

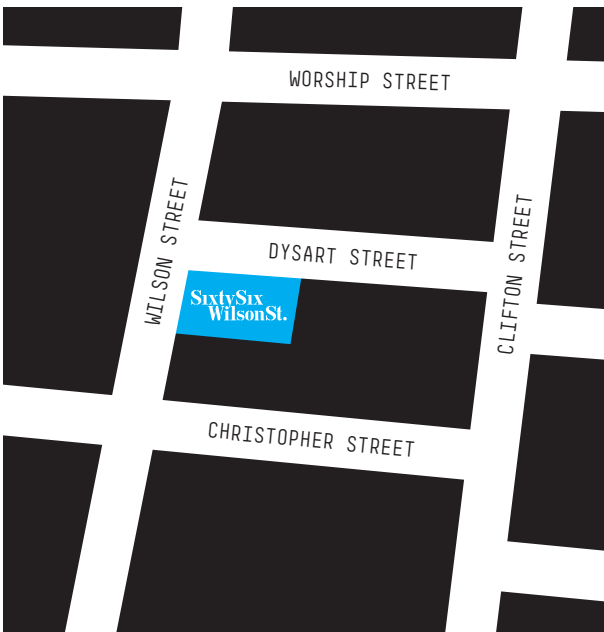
# SixtySix WilsonSt.

London, EC2

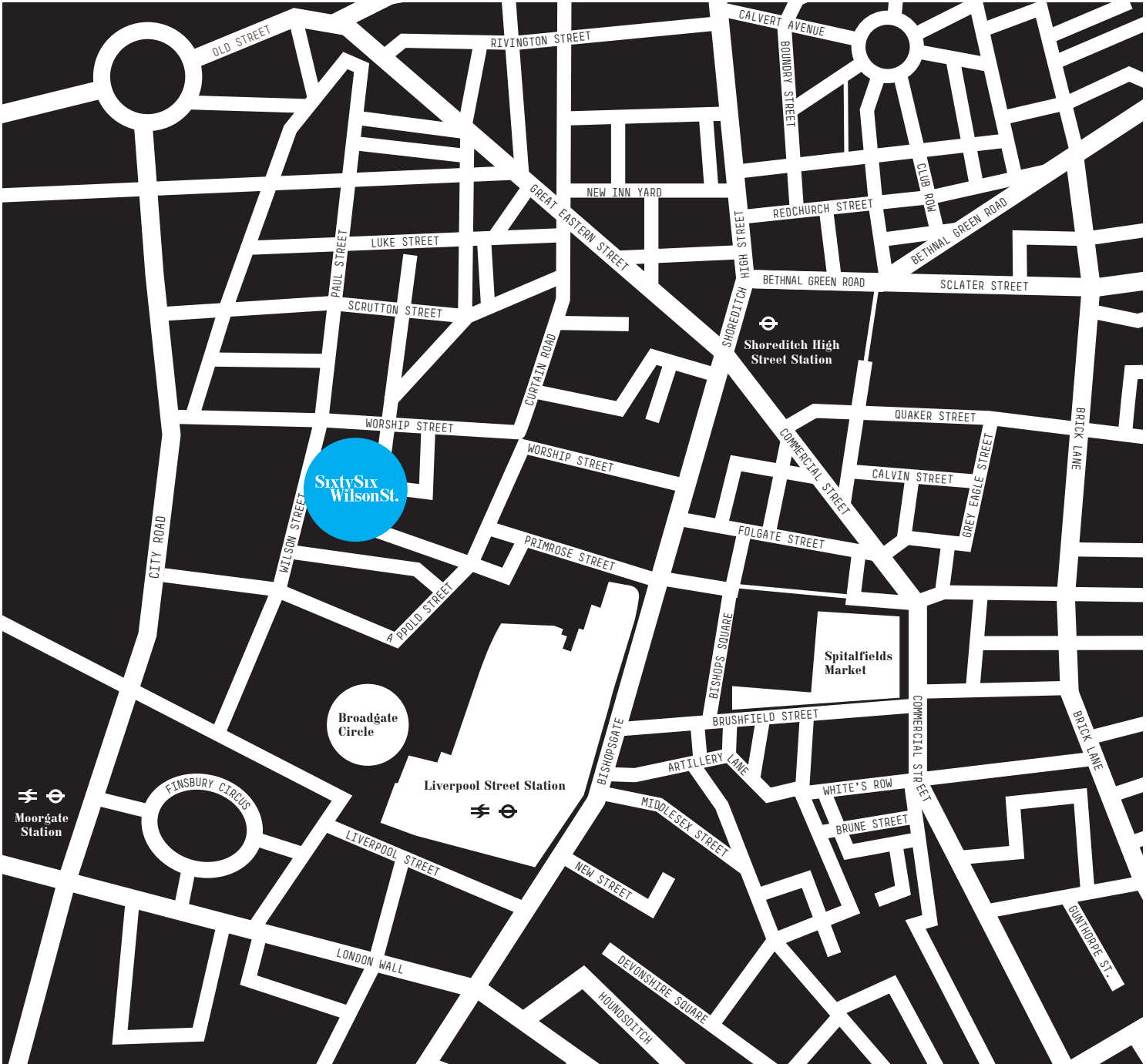


Contents

	Page
01.0 Outline Architectural Specification.....	3
02.0 Outline Services Specifcation.....	4
03.0 Schedule of Areas.....	6
04.0 Floor Plans.....	7
05.0 Illustrative space plan layout.....	9
06.0 Reception.....	10
06.1 Reception Finishes.....	11
07.0 Office.....	12
08.0 Lift.....	13
09.0 Washrooms.....	14
10.0 External facades.....	15
11.0 Roof Garden.....	16
12.0 Professional Team.....	17



Micro Location



Location Map

# 1.0 Outline Architectural Specification

## 1.1 Introduction

66 Wilson Street is an existing 5 storey office building with accommodation arranged over lower ground, ground and three upper floors and a total lettable floor area of approximately 11,500 sq. ft.

Refurbishment works will involve renewal of all internal finishes and services installations. The existing building structure and envelope will be retained with the installation of a triple height bay window on the corner of the building, a comprehensive refurbishment providing contemporary offices and remodelling of toilet facilities and common parts including reception and washrooms. A new VRF air conditioning and air handling system along with other replacement mechanical and electrical services will be installed.

The building will provide uniform high quality office accommodation with a BREEAM rating of ‘Excellent’.

## 1.2 External Walls & Glazing

External stone cladding panels to be cleaned and repaired where required.

Windows replaced with new double glazed units to meet modern day standards, and in a simplified configuration to maximise day lighting.

New main entrance with double doors and access control system connected to reception and all office floors.

New projecting entrance canopy with feature lighting.

## 1.3 Roof

New proprietary roofing system comprising waterproof membrane, insulation board & ballast system, with a 25 year insurance backed warranty.

## 1.4 Roof Terrace

Timber decked roof terrace area with planters, seating and external lighting. This garden will be accessible via the east staircase from all floors.

## 1.5 Reception Hall

New enlarged stylish reception hall finished with large format ceramic floor tiles, timber panelled wall finishes, back painted glass and plasterboard ceilings with feature lighting and LED feature light wall.

Bespoke reception desk and seating area.

## 1.6 Disabled Access & WC facilities

1 no. DDA compliant 8 person passenger lift [see 1.9]

Wheelchair accessible WC compartment at lower ground level.

Ambulant disabled fitted out WC cubicles on every floor.

## 1.7 Facilities for Cyclists

Cycle store at lower ground level with capacity for 10 cycles, with direct access off the street and stair mounted wheel ramp.

Two showering and changing compartments, a dedicated cyclist WC, locker space and a clothes drying area.

