

TECHNIQUE

Re-set the expectation

TECHNIQUE

VISION

ADAPTIVE RE-USE

MATERIAL EXCELLENCE

FLOOR PLANS

NEIGHBOURHOOD

AMENITIES

TRANSPORT

CREATIVE TEAM

CREDENTIALS

Technique is 72,000 sq ft of landmark new office space, conjured and crafted from two historic buildings in the heart of Clerkenwell. Radical in design and use of materials, it sets a new benchmark for sustainable, adaptive re-use and the development of thoughtful, human-centric office space. It is rooted in a sense of responsibility to the local environment and respect for the people who work there.

Set across six storeys of high-ceilings and generous open volumes washed with superb natural light, Technique is richly textured at every turn. The architects, Buckley Gray Yeoman, have boldly re-configured and re-invigorated the existing buildings, adding new layers, together with a remarkable new entrance lobby and private gallery to the first floor, all topped with a tenant lounge, communal roof terrace and 10,000 sq ft of green roof.

Technique is a truly future-facing development, designed to serve, support and inspire.



THE DEVELOPMENT ESTABLISHES A BENCHMARK FOR ADAPTIVE RE-USE AND SUSTAINABLE RE-ACTIVATION, CREATING A NEW REVOLUTION OF OFFICE SPACE WITHIN CLERKENWELL THAT RESPECTS THE AREA'S PAST AND OFFERS A MODEL FOR A MORE SUSTAINABLE FUTURE.

The third floor in picture has been delivered to CAT A + specification providing fully fitted & furnished interior designed accommodation.



A selection of the richly textured materials palette

VISION: TECHNIQUE IS A NEW BENCHMARK FOR THE SMARTEST RE-THINKING AND RE-INVIGORATION OF EXISTING BUILDINGS AND SUSTAINABLE DEVELOPMENT USING THE HIGHEST QUALITY MATERIALS. IT ESTABLISHES A NEW MODEL FOR WORKSPACES BUILT ON RESPECT AND RESPONSIBILITY.

Conjuring and crafting 74,000 sq ft of landmark new office space, radical in design and use of materials and in an area with exactly the right mix of accessibility, creative dynamism and culinary opportunity, is no small ask. And no small prize. But the best things don't come easy. In 2016 General Projects, the developer behind the revitalisation of James Stirling's One Poultry and Richard Seifert's Woolworth House, secured a retired bank and de-commissioned gin distillery on neighbouring sites in Clerkenwell. It embraced the opportunity to restore, reconfigure and revive the historic buildings. And to create dramatic new architectural connections, building on and around them in the most sustainable way possible. It created a beautiful palimpsest, a building of two distinct parts made whole and given a second act.

In and around these dignified but out-dated buildings it created a truly future-facing office space that serves, supports, inspires and enhance the lives of those who work there. And recruited a team capable of realising that mission. It commissioned BuckleyGrayYeoman – an architectural practice with a reputation for re-imagining and remaking historic buildings as thrillingly modern workspaces - to plot the transformation of the Clerkenwell site. It also enlisted creative director Tony Chambers, former editor-in-chief of Wallpaper* and deeply immersed in contemporary design, to shape an identity for the project, in all dimensions. The Italian creative studio Formafantasma, the design scene's brightest new stars, were tapped to help re-conceptualise the traditional office lobby, introducing

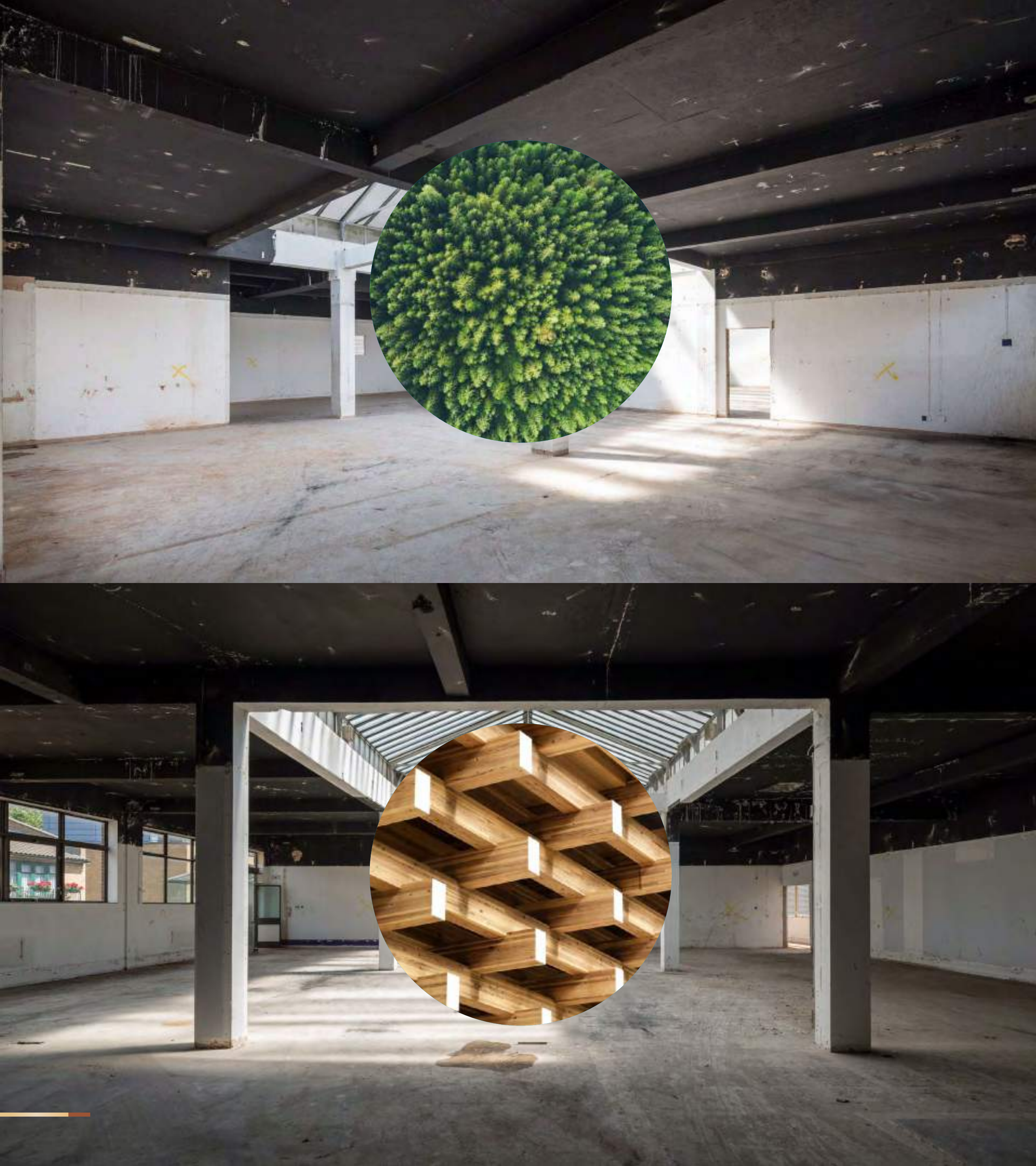
radical ideas and re-purposed materials. The result is Technique. Completed during the summer of 2022, the building sets a new benchmark for the adaptive re-use of historic buildings and the development of thoughtful, human-centric office space set across six storeys of high-ceilings and generous open volumes washed with superb natural light. Technique's recipe composes of a rich palette of innovative sustainable materials, from cross-laminated timber to tiles glazed with volcanic ash. Technique is tactile and elemental, but also has the capacity to adapt to new technologies. It defines a new kind of workspace, rooted in responsibility and a deep respect for the people who work there.

ADAPTIVE RE-USE: TECHNIQUE’S HISTORY IS LITERALLY BUILT INTO ITS FUTURE. OR PERHAPS VICE VERSA. THIS COMMITMENT TO FORWARD-FACING RE-USE IS CENTRAL TO THE BUILDING’S STORY, ITS REMARKABLE SECOND ACT.

The original buildings, though handsomely of their place, were a tricky base material for a bright new hub for creative business. But General Projects was set against the waste of energy and resources involved in tearing them down. It also presented an opportunity, through the smartest architecture, elegant and ingenious additions and reconfiguration, to create something remarkable. BuckleyGrayYeoman set about devising a new internal flow and logic for the amalgamated buildings, starting with a ground level infill. This new addition is at once grand entrance, lobby and the focal point of a new community. And its focus is a Formafantasma-designed art installation encouraging sustainable creative thinking and well-being.

