

30

CLEVELAND  
STREET

SPECIFICATIONS

FITZROVIA  
W1

# SPECIFICATION

## OUTLINE SPECIFICATION

### Occupancy design criteria

The building is designed to 1 person per 10 sq.m.

### Escape strategy

In simultaneous evacuation the building achieves an occupancy ratio of 1 person per 6.1 sq.m.

### Structural loading

The building can support 1 person per 6 sq.m.

### Air conditioning

Air conditioning to be provided by a variable refrigerant volume system with internal floor mounted fan coil units to the Lower Ground-5th Floors and ceiling mounted units to the 6th Floor to provide heating and cooling from a high efficiency external condenser. Each floor will be provided with a separate system

Fresh air will be provided from a heat recovery ventilation unit on each floor

Fresh air mechanical ventilation rates in accordance with BCO guidelines designed on an occupancy density of 10 sq.m per person

### Power provision

Office floor small power provision of 25 W/m<sup>2</sup>

### Raised floors

Minimum clear void of 75mm

### Lifts

2 x 10 person lifts

### Showers

6 x showers (3 male, 3 female) with changing facilities on Lower Ground Floor level and 1 x disabled WC / shower changing room on Ground Floor level

### Cycles

Storage for 50 bicycles, plus lockers for 12 fold up bicycles, cycle repair station and drying store

### WCs

Sanitary accommodation based on 1 person per 10 sq.m with a 80% utilisation factor and 25% over-provision for superloos, including 1 disabled WC on Lower Ground - 5th Floor

### Waste and Recycling

4 x 1100L Eurobins

### Lighting installation

The lighting installation in general office areas is designed to provide 400 lux average

## ENERGY REDUCTION MEASURES

LED lighting throughout

New thermally insulated facades at Ground, 1st and 6th Floor

Daylight and presence detection lighting

Control heat recovery to AHUs

Sub-metering for energy monitoring services

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FOR FURTHER INFORMATION AND TO ARRANGE A VIEWING PLEASE CONTACT:



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