## 1.8 Washroom Accommodation

New washroom accommodation throughout comprising individual high quality Unisex WC ‘superloo’ cubicles with full height timber veneered doors and removable rear panels to conceal all plumbing. High quality Duravit sanitaryware, recessed stainless steel paper towel dispenser units. Ceramic tile floor and wall finishes with large wall mirrors.

## 1.9 Lifts

2 no. new passenger lifts with new lift motors. Lift car finishes comprising back painted glass and stainless steel wall panels, new control console, stainless steel ceiling panels with LED lighting and compliance with current DDA requirements.

## 1.10 Staircases

Carpeted with aluminium nosings, painted walls, metal balustrades and handrails and with new lighting. Rear stair (Ground to Lower Ground) will have a vinyl finish to accommodate cycle movement. Main stair (Ground to Lower Ground) will have a ceramic tiled finish to match reception flooring

## 1.11 Internal Doors

Full height painted door leafs and frames with high quality stainless steel ironmongery.

## 1.12 Office Space

Raised Floors. New medium grade metal panel raised access floors throughout. Floor boxes and underfloor power & data distribution by the tenant. Painted timber skirtings.

Floor Finishes. Carpet tile finish to lift lobbies and common parts. (Office floors by tenant). Plant areas finished in vinyl or floor paint.

Ceilings. SAS System 330 perforated acoustic metal tile (1200 x 300 plank system) ceiling. Light fittings and diffusers to integrate with ceiling panel sizes.

Wall Finishes. Emulsion paint.

Dimensions: clear floor void 80mm. Floor to ceiling height 2.7m.

## 1.13 BREEAM

The building refurbishment has been designed to achieve a BREEAM score of ‘Excellent’.

### 1.14 Occupancy Density

1 person per 8m² of NIA (Services Installation)

1 person per 8m² of NIA (WC Accommodation)

1 person per 6m² of NIA (Escape)

2.0 Outline Services Specification

2.1 Introduction

The existing Engineering Services are to be stripped out except for the incoming electricity, gas, water and drainage supplies which are to be retained.

2.2 Design Criteria

The building services systems shall be designed in accordance with the following design criteria.

2.2.1 External Ambient Design Conditions

Summer Maximum : 29°CDB; 20°CWB  
[35°C for heat rejection equipment selection]  
Winter Minimum : -4°CDB; 100% saturated

2.2.2 Internal Ambient Design Conditions

Offices  
Summer : 22°CDB ± 2°C; No Humidity Control  
Winter : 21°CDB ± 2°C; No Humidity Control  
Toilets/Lobbies  
Winter : 18°C db ± 2°C; No Humidity Control  
Reception  
Summer : 22°C db ± 2°C; No Humidity Control  
Winter 18°C db ± 2°C; No Humidity Control

2.2.3 Occupancy Density

Offices (Open Plan) area : 1 person per 8m² of net lettable floor area.

2.2.4 Fresh Air/Ventilation Rates

Offices Mechanical Ventilation, 12 L/S per person  
Shower areas 10 Air changes - Extract only  
Prep areas 10 Air changes - Extract only

2.2.5 Casual Cooling Loads

Lighting, Offices 15W/m²  
Small power, Offices 25W/m²  
People, Offices 90W/P(S);50W/P(L)

2.2.6 Noise Criteria

Offices NR 37 Max

2.2.7 Lighting

Office 450 lux LG7 Compliant  
Toilets/Lobbies 150 lux  
Reception 300 lux  
Plants Areas 200 lux

2.3 Comfort Cooling

A new three pipe variable refrigerant flow (VRF) Comfort Cooling and Heating system shall be installed to serve the office accommodation. Concealed chassis style fan coil units shall be located in the ceiling void with secondary ductwork serving supply air diffusers. Return air shall be conveyed to the fan coil units via air handling luminaires and return air grilles in the suspended ceiling.

The associated condensing units shall be located on the roof and shall be arranged in such a way that they are configured on a floor by floor basis.

2.4 Mechanical Ventilation

The office accommodation shall be served by an external air handling unit at roof level which shall supply outdoor air to the office space via the fan coil units in the ceiling void. The air handling unit shall also accommodate the extract fan together with an associated air heat exchanger for heat recovery.

The toilets shall be served by a roof mounted toilet extract unit with the air being conveyed by means of low velocity ducting.

2.5 Heating

Heating to the toilets shall be by means of the Mechanical ventilation system and the circulation space shall be heated by radiators. The reception shall be heated by fan coil units.

2.6 Automatic Controls

An automatic Control System shall be installed with a Mechanical Services Control Panel located at roof level together with a Building Management System.

2.7 Water Services

A cold water break tank and booster set shall be installed in the Lower Ground floor. Hot, cold and drinking water supplies shall serve all appropriate outlets.

All showers shall be fitted with automatic temperature controlled mixing valves for operation by the user.

The hot water service shall be generated by a central storage calorifier with the heat source emanating from the VRF heat recovery system.

Tea points with hot and cold water supplies can be installed in the office space on each floor adjacent to the cores.

2.8 Tenants Services

Provision shall be made for a tenants’ riser together with plant space allocation at roof level.

2.9 Operating and Maintenance Manuals

Operating and Maintenance manuals together with as fitted drawings shall be supplied and in accordance with CDM Requirements.

2.10 Electrical Services:

2.10.1 Electrical Incoming Service

The existing UKPN 630A TP&N service head shall remain in the Lower Ground floor. The existing panel board, connected to the service head, shall remain and be connected to a new switchboard.

2.10.2 Metering

The strategy for the metering shall be as follows:-

- 1. Meters shall be provided on outgoing supplies in accordance with Part L of The Building Regulations.
- 2. Each floor shall be separately metered with an OFGEM approved pulsed output meter. These meters shall be capable of connection to a Building Management System.
- 3. Comfort cooling and heating for each Tenant’s demise shall be metered by the Tenant’s meter for that demise.

2.10.3 Main Distribution Switchgear / Submains

The mains and sub-mains distribution equipment and cables for supplies to all services in the building shall be installed. A new main switch panel and associated distribution boards shall be installed.

Each floor shall have its own dedicated distribution board. Separate Landlords distribution boards shall be installed to feed common parts.

2.10.4 Distribution Boards

Suitably sized TPN distribution boards shall be installed to supply the electrical services.

Distribution Boards incorporating an isolating switch and miniature circuit breakers shall be installed at each level within the cupboards.

2.11 Lighting

2.11.1 Office and Circulation Areas

The office area lighting shall be in accordance with LG7 utilizing tile replacement luminaires as appropriate to achieve 450 lux on the working plane. The fittings in each area of the office space shall be controlled by a lighting control system via local PIR sensors connected to controllers. Fittings shall be suitable for air handling.

Lighting in toilets shall be LED recessed luminaires designed to achieve a level of 150 lux and controlled by PIR sensors.

Lighting to the main entrance shall be LED downlighters, wall washers and LED strip cove lighting. Lighting shall be controlled by an individual programmable lighting control system.

On staircases, existing points shall be utilised with replacement fittings.

The lighting to the rooftop terrace shall have decorative luminaires.

All luminaires shall be provided complete with wiring, high efficiency lamps, diffusers, louvres or reflectors and also any necessary special mounting arrangements.

2.11.2 Plant Room Lighting

Sealed surface mounted luminaires shall be installed that are designed for use in hostile or wet environments. These luminaires shall be switched by PIR sensors.

2.12 Fire Alarm

A new digital addressable fire alarm system throughout the building shall be installed to conform to BS 5839 Part 1 L1 classification.

The fire alarm system shall be connected to a Redcare system or similar monitoring facilities. On activation of an alarm all mechanical services shall shut down.

A disabled refuge alarm shall be installed from each staircase to the Reception.

2.13 Power Telephones, Data and Communications

Power and data within the office areas shall be installed by the incoming Tenant.

Containment in the riser shall be provided from the Lower Ground floor for data/BT cables.

Cleaners sockets shall be provided at each level for both landlords and tenants areas.

