

SUMMARY SPECIFICATION

General Description of the building

120 Holborn offers the following functions:

- Office accommodation on the first to ninth floors adjacent to Holborn Circus and first to sixth floors to the south west corner of the site.

Entrance & Lobby

Receptions area

- Walls: Timber linings, brass resin metal panels, back painted glass with recessed feature doorsets and stainless steel skirting
- Floors: Large format, grey porcelain tiles
- Ceilings: Plasterboard with recessed slot lighting

Lift Lobbies

- Walls: Black steel lift architraves and over panels with plaster and paint elsewhere
- Floors: Large format, grey porcelain tiles
- Ceilings: Plasterboard with recessed slot lighting

Lift Cars

- Walls: Variegated brass resin metal panels to side walls and mirror to rear wall
- Floors: Large format, grey porcelain tiles
- Ceilings: Panel ceiling with feature lighting

Toilets

- Walls: Ceramic tiles to wet areas, plaster and paint elsewhere
- Floors: Grey porcelain tiles
- Ceilings: Accessible baffle ceiling (SAS Tubeline)
- Cubicles: High gloss lacquer to outside face, matt finishes inside

Service/Loading areas

The main loading bay is located at lower ground floor with further storage accommodation.

Planning Grid

Generally 9m x 7.5m

Floor Loading(s)

- Offices: 2.5kN/m² (+1kN/m² partitions)
- Storage (basement): 7.5kN/m² (+1kN/m² partitions)
- First floor: 2.5kN/m²

Floor to ceiling height

Offices: 2.70m floor to ceiling height (varies)

Raised Floor

600x600mm metal encapsulated tile on pedestals, 90mm overall thickness

Column Details & Grid

Water supply and drain provided in two locations to large floors (1st - 6th) and one location 7th - 9th adjacent to toilet cores

Tea Point/Kitchen installation

Capped connections on each floor (as above)

Toilet Provisions

Toilet provision has been made based on an average population density of **one person per 8m²** at 60:60 male to female ratio (based on single occupancy)

Cleaners cupboard provision

Flexibility to provide one per floor (No water and drainage provision currently allowed for.)

Security channels/lift calling

The infrastructure for speed turnstiles will be in place

Services

General description

Major ventilation, heating and cooling base building plant is located at basement and roof levels. Tenant plant space is available within the first floor courtyard

Air conditioning

- Offices (excluding 3rd floor): Variable Air Volume (VAV)
- Reception and 3rd floor: Variable Refrigerant Flow (VRF)

Electrical Supply

Three UKPN substations located at lower ground level on site. Each substation feeds a separate LV switch room (MV1, MV2 and MV3), which in turn supply 120 Holborn and The Hatton Garden Centre. The electrical infrastructure (switchgear and rising busbar system) serving 120 Holborn have been replaced as part of the 2014 refurbishment.

Gas

An incoming metered gas supply from the adjacent street network terminates in the basement gas meter room to serve central plant only (Not for Tenant use)

Water

Incoming metered water supplies from the adjacent street network terminate in basement tank rooms in each core to serve central plant only (Not for Tenant use)

Telecoms

- Cable ducts into building from local infrastructure to frame rooms and risers.
- Route from data riser to dedicated satellite area at roof area

Mechanical Plant

Central chilled water plant is located within a basement plantroom comprising four water cooled chillers. From the secondary pumps chilled water is supplied to the air handling unit cooling coils with pipe distribution located within the risers. Central boiler plant is located within a basement comprising three gas fired shell and tube boilers. From the secondary pumps hot water is supplied to the air handling unit heating coils with heating return distribution located within the core services risers.

Lifts

Hatton Garden (Southeast Core):

Fitted with 4 no 20 person (1600kg) passenger lifts and 1 no 8 person (600kg) fire fighting type originally manufactured by Otis. The lifts serve 10 levels (G - 9). The lifts have a conventional traction drive, positioned in an overhead full sized machine room and have a speed of 2.5 m/s

Leather Lane (Southwest Core):

Fitted with 2 no 12 person (900kg) passenger lifts and 1 no 8 person (600kg) fire fighting type originally manufactured by Otis. The lifts serve 9 levels (B, LG, G - 6). The lifts have a conventional traction drive, positioned in an overhead full sized machine room.

SUMMARY SPECIFICATION

Standby power generation

- There is a standby diesel generator at lower ground level that is used to power essential security, fire protection and smoke extract systems in the event of no mains power being available.
- Space available at basement level to fit a tenant generator (250 kw)

Tenant Plant Tenant plant space is available on the 1st floor courtyard; this space is open to air.

Heating & Cooling Design Parameters

External temperature	Winter	Summer
	-1 C	28C db / 20C wb
Office Floors	-1 C	28C db / 20C wb
Receptions area	-5C	30Cdb/20Cwb
	Humidity (Uncontrollable)	
Internal office Reception	Winter	Summer
	20C	22 C +/- 2 C
Non air conditioned areas		
Stair cases	Uncontrolled	Uncontrolled
Toilet areas	Winter	Summer
	18 C	Uncontrolled

Occupancy HVAC Design Density **one person per 8m²**

Ventilation Rates

Office Floors	1.4l/s/m ²
Showers	10ACH Extract 8 ACH Supply
Toilets	10ACH Extract 8 ACH Supply

Internal Heat Gains

Small Power	25W/m ²
Lighting	15W/m ²
Occupancy	75W/Person sensible 55W/Person latent

Lighting

General description Generally, lighting in the office space will be provided by a combination of recessed modular luminaires and linear continuous LED strip luminaires.

Illumination Levels

- Office Areas: 350 - 450 lux at working plane with 80% uniformity
- Reception Areas: 200 lux (300 lux over reception desk)
- Toilet Areas: 100 - 150 lux at floor level
- Circulation: 150 lux at floor level

Emergency 1 lux minimum on escape routes, 0.5 lux minimum in open plan

Power

Lighting 15W/m²

Small power General: 15W/m² general office areas with 10 W/m² tenants supplementary on all office floors, giving a total of 25 W/m²

Future upgrade power 12% additional spare capacity on transformers.

Storage -

Fire Detection

Category: BS 5839 Type L2

Sprinkler Protection

The basement and lower ground are sprinklered (mains fed)

Internal noise criteria

General open plan offices: NR35
 NR38 Floors 1, 2, 7
 Reception NR40
 Toilet, Stairs NR40

Tenant riser provision

Tenant space under review

IT Tenant communications

Satellite provision on roof to be agreed

Cat A fit out

Air conditioning strategy Offices will be air conditioned via VAV units

Pipework

To serve central plant only

Lighting

Lighting as noted above

Fire Alarm

BS 5839 Type L2

VA/PA system

BS 5839 Type L2

Bicycle Storage

160 Bicycle Spaces

Shower & Locker Facilities

16 Showers 160 Lockers

Car Parking

24 vacant car parking space

BREEAM

Very good (subject to assessment)

TYPICAL OFFICE SECTION

