



Capital House

SPECIFICATION

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1. STRUCTURE

1.1 FLOOR LOADING

Design Load	kN/sq m
Office	3.5+1
Plant	7.5 and 15.0
Service Yard	10.0
Roof Terraces	3.5

2. FINISHES

2.1. EXTERNAL FINISHES

Elevations: The façade is constructed using natural Portland stone with a rubbed finish. The plinths are Finnish grey granite with a honed finish. A number of existing features from the previous building have been retained.

Windows: The external window finishes are white polyester powder coated to Level 1 and above and grey-blue anodised to the Ground floor. The units are thermally broken, double glazed aluminium and insulated. Decorative aluminium composite spandrel panels correspond to ceiling voids. Graphite grey spray-painted finish to internal surfaces of window components.

Window blinds have been installed to levels 3, 6 and 8.

2.2. INTERNAL FINISHES

2.2.1 OFFICES

Ceilings: Open void ceiling with suspended rafts and exposed services/structure between, painted grey. Rafts consist of plasterboard construction with perforated metal lay-in planks. Colour: RAL 9016. Clear floor-to-ceiling height of 2.7m

Lighting: Linear LED fittings recessed within rafts or suspended in open void zones. The average lighting level is 450 lux at desk level.

Walls and Columns: Core and external walls dry-lined and emulsion painted. Exposed painted columns.

Floors: Medium grade raised access floor system, PSA MOB PS/SPU compliant.

Doors and frames: Solid core doors with Coverstyl X51 Black Leather effect vinyl finish.

Skirting: Skirtings MDF painted white.

2.2.2 STAIRCASES

Folded steel construction, metallic 'Hammerite' paint finish to exposed metal surfaces with emulsion painted dry-lined soffits and to underside of (Maple) handrail to match door frames/ veneer. landings. Carpet to stairs (80/20 contract quality carpet and "Gradius" nosing).

Metal balustrades and Handrails: Metallic 'Hammerite' to balustrades. Nominal 60mm profiled solid timber (Maple) handrail to match door frames/ veneer.

2.2.3 TOILETS

Male, female and disabled persons toilets are located on each floor, all finished to a high standard.

Walls: Porcelain wall tiles – DFDL 04. Glass splash back with steel mesh interlayer glass, back painted black RAL 9005.

Ceilings: Open void ceiling with suspended rafts and exposed services/structure between, painted grey.

Rafts consist of plasterboard construction. Colour - RAL 9016.

Doors and frames: Applied vinyl finish to cubicles, duct panels and full height doors/side panels.

Fittings: Ironmongery brushed stainless steel. Duravit Vero wall-mounted WCs and urinals. Composite laminate cantilevered wash basins (Lusso Stone

Aura stone resin basin 600). Concealed soap and paper towel dispensers. Recessed wall mounted paper towel bin.

Floors: 600 x 600mm porcelain tile flooring – DFDL 04 (to match walls) with tiled skirting.

Hand Dryers: Provision of fused spur at high level for future hand dryers within WC's and Disabled WC.

2.2.4 ENTRANCE HALL

Main entrance through glazed servo-assisted revolving door and through side pass doors.

One disabled persons access with power.

3. MECHANICAL SERVICES

3.1 AIR CONDITIONING

The office areas are air-conditioned by means of VRF fan-coil system providing both heating and cooling to 3rd, 6th and 8th floors (4 pipe fan coil system serving 2nd floor).

A building management system (Distech Controls engineered with Tridium Niagara 4) provides automatic control and monitoring of plant and fan coils.

The Ground floor entrance hall is heated and cooled through recessed linear slots provided at the base of the glass entrance screen. The reception desk has integral fan assisted heating.

Toilets have tempered fresh air supply and extract ventilation.

Design Parameters

Outdoor Design Conditions:

Summer	29°C db 20°Cwb
Winter	-4°C saturated

Indoor Design Conditions:

Office areas summer	22°C +/- 2°C no humidity control
Office areas winter	22°C +/- 2°C no humidity control*

Occupancy: One person per 8 sq m for general office areas (2nd, 3rd, 6th and 8th floors). One person per 10 sq m for general office (all other floors).

Fresh Air Allowance: 12 litres/second

per person. Additional allowance of 200 litres/second per half floor on each of Sixth – Eighth floors.

*2nd floor only, all other floors 21°C +/- 2°C no humidity control

Heat Gains

Lighting	15W/sq m
Small Power	25W/sq m

Noise Levels: NR38 within office areas (from building services)

3.2. MECHANICAL VENTILATION

Toilets

Supply	6 air changes per hour
Extract	8 air changes per hour

Empty riser duct space is provided to accommodate future extract ductwork to serve tenant kitchenettes.

3.3. LIFTS

3.3.1. PASSENGER LIFTS

Four 16 person, passenger lifts serving Ground – Eighth floors. One of these lifts is additionally designated as a firefighting lift and has a through car serving the firefighting lobby.

3.3.2. GOODS LIFT

21 person 1600kg goods lift serving all floors. This can be accessed directly from loading bay, and exits onto the office floor.

4. ELECTRICAL SERVICES

4.1 HIGH VOLTAGE INSTALLATION

Electricity is supplied to the building at 11,000 volts via a London Electricity ring main. LEB high voltage switchgear is located in a dedicated HV intake room at Ground floor level. This switchgear supplies two landlord's packaged substations located in the building switchroom at Basement 2 level.