Power shall be provided to all landlord areas i.e. lift lobbies toilets entrance lobby etc. Power and data within the plant areas shall be mounted on surface metal clad boxes.

2.14 Security Systems

An access control system shall be provided to the Main Entrance, rear cycle access, roof door and Lifts. All doors leading to Tenants demise shall have wiring only with equipment installed at a later date by Tenants. At the main door, rear cycle entrance, within the lift car and on each door from the staircase, proximity readers shall be installed to allow access to personnel.

The building shall have a separate intruder alarm system installed to protect perimeter doors and Lower Ground floor.

Containment for external CCTV cameras shall be installed with the cameras installed at a later date.

It will be the Tenants responsibility to install security systems within their demise.

2.15 Lift Engineering Services

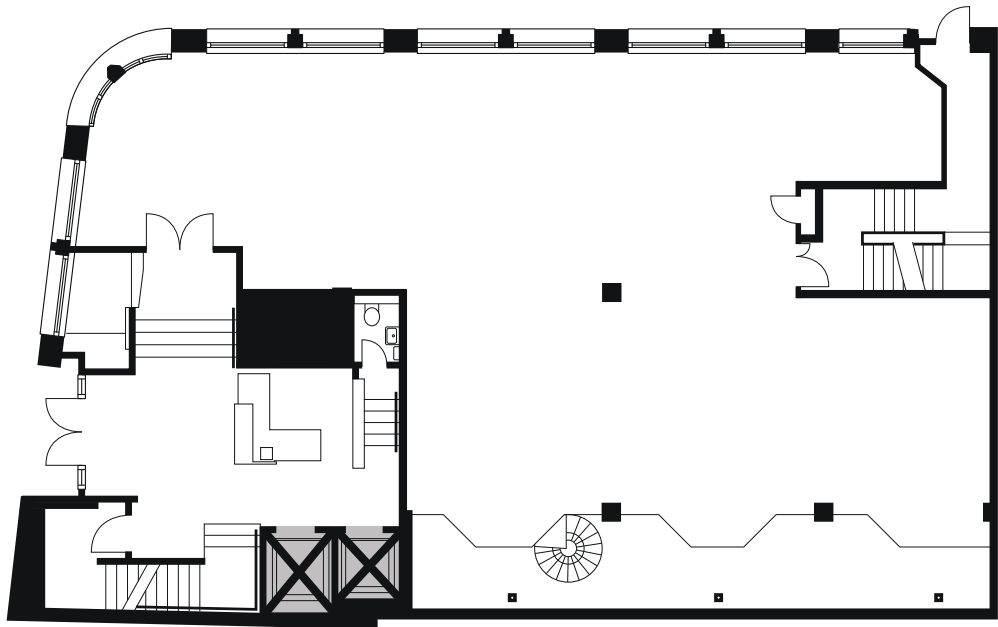
The two existing lifts and lift motors shall be stripped out and replaced. One lift will be an 8-person and the other will be a 6-person lift with both lifts serving Lower Ground to Third Floor levels inclusive. Both lifts shall be traction controlled with an operating speed of 1 metre per second and the 8-person lift shall be DDA compliant.

3.0 Schedule of Areas

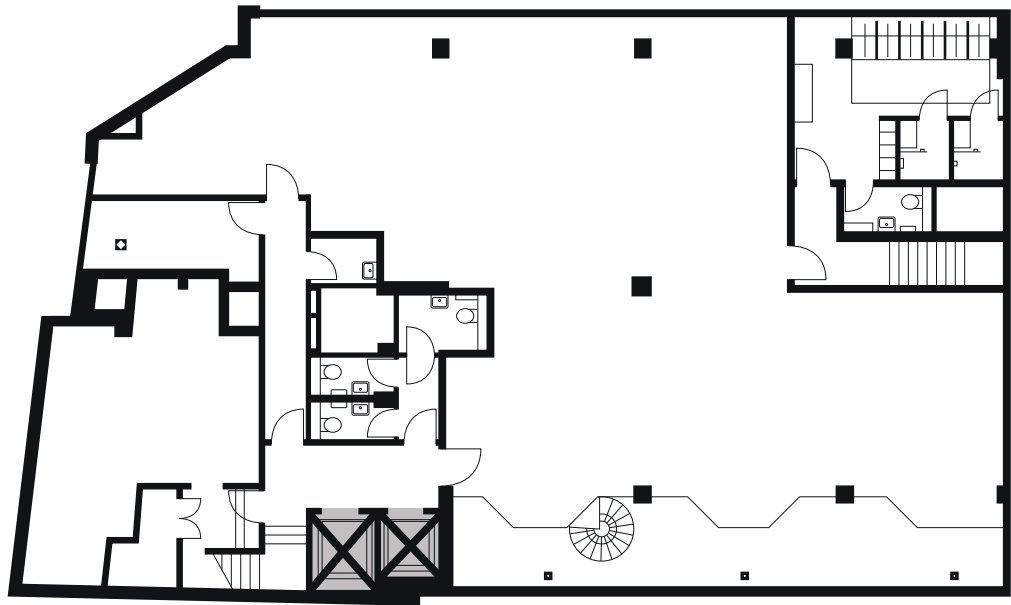
Floor	Sq. ft	Sq. m
Third Floor	2,048	190.3
Second Floor	2,326	216.1
First Floor	2,408	230.4
Reception	493	45.8
Ground Floor	2,187	203.2
Lower Ground Floor	2,359	219.2
Total NIA (inc reception)	11,893	1,105