The new infill also includes a new first floor private gallery boasting 7m high ceilings. A large skylight creates a dramatic shard of natural light making the space perfect for everything from exhibitions and events to yoga classes. The gallery – occupying what could have been two floors of valuable office floor space – is just part of a commitment to create a workplace environment that thinks about well-being at every level. Sustainability is a priority in the construction, and on-going life, of Technique. Three entirely new floors were being built using super-performing glue and cross laminated timber structural components, sourced from sustainably managed forests, rather than concrete and steel and resulting in a 43% reduction in carbon emissions.

Structural elements of the CLT addition were pre-fabricated off site and assembled on site, cutting site traffic by 70%. Technique is topped with 10,000 sq ft of green roof, increasing local bio-diversity and reducing the heat island effect. All of which means that the building is set to achieve a BREEAM Excellent sustainability rating, a rare achievement for a refurbished building. Buildings betray their history, reward care and react badly to disregard. The commitment, the collaboration, the innovation and expertise required for thoughtful renewal can also be baked in, it continues to resonate. It can be tangible and felt by the people lucky enough to work in such places. Technique is that kind of place.





Formafantasma x Dzek
ExCinere exhibition at
Salone del Mobile 2019

MATERIAL EXCELLENCE: TECHNIQUE IS A COMPOSITION OF MATERIALS THAT FUNCTION BEAUTIFULLY IN EVERY WAY. INNOVATIVE AND SUSTAINABLE, BESPOKE, TACTILE AND WARM, THEY CREATE A NEW, MORE HUMAN WORKING ENVIRONMENT.



The ingredients chosen to create Technique are not just sustainable but crafted, richly detailed and of the highest quality. The new lobby building is clad in StoneCycling bricks, beautiful and durable but manufactured from 21 tonnes of recycled waste material. The CLT structure in the three new floors was white-washed and left exposed; a warm, organic new bone structure creating an altogether earthier office environment. Concrete in the existing buildings was sand-blasted, celebrating

its tactility and tones. The dedication to luxurious but low impact materials is exemplified by Formafantasma’s concept for Technique’s ground level extension. The duo has turned developing and working with innovative sustainable resources into an art form and this is their first UK commission and a chance to explore their ideas on a new scale. A nod to the sumptuous modernism of Milan’s mid-century entrance halls, or ‘Ingressi’, Formafantasma tiled areas of the lobby

in ‘ExCinere’, porcelain tiles glazed with volcanic ash from Mount Etna and each one unique. Developed with architectural materials specialist Dzek, they are massed in sharp-edged stretches of rich ochres, rigorous and minimalist but almost glowing. This disciplined and inventive commitment to sustainability is there in the fabric of the entire building, but also coded into its future, in the way it functions and the environment it creates.



TECHNIQUE IS AN ELEGANT BUT HUGELY INVENTIVE AMALGAMATION, EXPANSION AND RECONFIGURATION OF A DECOMMISSIONED BANK AND GIN DISTILLERY, PROVIDING THE SITE WITH NEW PURPOSE AND A SECOND ACT.

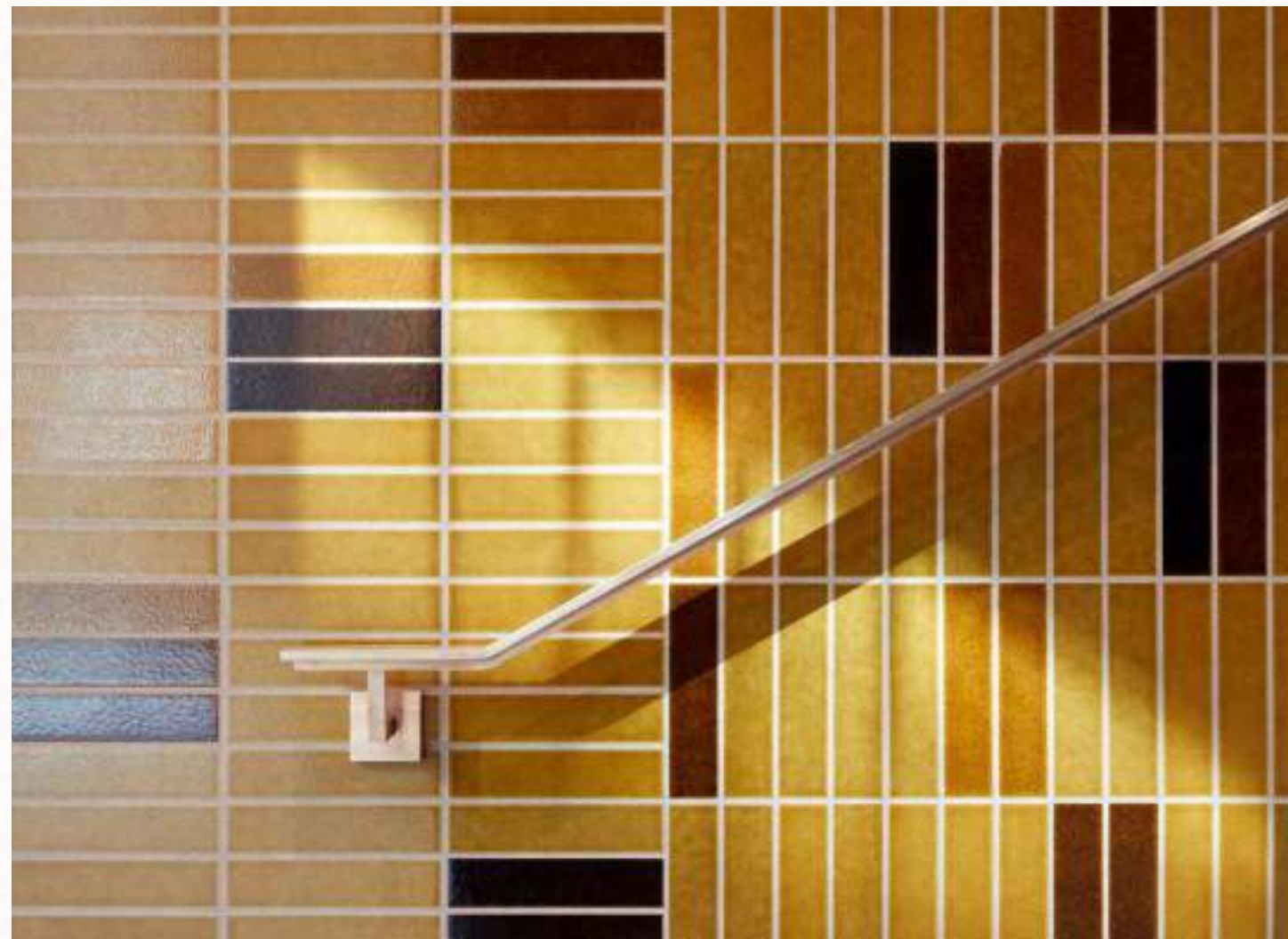


A UNIQUE JUXTAPOSITION OF NEW AND OLD



THE NEW LOBBY IS TECHNIQUE'S FOCAL POINT. FORMAFANTASMA HAS CREATED A CONTEMPORARY RE-IMAGINING OF MILAN'S FAMOUS MID-CENTURY ENTRANCE HALLS, USING THEIR OWN 'EXCINERE' PORCELAIN TILES GLAZED WITH VOLCANIC ASH FROM MOUNT ETNA.





DELIVERED AS ART INSTALLATION BY AWARD WINNING
ARTIST DUO FORMAFANTASMA.



PART OF THE FOURTH FLOOR HAS BEEN CONVERTED INTO A STUNNING NEW TENANT LOUNGE, WITH FLOOR-TO-CEILING GLAZING, IS SET WITHIN THE BUILDING'S GREEN ROOF, A LIFE-ENHANCING OUTDOOR SPACE WITH VIEWS ACROSS CLERKENWELL AND BEYOND.





THE THIRD FLOOR EXTENSION IS FULLY BUILT OUT OF MASS TIMBER AND OVERLOOKS THE LANDSCAPED GREEN ROOF WITH ACCESS TO A PRIVATE TERRACE.

The third floor in picture has been delivered to CAT A + specification providing fully fitted & furnished interior designed accommodation.

DELIVERING AN ORGANIC AND LIGHT FILLED WORK ENVIRONMENT
PROMOTING AND PRIORITISING OCCUPIER WELLBEING.



TECHNIQUE.LONDON





OFFICE SPACE IN TECHNIQUE'S NEW UPPER FLOORS OFFER
CLEAN OPEN STRETCHES OF WHITE-WASHED CROSS-LAMINATED TIMBER,
A WARMER, MORE ORGANIC WORK ENVIRONMENT.



