4000K)
Reception:	300 lux
Lift Lobbies:	200 lux
Stairs:	150 lux on treads
Toilets:	200 lux
Corridors:	100 lux
Plant Rooms:	200 lux

Controls and power infrastructure provided for supplementary lighting to be added by tenant if required.