NB: All areas are subject to final measurement

4.0 Floor Plans

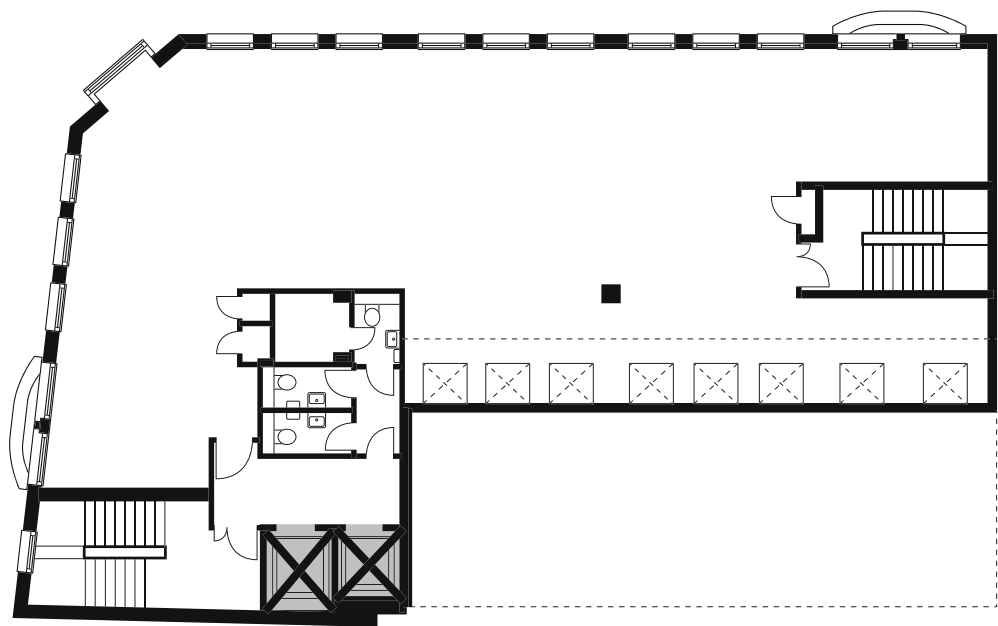


Ground Floor Plan

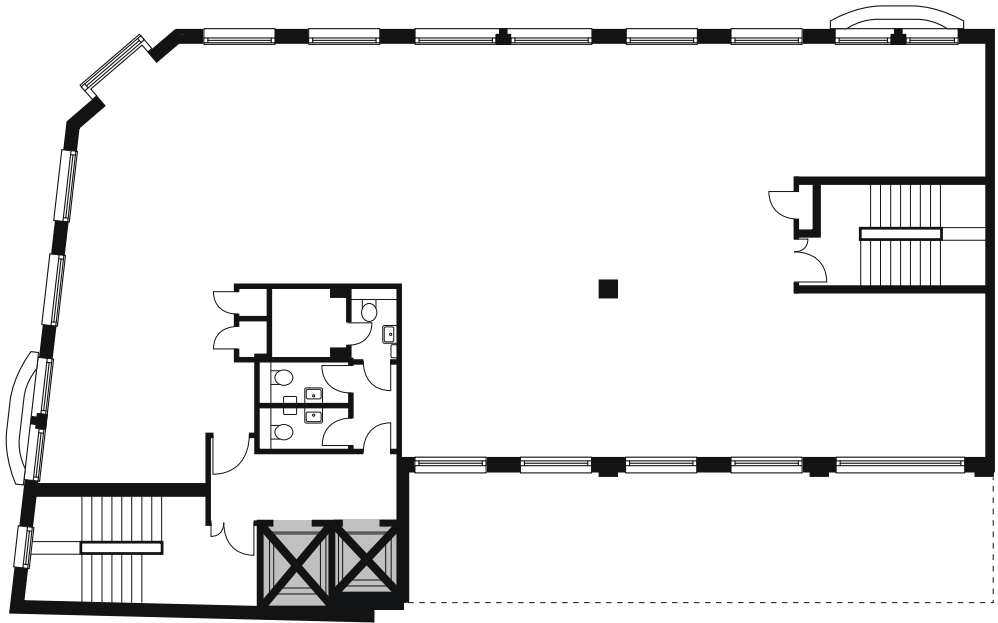


Lower Ground Floor Plan

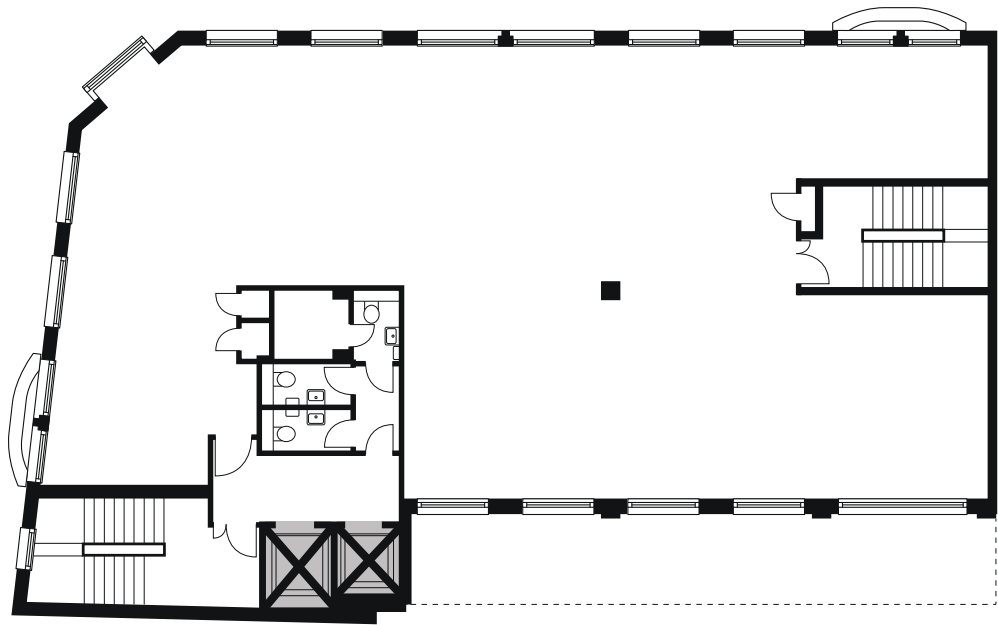
4.0 Floor Plans Continued



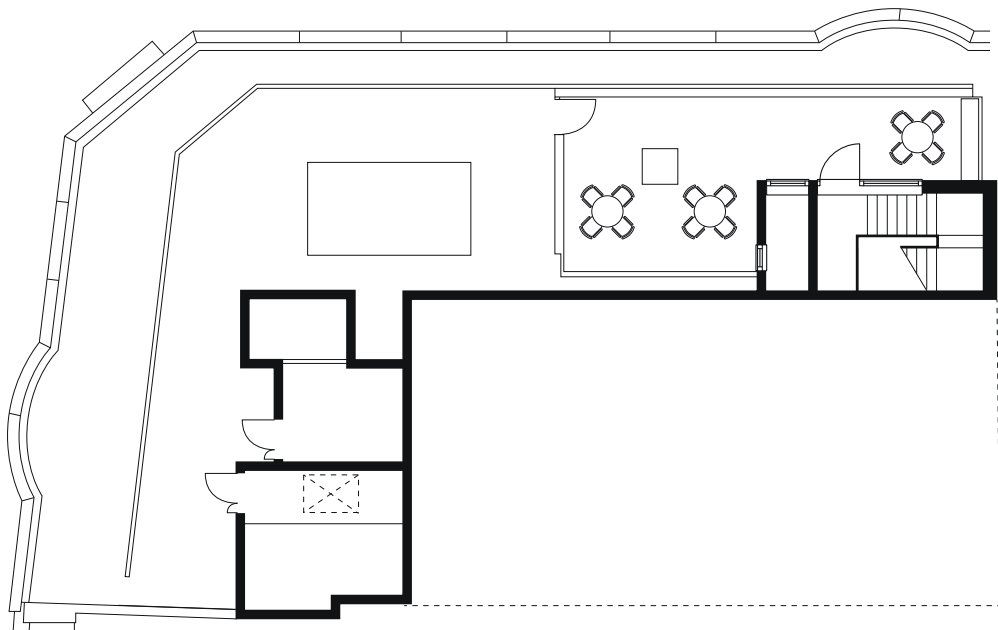
Third Floor Plan



Second Floor Plan

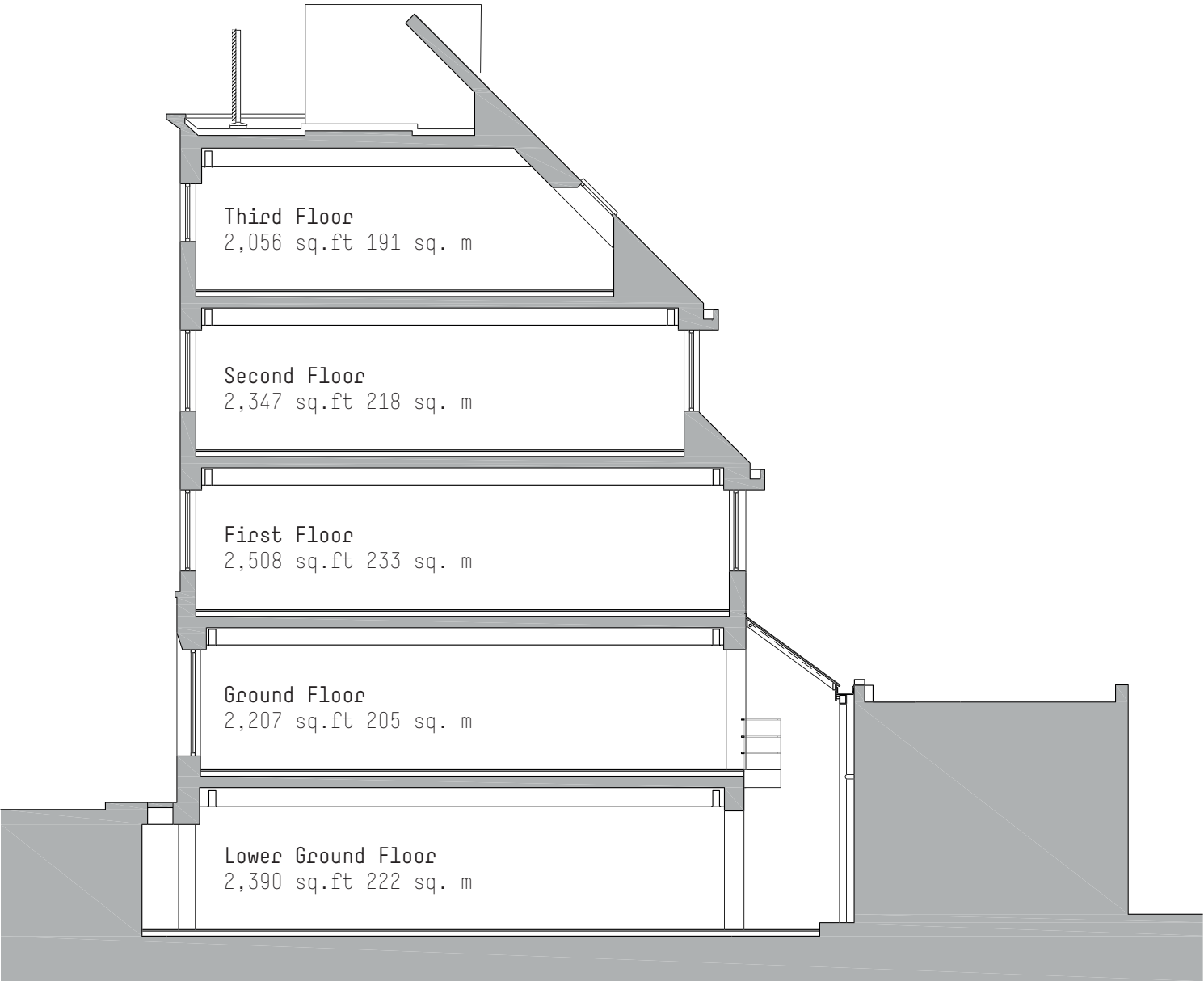


First Floor Plan



Roof Plan





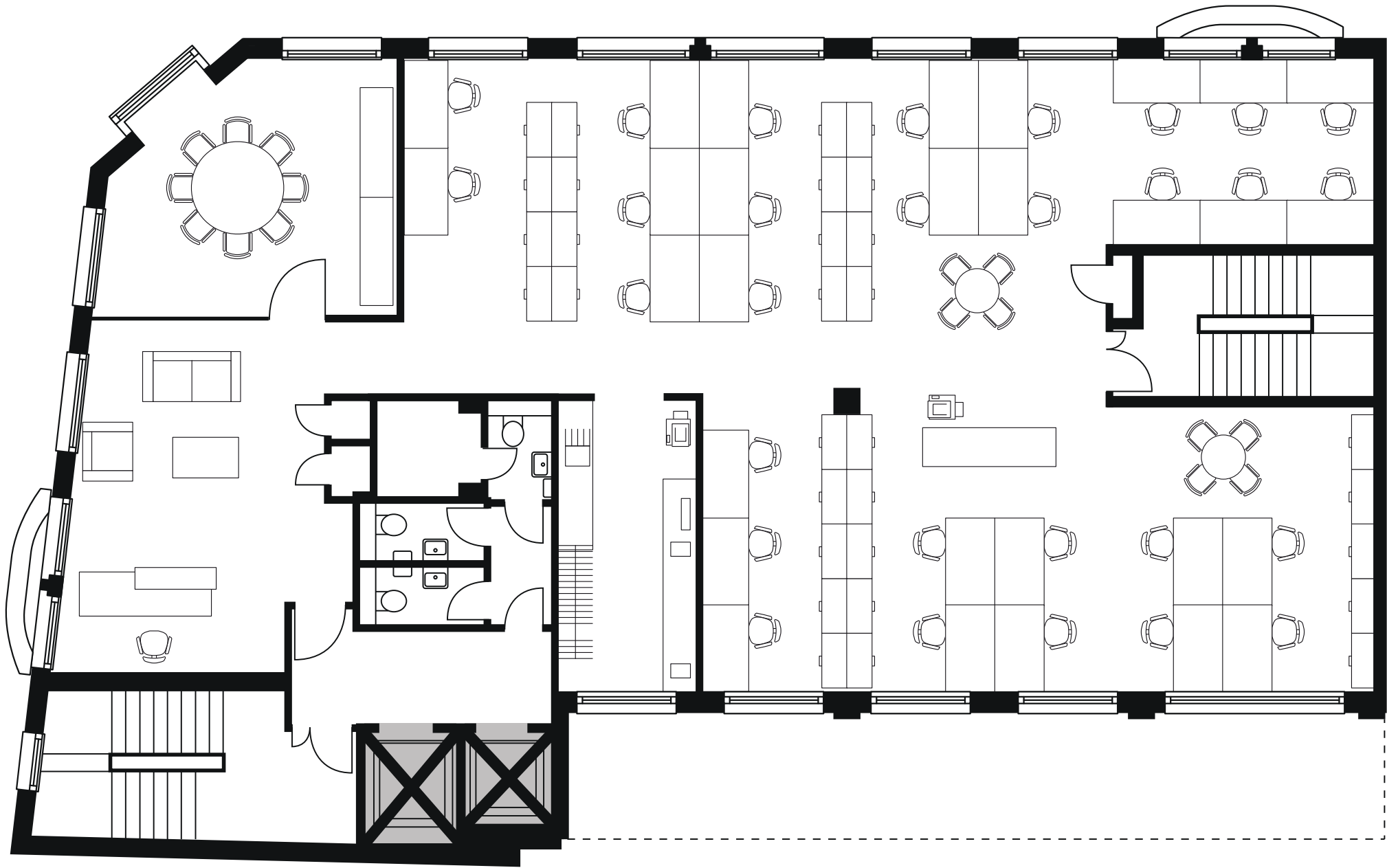
Cross section



CGI of new reception

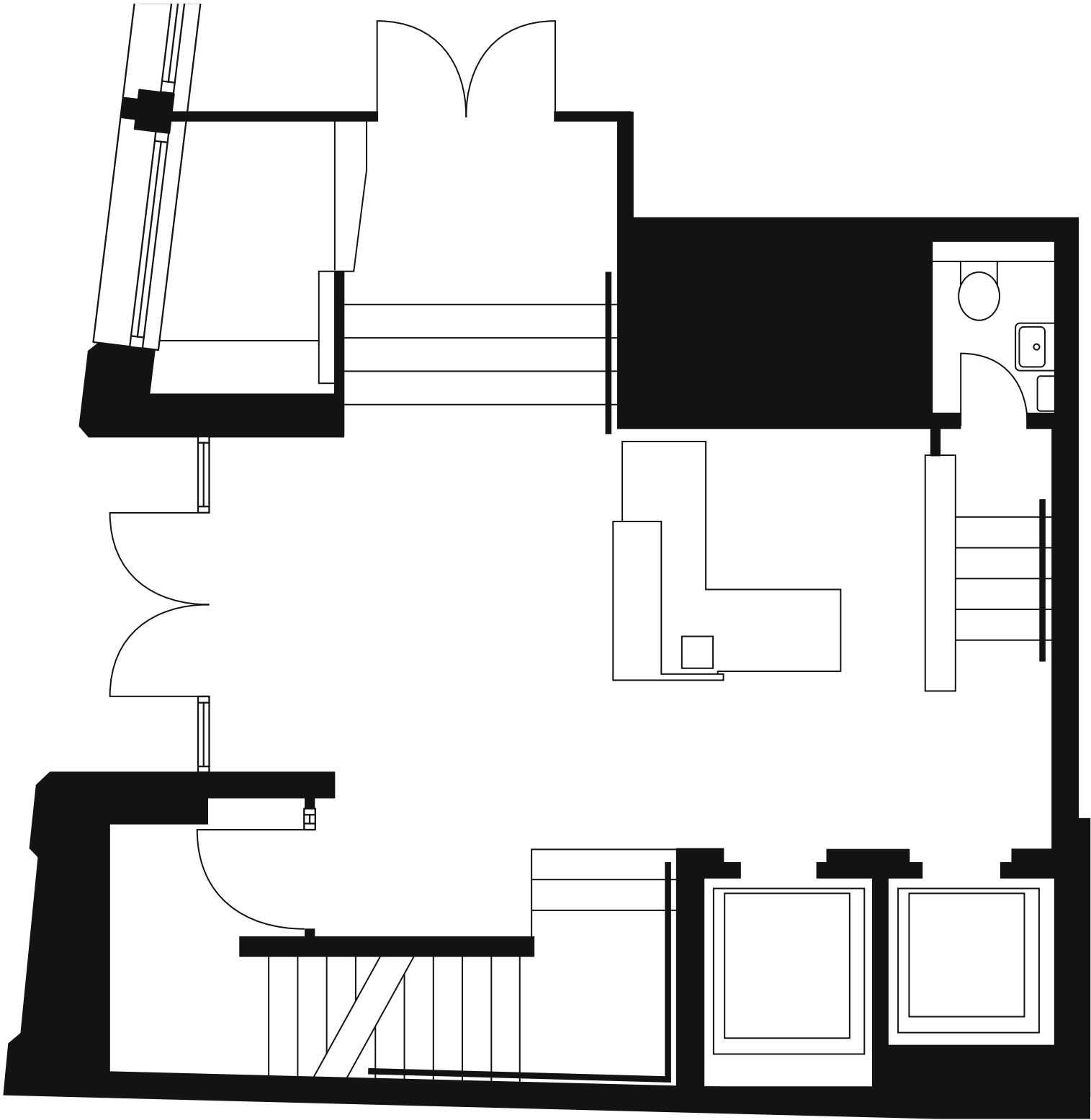


5.0 Illustrative space plan layout