OFFICE SPACE IN TECHNIQUE'S RETAINED FLOORS
OFFER CLEAN OPEN STRETCHES OF SAND-BLASTED CONCRETE,
A CHARACTERFUL ENVIRONMENT.



PRIORITISING A SUSTAINABLE-LED APPROACH TO RE-USE THE EXISTING STRUCTURE AND CELEBRATE THE BEAUTIFUL EXISTING FABRIC.





THE FIRST FLOOR OFFICE INCLUDES ITS OWN PRIVATE GALLERY SPACE WITH A 7M-HIGH CEILING AND BATHED IN NATURAL LIGHT, PERFECT FOR EVENTS, EXHIBITIONS AND PRESENTATIONS AND, OF COURSE, YOGA CLASSES.

TECHNIQUE.LONDON





FOUR FULLY FITTED MICRO-UNITS WITH A SHARED COURTYARD AND KITCHENETTE FORM PART OF THE LOWER GROUND FLOOR.

THE BUILDING

This former light industrial site on Goswell Rd has been...

RE-INVENTED

as a landmark new headquarters office building

RE-PURPOSED

by architects BuckleyGrayYeoman

RE-ENERGISED

by light-filled new workspace built from cross-laminated timber

RE-CONFIGURED

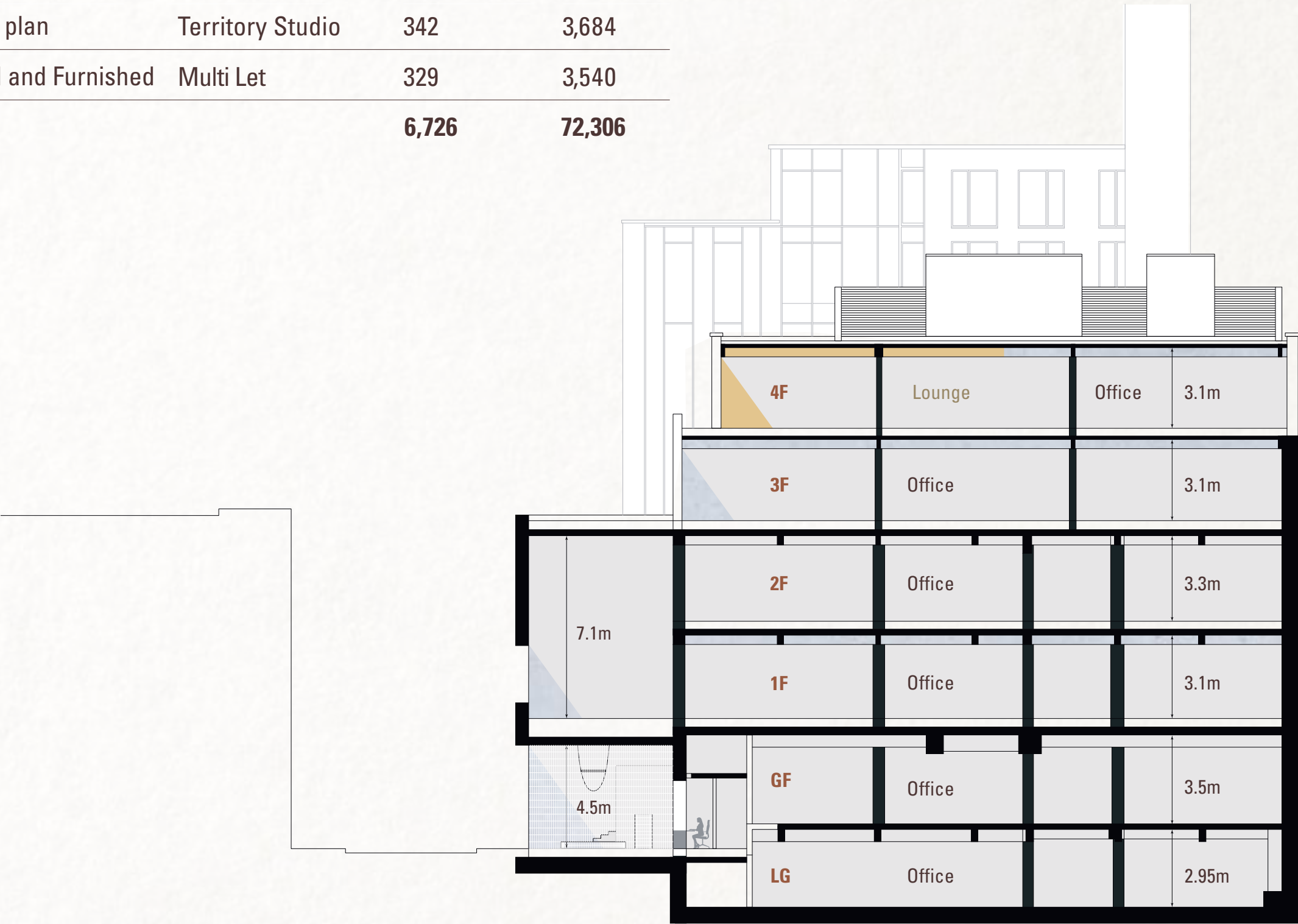
with a signature architectural extension that includes
a first floor multi-use gallery space with 7m ceiling height

RE-INVIGORATED

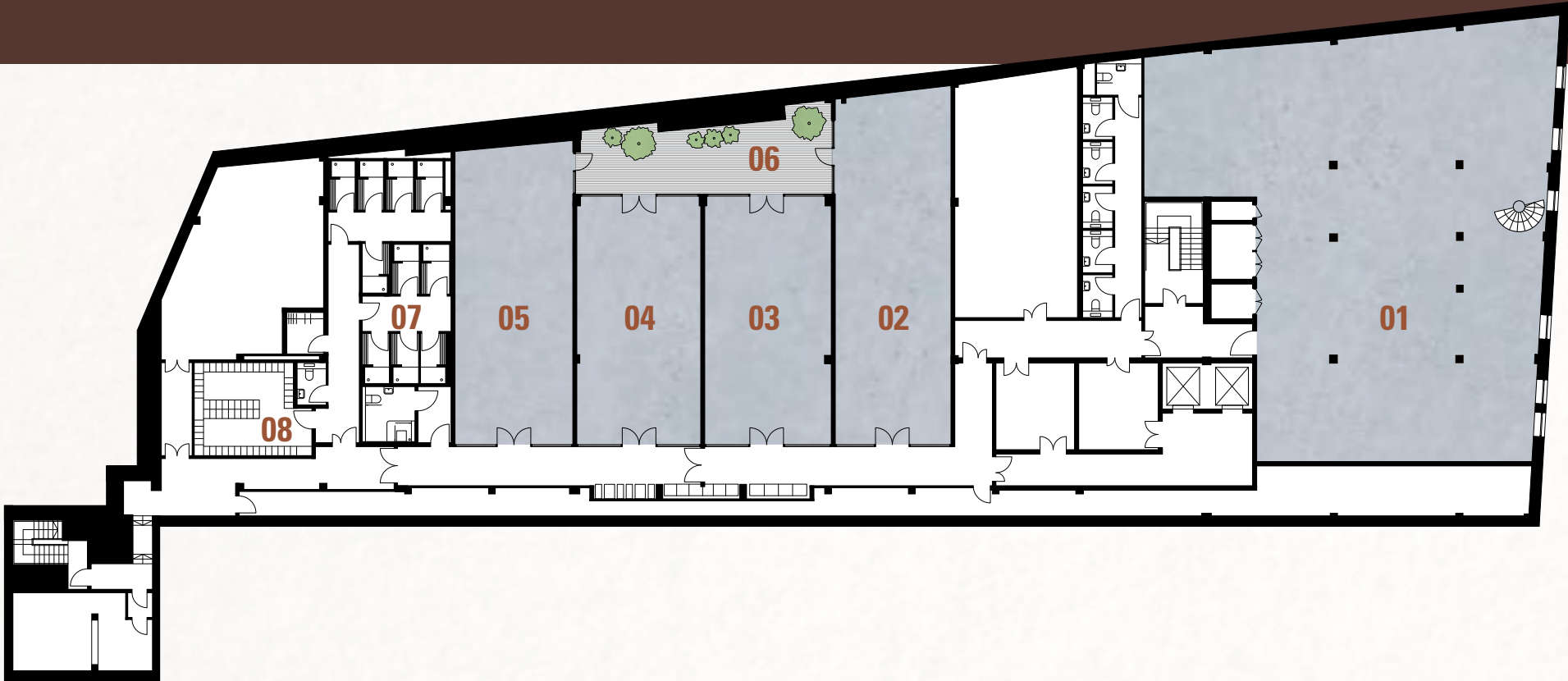
by a sensational new reception with 4.5m ceiling heights
and designed by award-winning studio Formafantasma

