

UNION HOUSE

SPECIFICATION

INTRODUCTION

Union House, 182-194 Union Street is a commercial office building located in Southwark, London. Following completion of the refurbishment and reconfiguration works the property will provide eight floors of office accommodation arranged over Lower Ground - Fifth Floor and Fifth Floor mezzanine level.

The office accommodation from Lower Ground to Fifth Floor levels is served via passenger lifts accessed via the main reception. Two primary staircases are located to the West and East ends of the property with a private staircase from reception to the Lower Ground floor space and rear bike/store area.

The property is served by two security protected passenger lifts, with one lift servicing Lower Ground - Second Floor levels and one lift servicing Third - Fifth Floor levels only.

Generally, each office floor is provided with WC accommodation, with accessible W.C.'s provided at each floor level (Except for Fifth Floor mezzanine level). Common showers are located at Lower Ground Floor level.

The mechanical and electrical services to the Lower Ground and Third Floor office spaces have been wholesale replaced, with new installations present to the Fourth - Fifth Floor mezzanine level roof extension.

BUILDING FABRIC - EXTERNAL AND COMMON AREAS

The external entrance canopy will be refurbished, with new external signage and lighting to be installed.

The existing reception area will be substantially refurbished including new lighting, brick feature walls, redecorations, new floor finish and reception desk.

New cycle storage and shower accommodation to the Lower Ground Floor will be provided.

Newly refurbished Ground Floor common toilet facilities.

BUILDING FABRIC - OFFICE AREAS

Fully refurbished self-contained WC facilities with new sanitary ware and high quality finishes.

Each office floor will be provided with new exposed VRF heating and cooling laid out on a zoned basis to facilitate Tenant's fit out works.

Mechanical ventilation will be provided to each office floor to provide 1/10m² occupancy level.

New suspended linear LED lighting, operated via PIR's.

Refurbished original timber sash windows to Third Floor level, with new secondary glazing.

New glazed curtain walling to Fourth, Fifth & Fifth Mezzanine Floor mezzanine level to Front & Rear Elevation.

New raised access floor to Lower Ground Floor, timber flooring to Third & Fourth Floor levels and power floated concrete to Fifth and Fifth mezzanine level.

Accessible balcony to Fourth Floor level Front Elevation with glazed balustrading.

New feature staircase introduced providing a direct link between Fifth and Fifth Floor mezzanine levels.

New decked terraced accessible via Fifth Floor mezzanine level.

Secure external bicycle storage for 24 cyclists.

Sub metered electricity supplies.

Ceiling height information (based on FFL to underside of soffit)

Third Floor	3.1m
Fourth Floor	2.75m
Fifth Floor	2.7m
Mezzanine Floor	2.6m

MECHANICAL SERVICES

Design Parameters

EXTERNAL CONDITIONS

Winter	-5°C db, 100% Saturated
Summer	29°C db, 20°C wb

INTERNAL CONDITION

Office areas	22°C ± 2°C (Winter) 24°C ± 2°C (Summer)
Toilets	20°C Heating Only
Circulation	20°C Heating Only
Reception	22°C ± 2°C
Fresh Air person	12 litres/second/

Occupancy rate: 1 person per 10 Sq M

Office Accommodation

Variable refrigerant flow (VRF) air conditioning systems provide heating and cooling to each floor via exposed ceiling mounted fan coil units.

Mechanical ventilation is provided by ceiling mounted heat recovery ventilation units and fresh air is distributed throughout the floor by exposed ceiling mounted ductwork.

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Reception

Air conditioning within the reception is provided by a VRF unit to the underside of the first floor slab. Treated air is distributed through multiple diffusers.

WCs and Showers

Ceiling mounted extract fans, controlled by PIR sensors, serve the WCs and showers.

ELECTRICAL SERVICES

Design Parameters

LIGHTING

All areas	10W/m ²
Office accommodation	400 lux (average)
Circulation areas	200 lux (average)
Reception	300 lux

Small Power

All areas	25W/m ²
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Assumed servicing strategy:

Due to the industrial feel of the building, it is assumed that any incoming tenant will use a combination of the existing column arrangement, cable trays and perimeter trunking for small power and comms, as per the existing tenanted floors.

Office Accommodation

Dimmable LED profiles suspended from the ceiling provide the primary source of artificial illumination.

Small power is provided to the ceiling fan coil units and 13A cleaners' sockets only. A split metered lighting and power distribution board is provided in the electrical riser at each floor level.

Reception

Light fixtures within the reception are a combination of recessed LED and feature pendant lighting.

The rear wall will be formed from reclaimed brickwork fronted by a bespoke polished concrete reception desk created using the idiosyncratic versatility and inherent characteristics of the material. The monolithic desk creates an exclusive and distinct aesthetic utilising the organic

qualities of concrete to provide a striking and sophisticated form, tone and texture.

WCs and Showers

Showers are provided at Lower Ground Floor level served via a megaflo unit with immersion heated elements.

Hot water to the WCs is supplied from instantaneous electrically powered water heaters. At Lower Ground Floor level the heater is located within the cleaners' cupboard.

A wall mounted electric panel heater is located in each of the showers and WCs.

Hand driers are fitted in the WCs.

Small power is available in the vicinity of the WCs via flush mounted 13A wall sockets.

Emergency Lighting

A combination of emergency lighting conversion packs fitted to the conventional lighting and dedicated non maintained emergency light fixtures is installed throughout the property.

Fire Alarm

A fire alarm system serves the building, comprising a control panel in the reception, automatic sensors, manual call points, audible and visual alarms and relays interfacing with the passenger lift and air conditioning systems.

Passenger Lifts

Two hydraulic passenger lifts are present within the building, with one lift serving Lower Ground - Second Floor levels and one lift servicing Third - Fifth Floor. The 5th floor mezzanine level is not served by the lift.

Security

The reception to the building is staffed during normal office hours. All other external doors are protected via access control. Access control is also installed to the two passenger lifts.

An emergency assistance alarm is fitted to the disabled WCs and refuge points at each office level are served by a fully monitored, battery backed-up communications system.

WELFARE SERVICES

Tea Point

Capped off waste connections and mains water services are provided within the office accommodation enabling the straightforward installation of tenant tea point facilities.