6.0 Reception

Entrance to Ground  
floor office unit



6.1 Reception Finishes

Floor finish [ceramic tiles]  
Domus Ecotech ceramic tile flooring

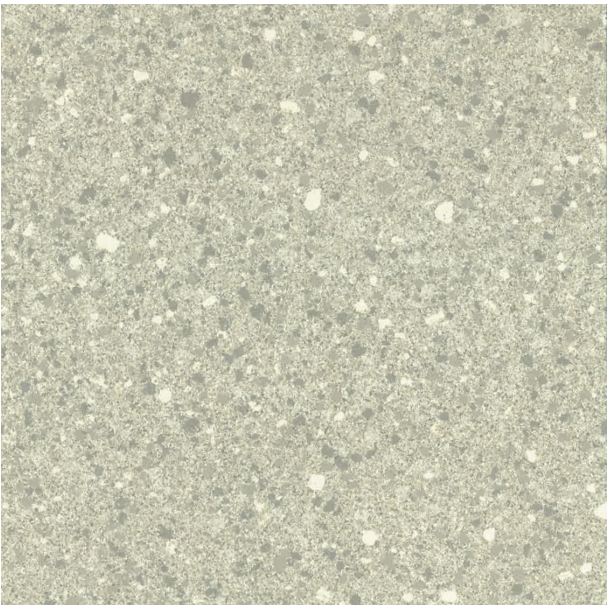
Entrance matting  
Tuftiguard Entrance matting

Floor finish [oak]  
Natural oak floorboards

Wall finish  
Natural oak board cladding

Wall finish  
Backpainted glass

Window glass finish  
Frosted vinyl film applied to glass



Ecotech ceramic tile flooring



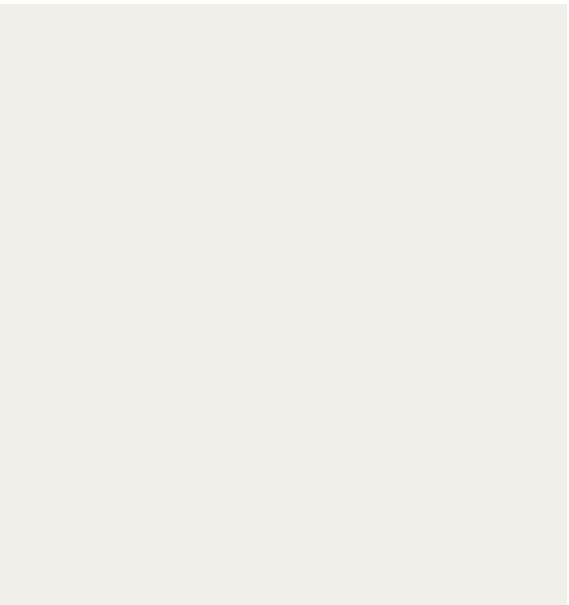
Tuftiguard Classic Entrance matting