SCHEDULE OF AREA

Floor	Use	Tenant	SQ.M	SQ.FT
4F	Lounge	Communal	180	1,840
4F	Fitted and Furnished	Black Bear Pictures	392	4,227
3F	Fitted and Furnished	Available	1,153	12,411
2F	Open plan	Available	1,424	15,326
1F	Open plan	Available	1,605	17,275
GF	Open plan	Territory Studio	1,301	14,003
LG	Open plan	Territory Studio	342	3,684
LG	Fitted and Furnished	Multi Let	329	3,540
Total			6,726	72,306



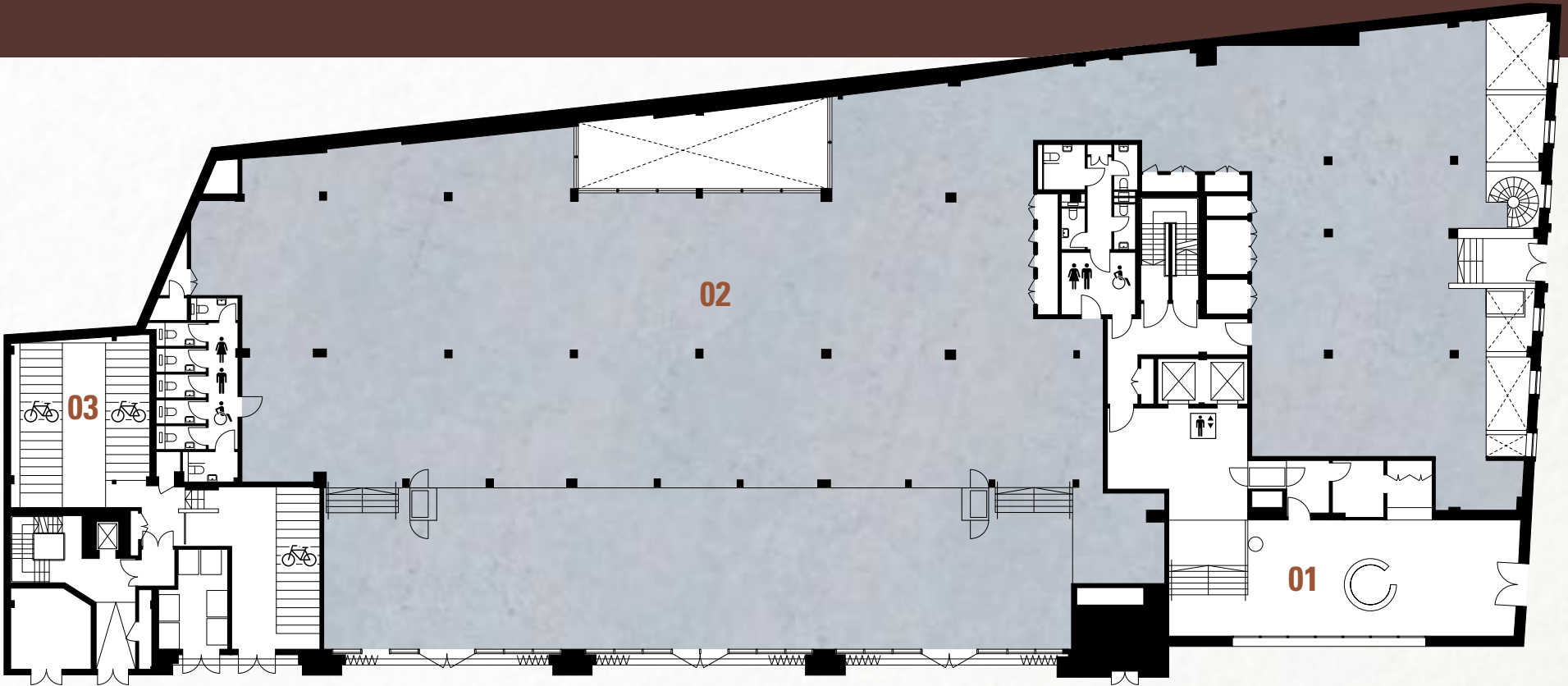
LG



LOWER GROUND FLOOR: EXPOSED SAND-BLASTED CONCRETE

	SQ.M	SQ.FT	
01 Office	342	3,684	2.95m ceiling height
02 Office micro-unit	98	1,052	2.95m ceiling height
03 Office micro-unit	72	770	2.95m ceiling height
04 Office micro-unit	72	770	2.95m ceiling height
05 Office micro-unit	88	948	2.95m ceiling height
06 Shared courtyard	39	414	
07 Showers	11 showers		
08 Locker room	110 lockers		

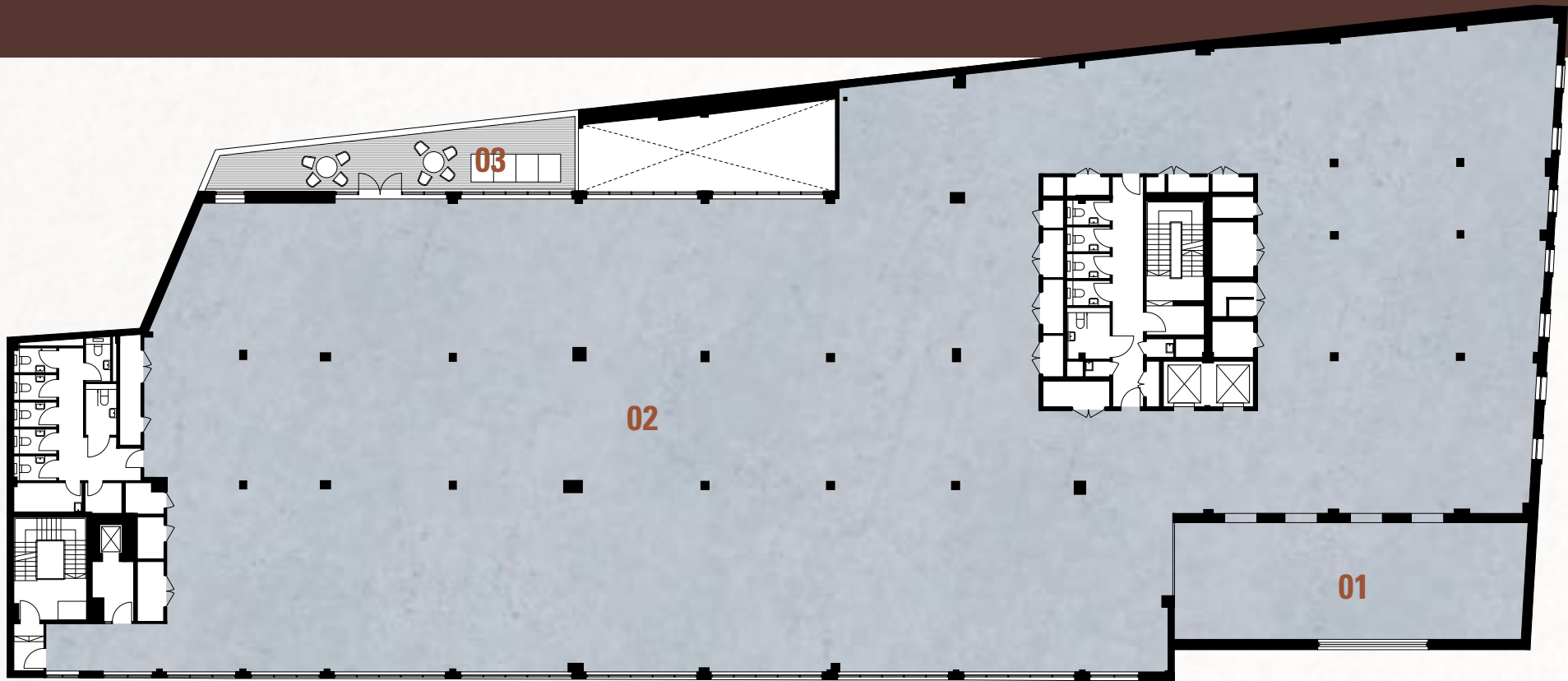
GF



GROUND FLOOR: EXPOSED SAND-BLASTED CONCRETE

	SQ.M	SQ.FT	
01 Reception	126	1,361	4.5m ceiling height
02 Office	1,301	14,003	3.5 to 4.3m ceiling heights
03 Bicycle storage	11 spaces		