Metering of the supply is at high voltage.

4.2 LOW VOLTAGE INSTALLATION

Separate landlord's packaged substations are provided to serve landlord's and tenant's services.

There are two tenant electrical risers, one per half floor. Each riser cupboard contains a tenant MCB distribution board supplied via a rising busbar. These distribution boards serve lighting and fan coil units in tenant areas and have space for addition of further MCB's for tenant small power fit out.

Design Loads

Small Power (2nd, 3rd, 6th & 8th)	25W/sq m
Lighting load (2nd, 3rd, 6th & 8th)	12W/sq m
(Risers have 30% spare capacity over these figures)	

HVAC plant	65W/sq m
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4.3. LIGHTING

Office areas have a combination of recessed and suspended LED linear lighting. A minimum of 450lux at desktop height. Office area is controlled via (PIR) passive infra red detectors within the ceiling rafts with the facility to set central override times as well as a hand held controller with multi-zone function.

Toilets and circulation areas have LED linear lighting.

Emergency lighting is provided throughout via a proportion of the normal luminaries with local battery packs.

4.4. EMERGENCY GENERATOR

1 x 800 KVA and 1 x 650 KVA emergency generators in the basement. All demises are connected to the generators. The connection is through the two tenant busbars running up the building supplying all tenant distribution boards.

4.5. SMALL POWER

Socket outlets are provided in core areas for general cleaning and maintenance purposes.

5. OTHER SERVICES

5.1 LIGHTNING PROTECTION

Lightning protection is provided in accordance with BS 6651.

5.2 FIRE ALARM

An analogue addressable fire alarm system is installed providing L1 coverage. Detection loops have spare capacity to allow for installation of additional detectors in office areas if required by partitioning layouts.

Electronic sounders are integrated into smoke detector bases to avoid the need for separate devices.

The main control and indication panel is located in the ground floor security office adjoining the service yard.

5.3 TELECOMMUNICATIONS

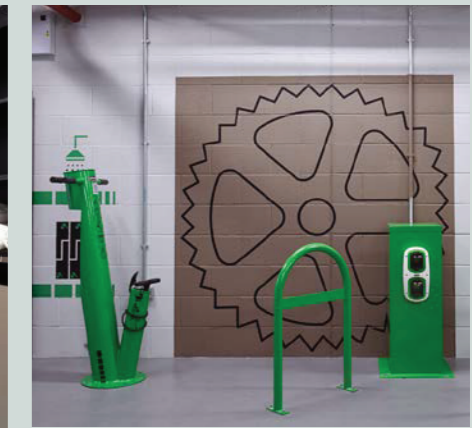
A communication intake room is provided at Basement 1. This is served by two sets of incoming ducts from different elevations of the building. Cable trays are provided from the intake room to two tenant communications risers, one serving each half floor. Cable trays are also provided throughout the full height of the communications risers.

The building is Wired Certified 'Platinum' and current ISPs include: BT Openreach, Colt, Vodafone and Zayo.

5.4 SECURITY

A CCTV system with five cameras is provided to monitor Ground floor access points. This is monitored from the Ground floor security room with a repeat monitor at the main reception desk. In addition, all Ground floor doors have alarm contacts.

A proximity card access and intercom system is provided to the main entrance and service yard entrance. Wireways are installed to enable future provision of card access to doors into tenant areas. All lifts have proximity card readers with the facility to control access to tenant areas.



Well, Well, Well

OUR CULTURE OF FEELING GOOD

WELLBEING IS NOW AN INTRINSIC CORE OF OUR WORKING EXPERIENCE, FROM THE INDIVIDUAL TO THE ENVIRONMENT. HEALTH AND SUSTAINABILITY IS SUPPORTED AT CAPITAL HOUSE THROUGH AN ENVIRONMENT DESIGNED FOR OPTIMISING WORK-FLOW AND PRODUCTIVITY.

ENHANCED END OF TRIP FACILITIES



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BIKE RACKS



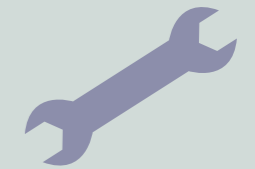
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FOLDING BIKE LOCKERS



7

ELECTRIC CHARGING BIKE POINTS



BIKE MAINTENANCE AREA



10

SHOWERS



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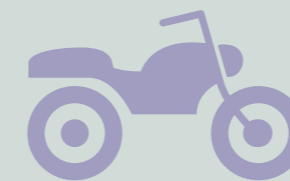
LOCKERS



VENTILATED DRYING LOCKERS



ELECTRIC VEHICLE CHARGING POINT



4

MOTOR CYCLE SPACES



OUR HOUSE IS SMART



WiredScore
PLATINUM

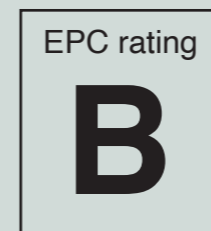
WORKING FOR US ALL

Barings strive to create a more sustainable future. Barings is a signatory to the Principles for Responsible Investment, a member of the United Nations Global Compact and Climate Action 100+, and public supporters of the Task Force on Climate-related Financial Disclosures. We work to advance the missions of these industry partnerships.



Sustainability

Targeting:



The refurbishment works undertaken by Barings speak to the company's pledge to sustainability. New air-cooling systems on levels 3, 6 and 8 have been changed from gas to electric and sourced from Green Energy supplies as part of Barings commitment to decarbonizing the building.