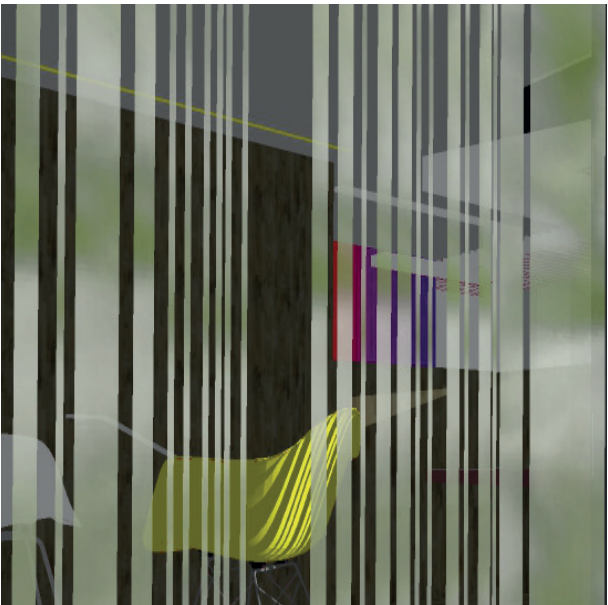
Oak floorboards



Oak wall cladding



Backpainted glass



Window treatment to seating area

7.0 Office

**Raised floors**

Medium grade fully encapsulated raised access flooring to all office areas

**Suspended Metal Ceilings**

SAS system 330. Perforated acoustic ceiling tiles with plasterboard margins. Tile size 1200mm x 300mm

**Doors**

White painted door leaves in painted door frames

**Ironmongery**

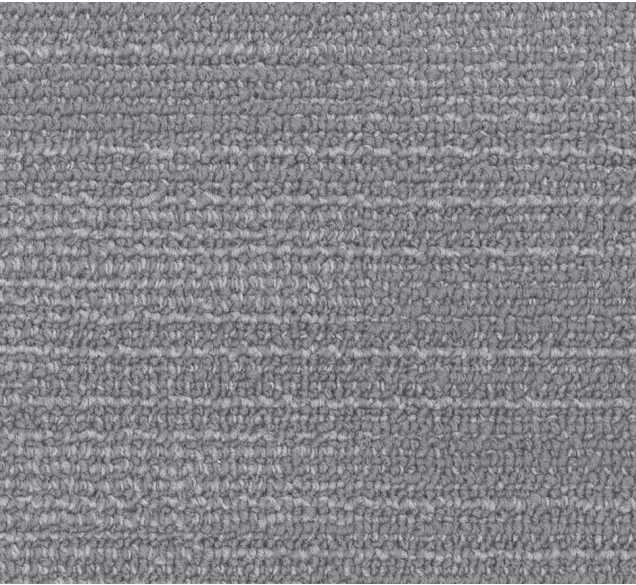
D-line brushed stainless steel. Lever handles, pull handles, push plates, kick plates