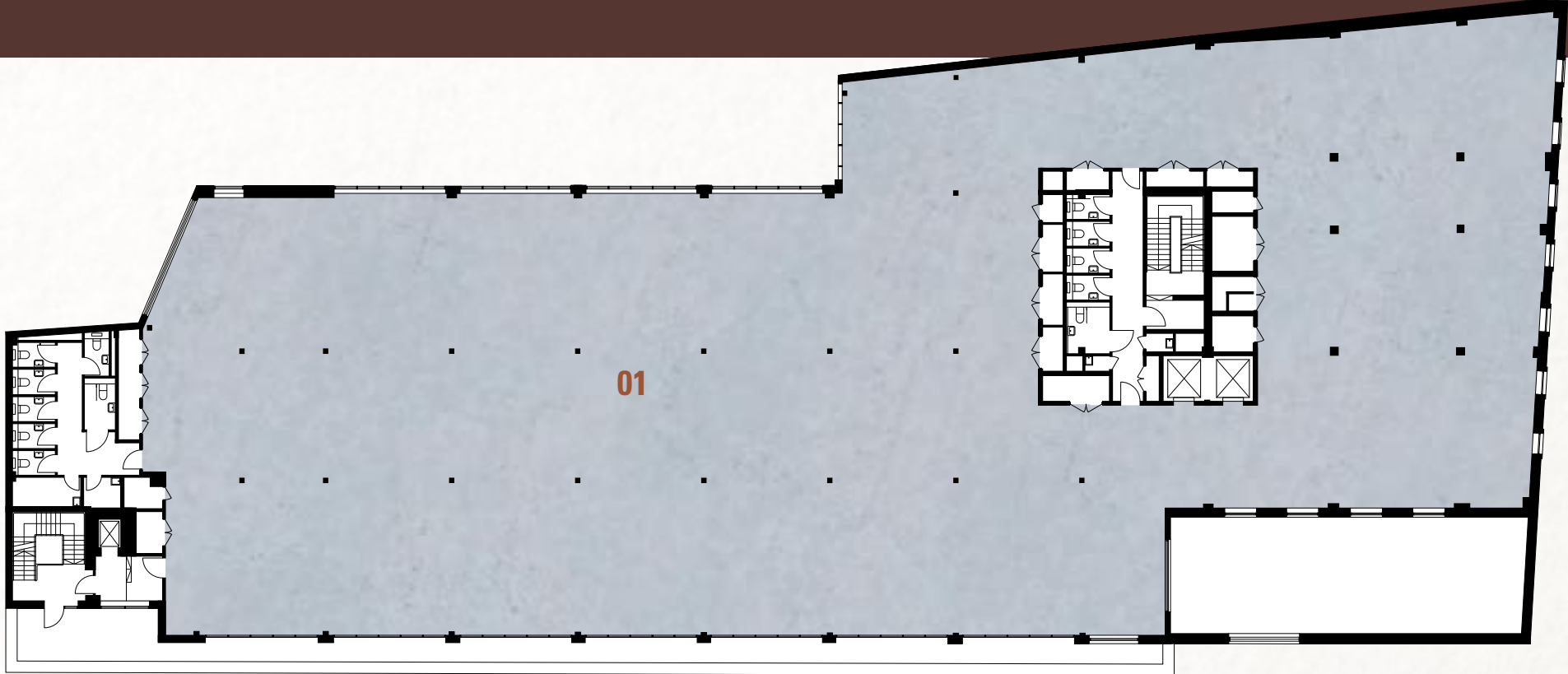
1F



FIRST FLOOR: EXPOSED SAND-BLASTED CONCRETE

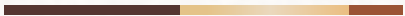
	SQ.M	SQ.FT	
01 Gallery	91	976	7.1m ceiling height
02 Office	1,514	16,299	3.1m ceiling height
03 Terrace	31	328	

