

**6 Bevis Marks has been designed to exacting standards, as a prime City of London office building. The building provides flexible Grade A floorspace wrapped in a modern energy efficient façade with a target BREEAM rating of 'Excellent'.**

## 1.0 Structure

### 1.1 Key Dimensions

Typically 2.75 m clear floor to ceiling (ground floor reception 5 m), raised floor 150 mm overall.

### 1.2 Frame

Structural steel columns and beams with composite slab construction. Beams have web openings for services distribution.

### 1.3 Loading Provisions

3.0 (+1.0 for partitions) kN/m<sup>2</sup> office live load plus 5% office floor area at 7.5 kN/m<sup>2</sup>

## 2.0 Occupational Densities

**Building Services:** 1:8 m<sup>2</sup> of net office space

**Means of Escape:** 1:6 m<sup>2</sup> of net office space

**Toilets:** 1:10 m<sup>2</sup> of net office space (60:60) BS6465-1:1994 (Single sex) with allowance for additional toilets for tenant fit-out (soft spots in slab)

**Lifts:** 1:8 m<sup>2</sup> of net office space and 15% absenteeism

## 3.0 Mechanical Services

### 3.1 Target Operative Temperatures

**General Office Areas:** Summer 24.5 °C (+/- 1.5 °C), Winter 22.0 °C (+/- 2.0 °C)

**Level 10 Feature Space:** Summer 28.0 °C (+/- 1.5 °C), Winter 21.0 °C (+/- 2.0 °C)

The design summer internal air temperature for heating/cooling cycle is 21 °C, +/-1.5 °C control tolerance for a FCU system.

### 3.1 Heating and Cooling

4-pipe, variable secondary air volume (VAV) fan coil unit system served by centralised low temperature hot water and chilled water systems.

### 3.2 Chilled Water System

Three packaged air cooled water chillers located on the 11th floor with space for a fourth future chiller if required with the CHW pumps located in the basement.

### 3.3 Heating System

Two gas fired condensing boilers located in the basement boiler room serving the primary heating circuit. The secondary circuit will serve the air handling units and fan coil units. A 65kWe CHP system is provided together with a thermal store.

### 3.4 Ventilation

**Offices:** 1:8 m<sup>2</sup> of net office space @ 12 l/s/person for net lettable area + 10% for meeting rooms (equal to 1.65 l/s/m<sup>2</sup>)

**Toilets:** 10 extract (min) per cubicle with air supply by transfer from offices

**Smoke Clearance:** 6 air changes per hour - offices

### 3.5 Acoustics/Noise Levels

Average noise levels under normal operating conditions due to mechanical plant

General Office (open plan)	NR38
Entrance Hall	NR40
Toilets	NR40

## 3.6 Building Management System and Controls

The building services plant will be provided with DDC automatic control. The BMS controllers associated with the plant will be intelligent and addressable and shall be connected via a communication network to a central network controller.

### 3.7 Lifts

The passenger lifts within the building incorporate the latest Schindler PORT destination and access control systems reducing waiting times and allowing for enhanced security and customisation.

6 x no. 17 person destination hall call lifts, designed to operate at 2.5 m/s with an up peak arrival rate of 12% of the population in a 5 minute period and an average waiting time of less than 25 seconds. 1 of the passenger lifts serves the 16th floor exclusive garden square and doubles up as a fire fighting lift.

1 x no. 26 person / 2000 kg goods lift, designed to operate at 1.6 m/s which serves all floors excluding the 16th floor exclusive garden square and also provides access to the cycle spaces in the basement.

## 4.0 Electrical Services

### 4.1 Electrical Distribution

The mains supply is rated at 3MVA and is delivered at 11kV. The supply arrangement incorporates two incoming ring main circuits within the UKPN HV switchroom at ground floor. A double-ended package sub-station will be located at basement floor served by two transformers which provide one full unit redundancy (N+N).

### 4.2 Small Power

25+20 W/m<sup>2</sup> (all floors except 1st and 2nd which are 25+40 W/m<sup>2</sup>)

**Future Office Kitchens:** 140 kW (in the main switchgear)

**Future Tenant Plant:** 275 kW (in the main switchgear)

### 4.3 Lighting

Lighting will generally be in accordance with the CIBSE LG7 2005 with the uniformity in the office Category 'A' spaces being no less than 0.8. Lighting level within the space is 300-500 Lux.

### 4.4 Standby Power

A 700 KVA landlord's standby diesel generator set will be provided at ground floor to support the life safety equipment and in addition, under a mains failure, selective landlord plant. There are options for a tenant to install standby generators capable of supporting up to 100% of the notional peak building design load (2.7 MVA).

### 4.5 Telecommunications Services

Two IT/comms rooms with incoming sleeved provisions will be provided at basement floor. Each office floor will be provided with 2 x no. IT/comms riser cupboards.

## 4.6 Security and CCTV

Landlord's CCTV system adopting high-resolution external and internal cameras for surveillance at ground floor. The system will record via digital hard drive on a continuous basis with monitors and control provided on the main reception desk. The following will also be provided:

- Intruder alarm system to monitor all external doors leading from or to ground floor

- Access control readers to the ground floor reception pass doors, turnstiles, fire control entrance and loading bay

- Audio/visual communication between the reception desk and the two sets of entrance doors

- Intercom (audio only with the loading bay)

- Remote door release from the reception desk to the two main pass doors

- Containment with draw wires will be installed to designated doors on to the office floors, for the installation of a future tenant's access control system.

## 5.0 Tenant Plant

The external compound on the 14th floor is allocated for tenant plant and comprises circa 173 m<sup>2</sup>. Space is also provided for kitchen extraction at 10th floor under the chillers in the plant 'pod' area.

## 6.0 Terraces

**16th floor:** A landscaped external exclusive garden square of c4,300 ft<sup>2</sup>, covered by an ETFE roof (open at each end) conceived to provide amenity space, with stunning 360° City views, for all occupants of the building

**15th floor:** Incorporates its own private landscaped terrace of c2,900 ft<sup>2</sup>

**11th floor:** Benefits from a large private garden terrace of c3,800 ft<sup>2</sup>

Hard landscaping to terrace areas is finished in Irish Blue limestone. Planting vessels are also clad in Irish Blue limestone which incorporate Cumaru timber clad seats with removable covers. Planting build up incorporates a filter membrane, drainage and reservoir layer filled with permeable root barrier and void former below surface finishes.

A bespoke soft landscaping scheme has been designed to incorporate trees, shrubs, sedum and wildflower planting.