**Wall finish**

White emulsion paint

**Light Fittings**

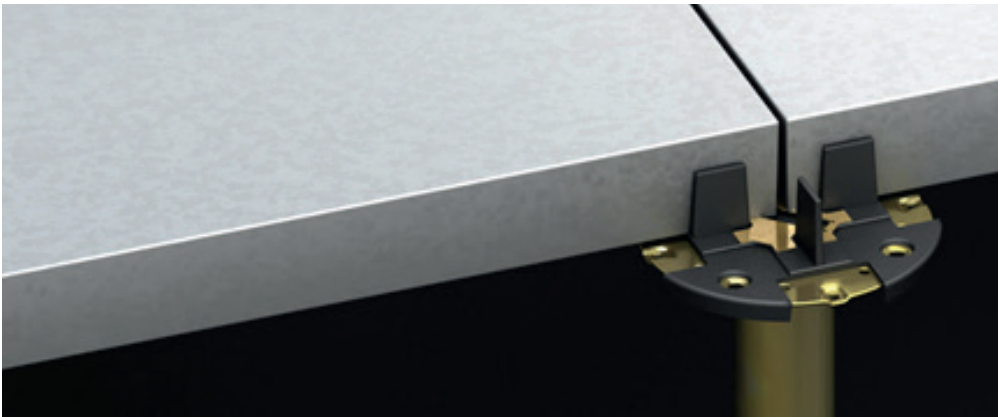
1200mm x 300mm recessed luminaires



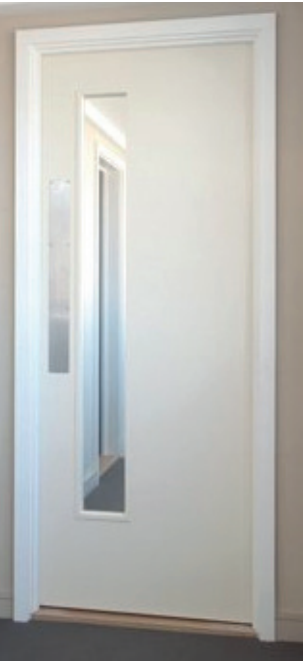
Carpet [to lift lobbies and stairs only]



Metal ceiling



Raised access floor



Painted door leaves



Stainless steel ironmongery



8.0 Lift

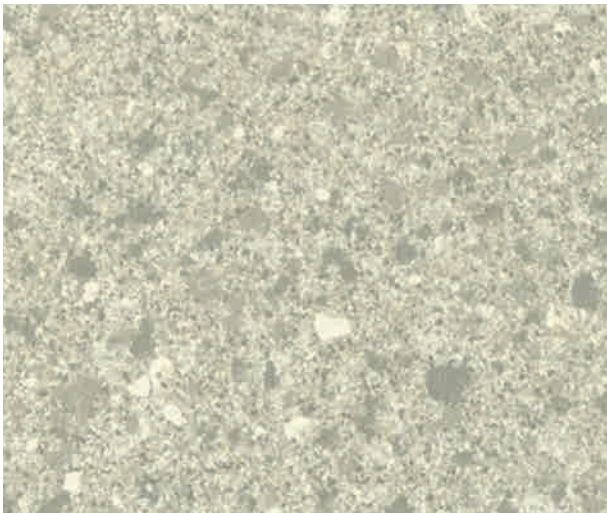
**Floor Finish**  
Domus Ecotech ceramic tile flooring

**Wall Finishes**  
Stainless steel, white back painted glass and mirror

**Handrails**  
Satin finish stainless steel handrail fixed to rear wall

**Lift Doors**  
Brushed stainless steel door and surrounds

**Ceiling**  
White satin finish to accessible metal ceiling with LED downlighters



Ecotech ceramic tile



Stainless steel doors and surrounds



Lift interior

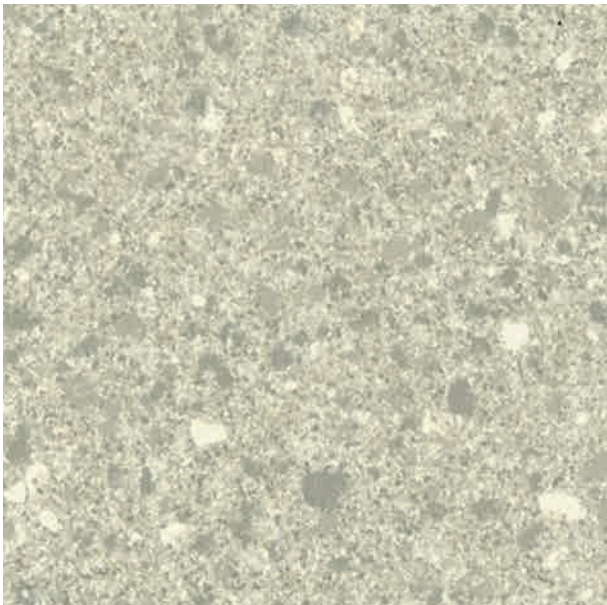


Lift exteriors - view from reception



9.0 Washrooms

- Floor Tiles**  
Domus Ecotech ceramic floor tiles
- Walls**  
Ceramic tiles painted plasterboard and mirror
- Accessible wall panels**  
Removable laminate finish panels
- Hand Basins**  
Duravit Vero Hand rinse basin
- Tap Mixer**  
Hansgrohe Tallis Single lever basin mixer
- WC pan**  
Duravit Starck 2 with soft close lid
- Ceilings**  
White painted plasterboard with LED lighting
- Doors**  
Timber veneered doors and pillasters



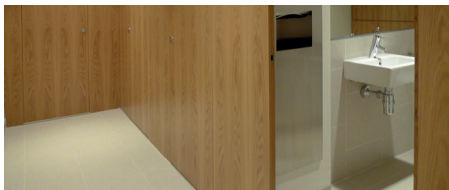
Ecotech tiled floor



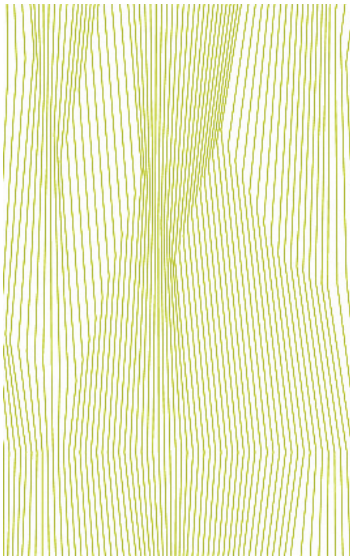
Handbasin



Recessed hand towel dispenser & waste receptacle



View of WC cubicle (rear panels will be custom laminate finished)



Custom laminate finish



View of WC access corridor with full height timber veneered frontage

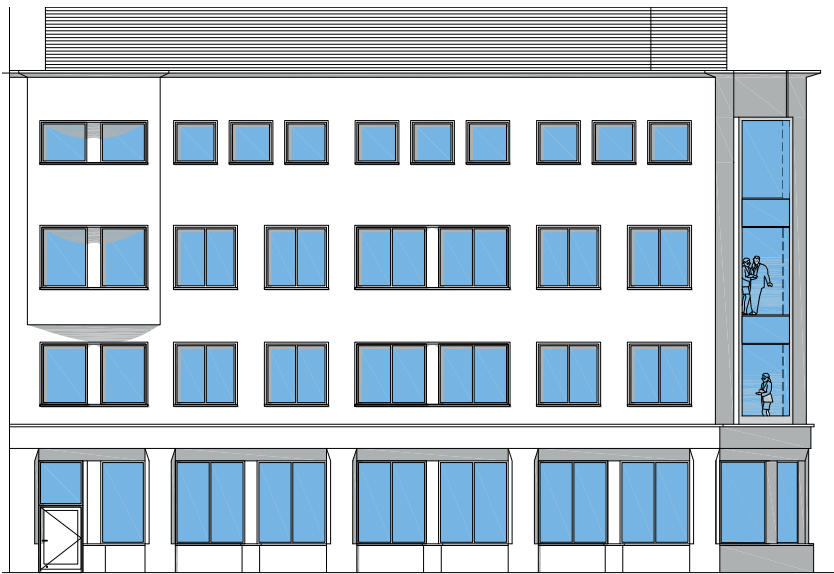
10.0 External facades

All windows are to be replaced in a simplified configuration, providing better daylighting