2F

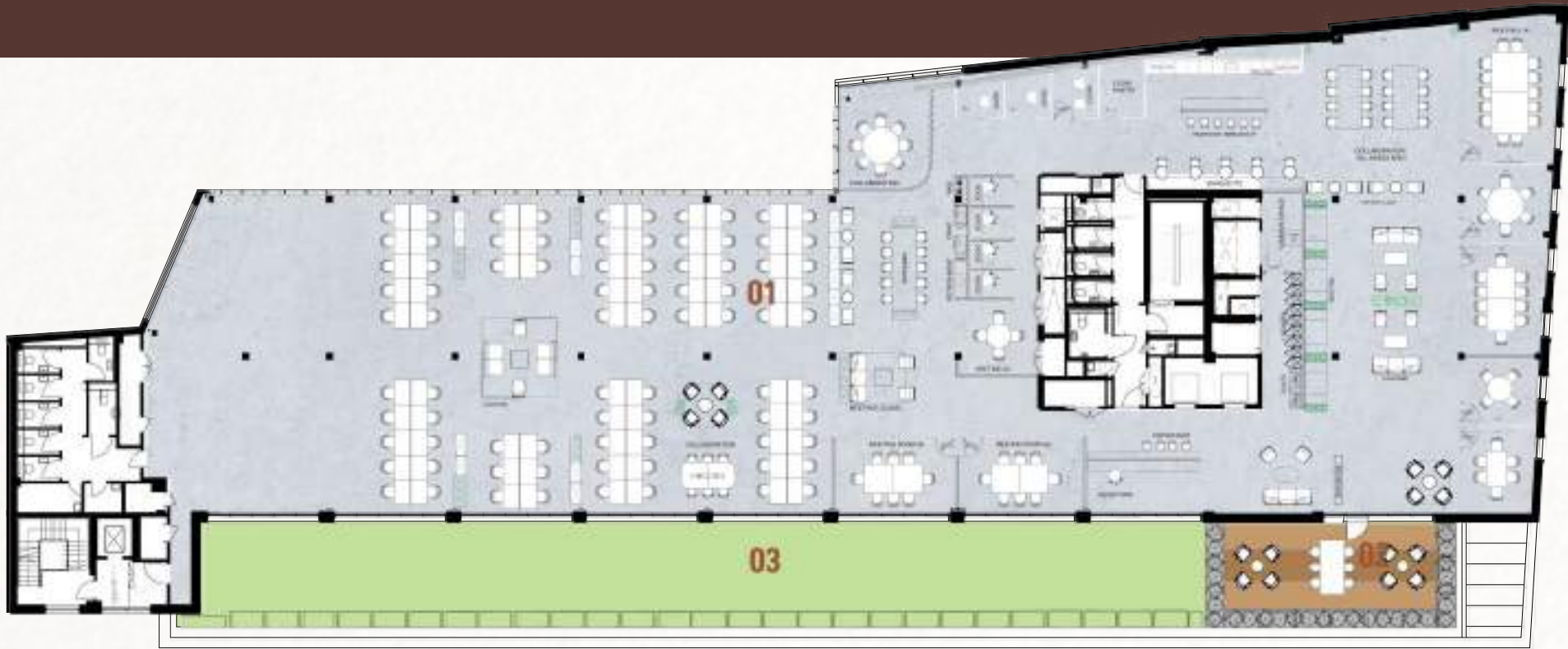


SECOND FLOOR: EXPOSED SAND-BLASTED CONCRETE AND WHITE-WASHED TIMBER

	SQ.M	SQ.FT	
01 Office	1,424	15,326	3.3m ceiling height



3F



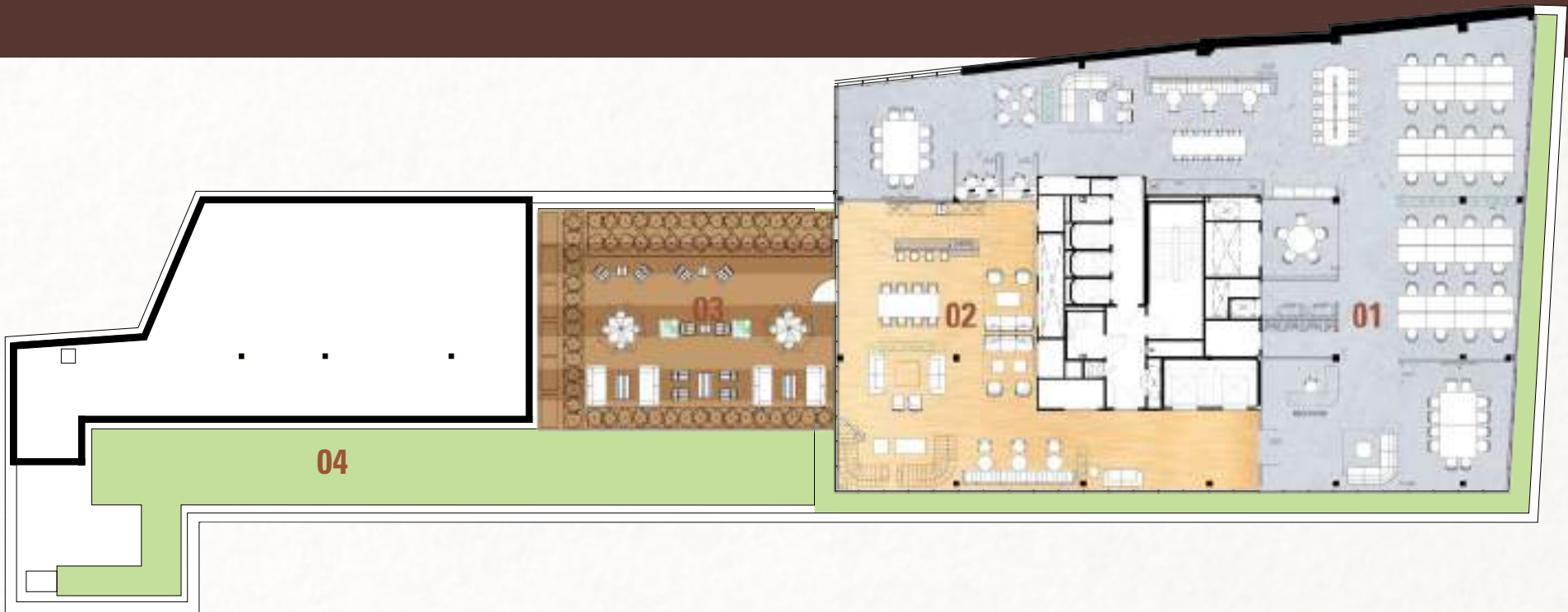
THIRD FLOOR: EXPOSED WHITE-WASHED TIMBER

	SQ.M	SQ.FT	
01 Office	1,153	12,411	3.1m ceiling height
02 Roof deck	39	420	
03 Green roof	322	3,463	

INVENTORY:

Fixed workstations	82 (+40 optional)	Hot desks	10
Zoom rooms	7	Collaboration	4
Meeting rooms	8	Breakout space	8

4F



FOURTH FLOOR: EXPOSED WHITE-WASHED TIMBER

	SQ.M	SQ.FT	
01 Office	392	4,227	3.1m ceiling height
02 Lounge	180	1,840	
03 Roof deck	85	919	
04 Green roof	311	3,347	

NEIGHBOURHOOD: LONDON'S ORIGINAL CREATIVE HUB, CLERKENWELL IS STILL A HOT-BED OF INNOVATION, CRAFTSMANSHIP, GROUND-BREAKING ARCHITECTURE AND SOPHISTICATED CAROUSING.

01



05



02



Ideally nestled between the West End, the City, King's Cross and Old Street, Clerkenwell has for centuries been one of London's most vital and creative neighbourhoods. It has been the place for coffee shop intrigue and manufacturing innovation, craftsmanship and carousing, radical ideas and ground-breaking architecture. And still is. It is home to Clerkenwell Green and Charterhouse Square, to the Barbican, St.John's restaurant and Whitecross Street Market. It is a hub for tech and media companies, creative studios, architectural practices and design stores. It is now being transformed as new towers rise along City Road, the influence of Silicon Roundabout spreads and the redevelopment of Smithfield Market is on the way. Technique will become a touchstone for the area's development – respecting its past and enhancing its future.

03



04



CLERKENWELL HAS A PROUD AND CONTINUING HISTORY AS ONE OF LONDON'S MOST VITAL, FREE-THINKING AND CREATIVE NEIGHBOURHOODS.

FOOD & BEVERAGE

- 01 Attendant
- 02 Bounce
- 03 Coin Laundry
- 04 Granger & Co
- 05 Brutto
- 06 Iberica
- 07 Sessions Arts Club
- 08 Piano Works
- 09 The Great Chase London
- 10 Sushi Tetsu
- 11 The Exmouth Arms
- 12 The Green
- 13 Singer Tavern
- 14 The Windmill in the City
- 15 XOYO
- 16 Bar Nightjar
- 17 The Artillery Arms
- 18 The Two Brewers
- 19 The Gibson
- 20 Ceviche
- 21 Bone Daddies
- 22 The Sichuan
- 23 The Brewery
- 24 Lantana
- 25 Pizza Pilgrims
- 26 Noci
- 27 Whitecross Street Food Market
- 28 The Crown Tavern

- 29 The Wilmington
- 30 Luca
- 31 Ngon Ngon
- 32 St John
- 33 Fox & Anchor
- 34 Bonfire Barbican
- 35 Faros
- 36 Oriole
- 37 The Peasant
- 38 Club Gascon
- 39 The Drunken Butler
- 40 Moro
- 41 Tohbang
- 42 Jimmy and the Bee
- 43 The Quality Chop House
- 44 Caravan Exmouth Market
- 45 Gail's
- 46 The Fence
- 47 Pret A Manger
- 48 PAUL Charterhouse
- 49 Costa Coffee
- 50 Breddos Tacos
- 51 Vinoteca
- 52 Waitrose
- 53 The Eagle
- 54 Bourne and Hollingsworth
- 55 Goswell Road Coffee
- 56 Dragonfly Café
- 57 Kennedy's of Goswell Road

HOTEL

- 01 Malmaison London
- 02 The Fox & Anchor
- 03 The Rookery
- 04 The Zetter Hotel
- 05 Z Hotel Shoreditch
- 06 The Montcalm London City

GYM

- 01 Gymbox
- 02 Frame
- 03 F45 Training
- 04 PureGym
- 05 Virgin Active
- 06 MOB45
- 07 CitySport
- 08 Drakes Gym
- 09 Clerkenwellbeing Yoga
- 10 Ladies Muay Kickboxing





THE AREA IS A VIBRANT HUB FOR TECH AND MEDIA COMPANIES, CREATIVE STUDIOS, ARCHITECTURAL PRACTICES AND DESIGN STORES.

OCCUPIER

- 01 Adidas
- 02 Airbnb
- 03 HiBob
- 04 Tide
- 05 LinkedIn
- 06 Moonpig
- 07 Publicis Group
- 08 Steelcase
- 09 Snapchat
- 10 GoCardless
- 11 Zaha Hadid
- 12 Farfetch
- 13 Brainlabs
- 14 Google Start-up Campus
- 15 Open Table
- 16 Tech Hub @ Campus
- 17 IDEO
- 18 Herbal House
- 19 Capgemini
- 20 AKQA
- 21 Anomaly
- 22 DLA Piper
- 23 Brewin Dolphin
- 24 Allford Hall Monaghan Morris
- 25 Next London Management
- 26 Hawkins Brown
- 27 Alexander McQueen
- 28 Analog
- 29 Apt
- 30 Beamery

RETAIL & SHOWROOM

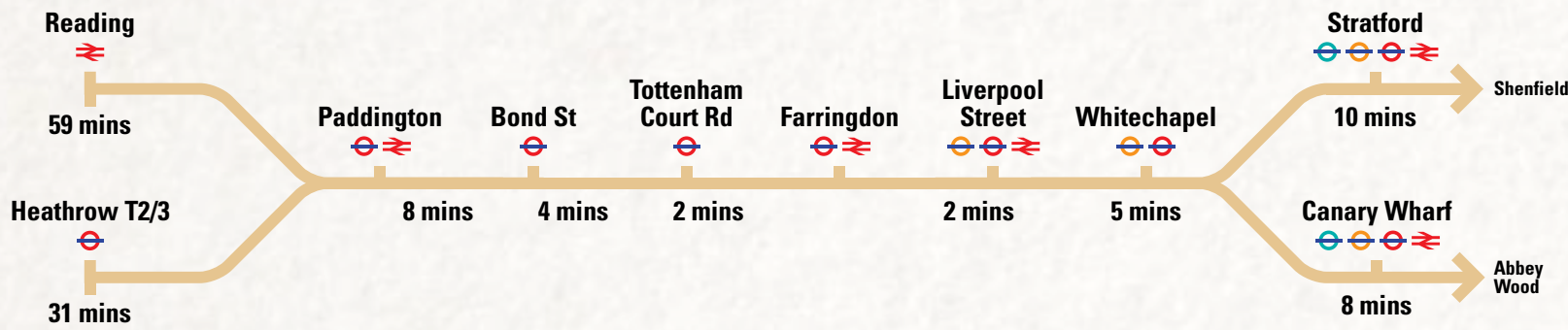
- 01 RAK Ceramics
- 02 Knoll
- 03 Arper UK
- 04 Domus
- 05 David Chipperfield Architects
- 06 Toto
- 07 Carl Hansen & Son
- 08 Duravit
- 09 Boss Design
- 10 Kohler
- 11 Solus
- 12 Frovi
- 13 Milliken
- 14 Design Hub Clerkenwell
- 15 Mobili
- 16 Andreu World
- 17 Interface

