



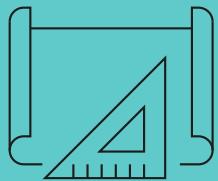
FORTY GROSVENOR  
GARDENS SW1

Specification

# SPECIFICATION



Retained period features



Grade A brand new refurbishment



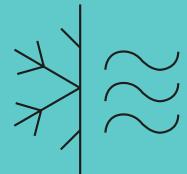
New and bespoke passenger lift



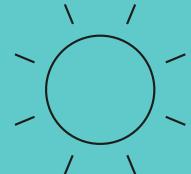
Secure cycle storage inside



Smart system enabled building



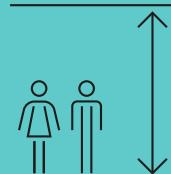
VRF fan coil air-conditioning



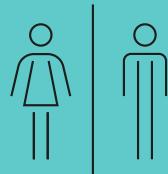
Excellent natural light



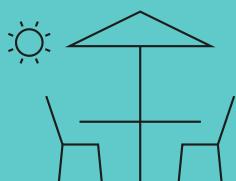
Occupational density 1:10 sq m



Superb floor to ceiling height throughout



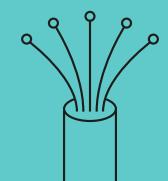
Brand new high-quality WCs



Outdoor terrace and balcony



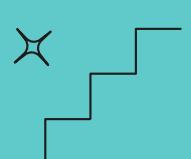
High-end shower facilities



Quick connection and super-fast fibre within the building



Brass accessories



Feature stairs and rooflight

# CATEGORY 'A' REFURBISHMENT WORKS

## OCCUPANCY

- Means of escape: 1 per 6 sq m
- Occupation density: 1 per 10 sq m
- Sanitary provision: Unisex, provision for occupancy of 100 people, equivalent to a density of 1 per 8 sq m

## FLOOR LOADINGS & STRUCTURE

- Superimposed dead load i.e. finishes, ceiling and services etc 0.85kN/m<sup>2</sup> as per BCO specification
- Imposed loads 2.5kN/m<sup>2</sup> +1.0kn/m<sup>2</sup> for partitions

## FLOOR HEIGHTS

Max floor to ceiling heights

- Basement: 3m
- Ground: 3.8m
- First: 4.15m
- Second: 3.4m
- Third: 3.35m
- Fourth: 2.85m
- Fifth: 2.45m

## INTERNAL OFFICE FINISHES

- Walls: Plaster, painted, with feature mouldings to principal floors
- Floors: Timber to ground and first floors, carpet elsewhere
- Mews Floors: Micro-cement basement and ground. Timber at first
- Ceilings: Plaster, painted, with feature mouldings/cornices and feature light fittings to principal floors
- Windows, Shutters & Doors: Timber
- Skirting: Timber, painted

## INTERNAL FINISHES TO ENTRANCE LOBBY & RECEPTION

- Walls: Plaster, painted, with feature mouldings
- Floors: Original tiling
- Ceilings: Plaster, painted, with feature mouldings/cornices. Bespoke chandeliers
- Windows & Doors: Timber
- Skirting: Timber

## INTERNAL WC/SHOWER FINISHES

- Walls: Feature panelling and plaster, painted
- Floors: High-quality porcelain tiles
- Ceilings: Plaster, painted
- Cubicles: Full height, tiled
- Skirting: Timber, painted
- Fittings: Sensor taps, Dyson hand dryers with Hepa filters

## EXTERNAL TERRACE

- Floors: Technical stone paviours with walk-on rooflights

## MECHANICAL INSTALLATIONS

### VENTILATION

- Basement and fifth floor are mechanically ventilated with 12l/s/person
- Ground to fourth floor are naturally ventilated via openable windows

### COOLING

- VRF fan coil units

### HEATING

- VRF fan coil units

## DESIGN PARAMETERS

### Winter Temperature

- Outside: -4 °C
- Internal Offices: 20 °C
- Toilets: 20 °C
- Reception: n/a

### SUMMER TEMPERATURE

- Outside: 30 °C
- Internal Offices: 24 °C
- Toilets: Not cooled
- Reception: n/a

### COOLING LOADS

- Lighting: 10W/m<sup>2</sup>
- Small Power: 20W/m<sup>2</sup>

## ELECTRICAL INSTALLATION

- Tenant Load electrical allowance: 20W/m<sup>2</sup>
- Each floor provided with a dedicated consumer unit

## LIGHTING LEVELS

- Offices: 350 - 500lux
- Main Staircase: 100lux
- Toilets: 200lux
- Reception: n/a
- Lighting Controls: Manual switches

## LIFT

- New and bespoke passenger lift serving all floor levels
- Bespoke interior

## DATA INSTALLATION

- The data infrastructure for the building will comprise of a single high-speed fibre connection, terminated within the dedicated data rack located in the basement, and distributed via copper cables to all data points on each level
- Fibre splitter shall be provided to each tenant for future use
- Distribution/Outlet Provision: Wall mounted data points and floor boxes (as drawings)
- WAPs: To be provided by tenant

## PROTECTIVE INSTALLATIONS

### FIRE

- Fire alarm detection: Category L1 to BS 5839

### SECURITY

- Door entry system will comprise of video entry systems at main entrances (externally) and connected to caller receiver stations located at each level for tenants
- 'QR' reader allowed at the main entrance for the building granting access to visitors
- Security System
  - Intruder alarm based on door and window contacts, and PIR movement detectors
  - CCTV to main entrances (externally) and main entrance hall
  - App-based Smartspace system controlling security, access and HVAC

## HEALTH & WELLNESS FEATURES

- Hepa filtration units to principal floors
- Openable windows to all floors
- Sensor taps to basins

# FURTHER INFORMATION



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