Proposals include a new three storey high feature window to the corner of the building

All external stonework is to be cleaned and refurbished

A new entrance canopy and entrance screen is to be installed

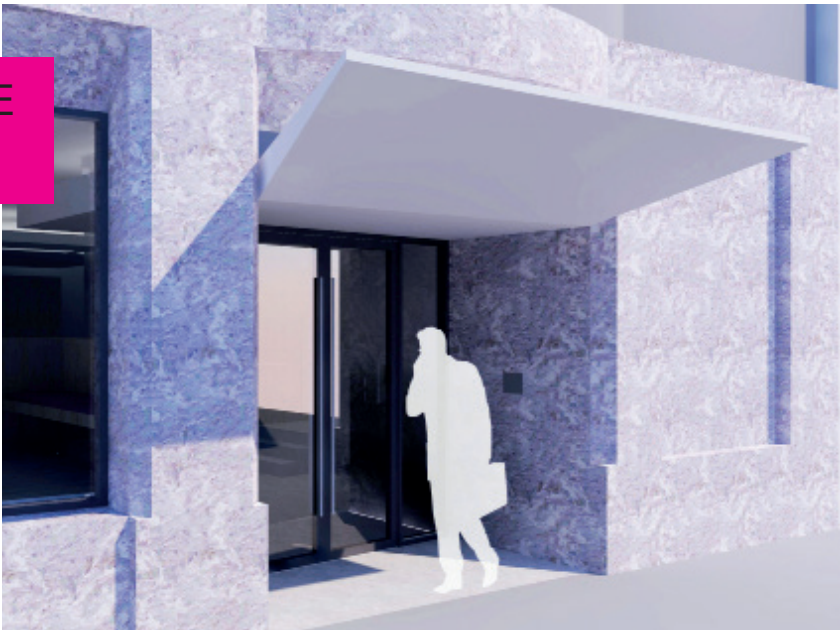


Elevation to Dysart Street



Elevation to Wilson Street

AWAITING IMAGE



New entrance canopy

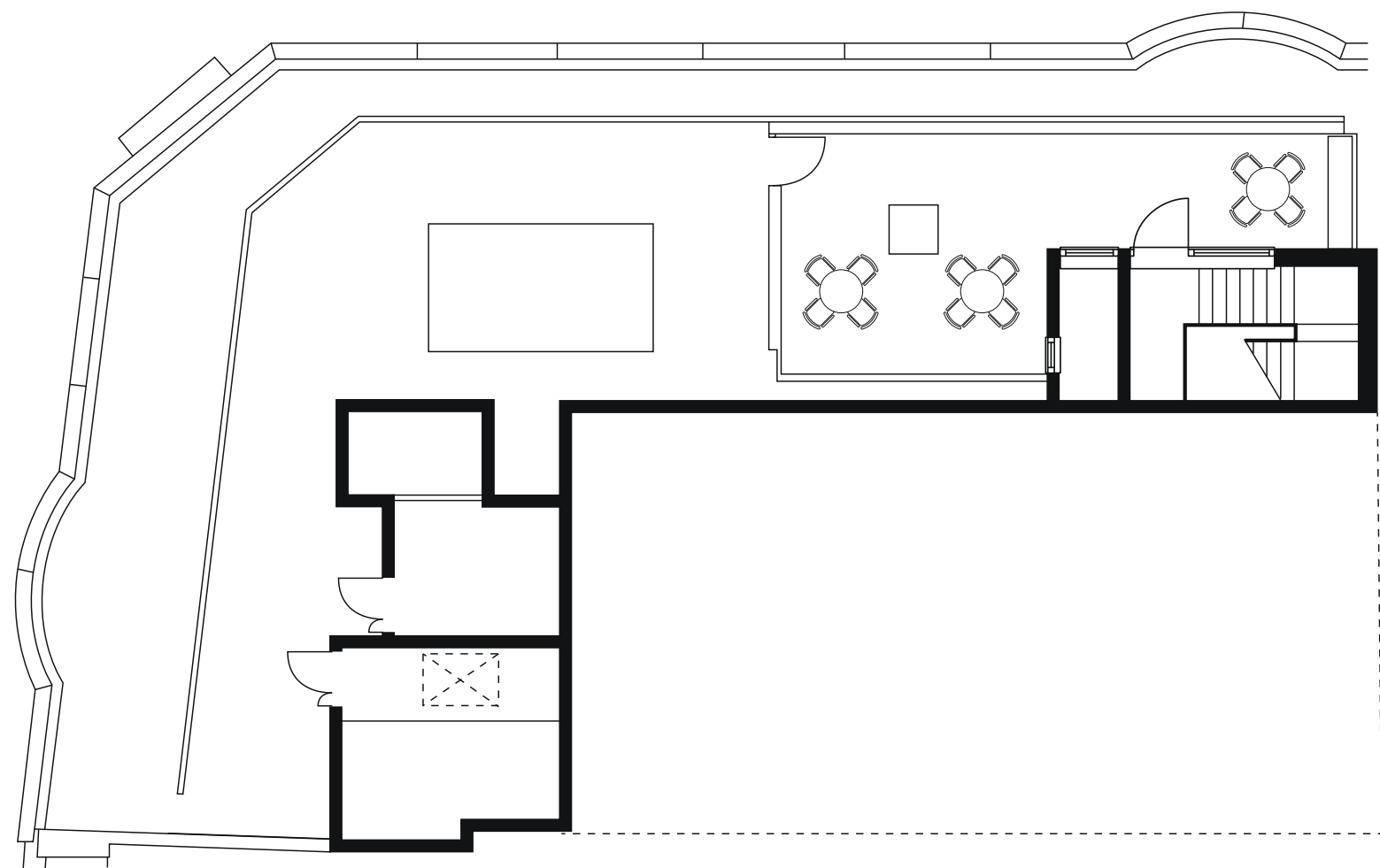


New main entrance screen



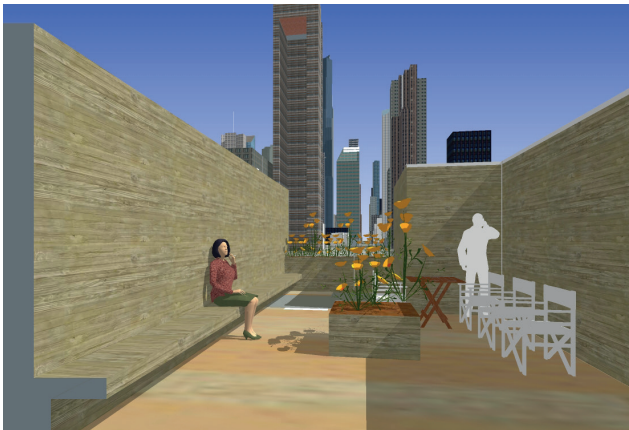
11.0 Roof Garden

Enclosed roof terrace



Roof Level Plan


Walls will be clad in natural cedar with plasticised non-slip timber decking with discrete lighting, power and planters.



12.0 Professional Team

Developer	McKay Securities PLC
Architect	Formation Architects
M+E Engineer	Q Design Consultants
Structural Engineer	Peter Brett Associates
Project Manager	Colliers International
Lighting Designer	Medland Metropolis
Breeam Assessor	Greengage

Letting Agents



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