CULTURE

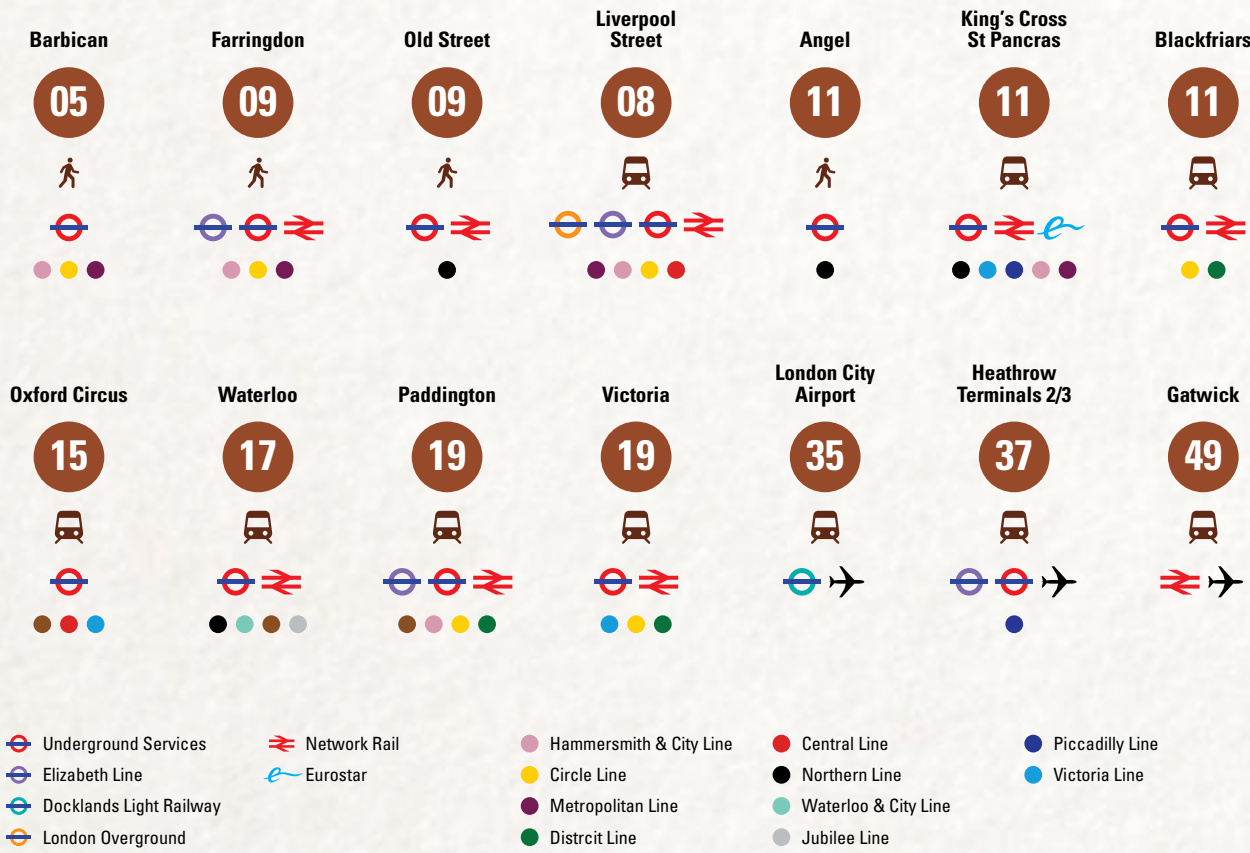
- 01 Barbican Centre
- 02 Modern Art
- 03 Museum of London
- 04 The Charter House
- 05 Sadler's Wells

PERFECTLY POSITIONED BETWEEN THE CITY, SHOREDITCH AND THE WEST END, TECHNIQUE IS CLOSE TO BARBICAN, OLD STREET AND ANGEL TUBE STATIONS AS WELL AS THE NEW AND VASTLY IMPROVED FARRINGDON STATION, ONE OF THE CAPITAL'S KEY TRANSPORT HUBS.

THE ELIZABETH LINE



TRAVEL TIMES



CREATIVE TEAM: A TRULY GROUND-BREAKING DEVELOPMENT, TECHNIQUE IS THE WORK OF A UNIQUE COLLECTION OF CREATIVE TALENT, PUSHING EACH OTHER TO THINK FURTHER AND SMARTER, TO IMAGINE BETTER.



01 GENERAL PROJECTS

General Projects is a contemporary real estate developer with a keen focus on the design and delivery of creative, inspiring and experiential buildings for an ambitious new generation. Seeking to bring a pioneering approach to the invention and reinvention of buildings, they are of the belief that to properly enrich its location, Technique must connect with culture, actively search for innovation and freely channel creativity.

02 FORMAFANTASMA

Directed by Italian founders, Simone Farresin and Andrea Trimarchi, Formafantasma is a research-driven design practice located in Amsterdam. They match experimentation with new recycled and sustainable materials with conceptual daring. Technique is the first UK commission for the studio and follows a nomination, in 2019, for the prestigious Design of the Year award at the Design Museum and a solo exhibition at London's Serpentine Gallery in March 2020.



03 BUCKLEY GRAY YEOMAN

One of London's leading architectural practices, BuckleyGrayYeoman has built a reputation for the thoughtful renewal and re-imagining of existing buildings, including James Stirling's post-modern masterpiece One Poultry as well as the Minster Building, also in the City, and the Buckley Building in Clerkenwell. Alongside Technique, it is currently plotting the development of 750,000 sq ft of office space at the Goodyard in Bishopsgate, a site conveniently overlooked by its offices in Shoreditch's Tea Building.



04 DZEK

Founded by Brent Dzekciorius, Dzek is a young company with a radical vision, working with exciting design talent to create beautiful new architectural products guided by nature. It has collaborated with Formafantasma to develop the ExCinere, the unique volcano-ash glazed tile used in the Technique Lobby installation. Dzek is eager to defy any design conventions that are not about innovation or versatility, the perfect partner for General Projects.

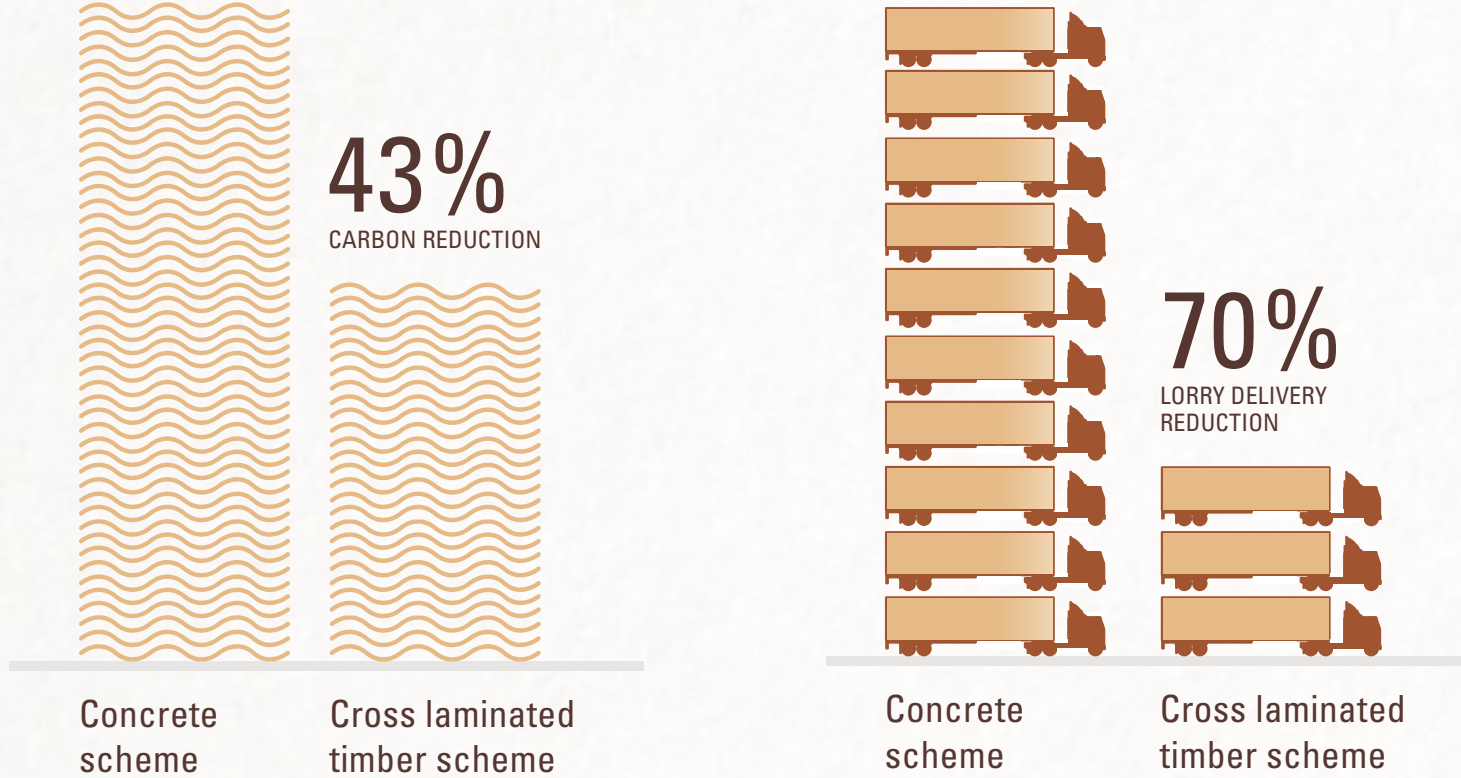
05 TONY CHAMBERS

Creative director, design consultant and editor, Tony is the Founder of multidisciplinary creative agency TC & Friends. From 2003 to 2018 Tony served as Editor-in-Chief and Creative Director of Wallpaper* magazine, for which he still contributes. He also served as Art Director of British GQ and Art Editor of The Sunday Times Magazine. General Projects joins a list of creative collaborators that includes Jean Nouvel, Philippe Starck, Louise Bourgeois, Karl Lagerfeld, Hedi Slimane, Christian Marclay, Thomas Heatherwick and Zaha Hadid.



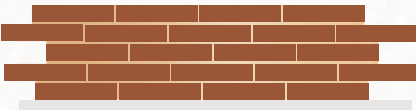
SUSTAINABILITY CREDENTIALS

Technique in numbers



CLT

Our CLT comes from sustainable forests



21

21 tonnes of recycled waste material was used to produce our new high quality handmade bricks



10,000

10,000 SQ.FT of green and blue roof systems



BREEAM Excellent



Green Performance Plan



Future proof for district heating

SPECIFICATIONS SUMMARY

- Outstanding natural daylight throughout the building
- Striking lobby design by Formafatansma
- Characterful and voluminous workspace with 3-3.3m ceilings throughout
- Office floors offer beautiful and tactile exposed sand-blasted concrete and/or white-washed timber
- New rooftop communal lounge and terrace
- The 3rd floor has been delivered to a Cat A+ specification providing fully fitted & furnished interior designed accommodation.
- Modern design suspended LED lighting throughout
- New windows throughout
- New feature WCs
- Full new MEP throughout
- CAM-C underfloor heating and cooling provided on upper levels allowing clean soffits and maximum flexibility
- Exposed VRF heating and cooling on ground and basement
- Space allocated at roof level to house future tenant UPS 3 x new passenger lifts
- Thoughtfully designed cycle parking, showers and lockers designed to accommodate 110 users at peak times
- 10,000 sq ft of blue and green roof
- BREEAM Excellent
- Wiredscore Gold
- EPC A

STRUCTURE

The retained super structure of the existing building (Basement, Ground, First and part Second Floors) is a concrete-encased steel frame construction with suspended reinforced concrete slabs. The super structure of the new construction (Part Second, Third and Fourth Floors) is a Glulam column and beam frame construction with solid CLT floor slabs.

EXTERNAL ENVELOPE

The retained existing façades comprise of solid masonry construction with an outer brick layer. The new façades comprise of a continuous steel framing system infill with an outer brick layer to the second and third floors and an aluminium curtain wall system to the upper floors. The windows and curtain walls are finished with a silver anodised aluminium frame.

OCCUPANCY STANDARDS

Design Occupancy
1:8m²

Means of escape
1:5m²

WCs
1:8m²

FLOOR LOADINGS

Office
2.5 kN m² + 1 kN m²

1F Gallery
4 kN m² + 1 kN m²

Reception
4 kN m² + 1 kN m²

ACOUSTICS

Office
NC38

1F Gallery
NR38

Reception
NR40

INTERNAL FINISHES

RECEPTION

The entrance to the main office building is via a pair of glazed swing doors. The reception is at grade, but access to the lift and the ground floor is via a set of steps from the reception; disabled access is provided via a platform lift within the reception area. The floor is a sealed concrete floor. The walls and ceiling of the reception is finished with a texture render. An additional layer of design is added in the reception with feature pieces, furniture and reception desk designed by Formafantasma and finished in glazed ceramic tiles made from volcanic ash.

WASHROOM AREAS

The scheme has a superloo arrangement with one WC block in each core. Each cubicle is finished with ceramic tiles and mirrors on the walls, painted plasterboard on the ceilings and a grey, anti-slip resin on the floors. Each cubicle is also fitted with white ceramic wall-mounted basins, white ceramic WC pans with concealed cisterns, stainless steel hand dryer and stainless/steel accessories.

STAIRCASE

The stair cores are refurbished and extended to the new floors; the existing concrete stair risers are finished with a clear sealant. The existing metal handrail and balustrade are also refurbished and extended to the new floors. The walls within the stair cores are painted plasterboard and concrete blockwork in areas; each half-landing is fitting with a wall-mounted linear LED light.

OFFICES

Walls Generally all walls facing into office spaces are plasterboard with an emulsion painted finish. Existing levels (Basement, Ground, First and part Second) have exposed concrete columns finished with a clear sealant. New levels (part Second, Third and Fourth) have exposed glulam timber columns finished with an off-white semi clear coating to meet Class 0 fire spread.

Doors Painted timber doors.

Floors Sealed concrete screed floors to Basement and Ground levels. A fully accessible metal tile floor system is provided to all other office floor areas incorporating a heating/cooling and ventilation system within the floor void.

Ceilings Existing levels have exposed concrete soffits finished with a clear sealant. New levels have exposed glulam timber columns finished with an off-white semi clear coating to meet Class 0 fire spread. Linear track light systems are installed in all floors for future fit-out flexibility.

LIFTS

Lift car interiors are fitted with anodised metal wall panels, metal soffit and a full-height rear mirror. A grey resin is installed on the lift car floors.

MECHANICAL SERVICES

PUBLIC HEALTH PLANT LOADS

A minimum total water storage allocation of 40 litres per 12 hours per person will be provided.

HEATING AND COOLING

Cat A heating and cooling, Ground floor and basement– Air conditioned by variable refrigerant flow (VRF) fan coil system.

Cat A heating and cooling, Floor 1-4 – CAM-C underfloor air conditioning – AET Flexible Space.

SMALL POWER

The small power allowance per floor is 25 W/m².

TENANT PROVISION

Capped services connection points are left within the cores to allow connection for tenants to extend and serve office tea points. The floors have been designed so that they can be split. The services include drainage and cold water supplies.y

Communications risers and electrical risers are provided in the core with access at each floor level from each tenancy.

Provision within the power distribution riser for a 20% uplift for future upgrades and spare duct space for additional IT equipment.

DESIGN CRITERIA

EXTERNAL DESIGN CONDITIONS

Summer
33.6°C dry bulb / 20.0°C wet bulb

Winter
-4.0°C wet bulb / 100% saturated

INTERNAL DESIGN CONDITIONS

Office
Summer
22°C +/- 2°C

Winter
22°C +/- 2°C

1F Gallery
Summer
22°C +/- 2°C

Winter
22°C +/- 2°C

Reception
Summer
22°C +/- 2°C

Winter
22°C +/- 2°C

WCs
Min 18°C

Staircases
Min 18°C

Ventilation
1.4 l/s per m²

LIGHTING LEVELS

Office
400 lux average

WC
200 lux average

1F Gallery
400 lux average

Staircases
150 lux average

Reception
200 lux average



TECHNIQUE

TEAM

Owner
Northern & Midland
Holdings Ltd

Developers General
Projects

Architects
Buckley Gray Yeoman

Interior Fit Out
Whitepaper

Creative Direction
TC&Friends

Design Advisors
Formafantasma

Brand Concept & Direction
Simon Turnbull

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