

# SPECIFICATION

## EXISTING BASE BUILD GENERAL SPECIFICATION

### GENERAL DESCRIPTION

Exchange Tower is located within the Isle of Dogs, the central office district within London's Docklands. The estate is directly to the south of Canary Wharf. Located directly adjacent to South Quay and Cross Harbour DLR stations.

It comprises sixteen floors of high specification office space above a ground floor containing the main reception area, offices, and internal 3 storey atrium. Together with six levels of underground car parking providing 565 spaces. The total net internal area of the building is approximately 44,867 m<sup>2</sup> (482,950 ft<sup>2</sup>).

The property is constructed around a reinforced concrete frame with a distinctive reflective blue curtain walling system and full height sealed double-glazed units. It boasts an impressive shared glazed atrium at ground floor level which is of steel frame construction and clad with clear glass. The building is served by two main entrances, both providing direct access to the reception area and atrium.

The floor plates have excellent natural light and have been designed to provide flexibility for both large and smaller lettings as illustrated by the current tenancy schedule. Exchange Tower has the flexibility to be subdivided into two separate and self-contained office buildings. The leasehold interests in 1 & 2 Harbour Exchange were held under separate ownership prior to consolidating the properties in 1999.

### STRUCTURAL

- In situ reinforced concrete post-tensioned suspended flat slabs supported on perimeter and internal columns and core walls.
- Columns on 7.50 m x 9.00 m grid generally.

### EXTERNAL ENVELOPE

- High performance, deep silver reflective glazed, thermally broken curtain walling with floor to ceiling full height toughened glazing to office areas. Glazed spandrel panels between floor zones. All mullions are 60 mm wide.
- Glazing provides a "U" value of 1.8 w/sq m<sup>°C</sup> with a shading coefficient of 25% and a solar energy transmittance of 20%.
- Acoustic glazing is provided to elevations adjacent to the Docklands Light Railway.

### FLOOR LOADINGS

- Superimposed office loading 4 KN/m<sup>2</sup>
- Allowance for partitioning 1 KN/m<sup>2</sup>

### MODULATION

- The building has been designed on a 1.5 m x 1.5 m grid.

## OFFICE FLOORS

### RAISED FLOOR

- A fully accessible Kingspan medium grade Metal 150 mm void raised floor system.

### SUSPENDED CEILING

- Fully accessible perforated SAS system 330 linear grid suspended ceiling to give flexible office subdivision.
- Integrated light fittings air diffusers and sprinkler outlets.
- PIR and Daylight controlled low energy; Energy Technology List compliant light fittings.
- A light fittings and VAV diffusers are white powder coated to match the ceiling grid system.

### DECORATIONS

- Low VOC paint decorations to all wall surfaces.
- Low VOC redecorations to timber surfaces.

### TOILETS

- Each central core area has male, female and disabled WCs accessed from the lift lobby.
- Corian Trough sinks and splash backs with low flow WRAS approved taps.
- Tiled floor and walls to half height, walls painted top to top half.
- New laminated cubicles and doors in mono tone colour scheme.
- New full width mirrors with new lighting scheme.

### LIFT LOBBIES

- Tiled floor to match reception.
- Stainless steel skirting.
- Back painted glass wall panels with integrated controls and signage.
- Frameless glass entrance doors with 2 additional entrances (3 entrances to refurbished floors).
- Plasterboard raft ceiling feature with new integrated lighting.

### LIFTS

- 12 No. 24 person (1,800 kg) lifts, these are soon to be refurbished. Colour backed glass with mirrors, DDA compliant controls, new running gear, flooring, ceiling and lighting.
- 2 No. Scenic Lifts with security entry card system.
- 4 No. 13 Person (1,000 kg) hydraulic shuttle lifts from the reception area serving the car parks.
- 2 goods Lifts (Refurbished).
- 4 Fire fighting lifts.



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## CRITICAL DIMENSIONS

### FLOOR TO FLOOR HEIGHT

- Ground floor 4.025m generally.
- Upper floor 3.600m generally.

### RAISED FLOOR ZONE

- Standard floors are 150 mm with 100 mm clear void.
- Special facilities floors are 225 mm with 175 mm clear void.

### FLOOR TO CEILING HEIGHT

- Standard floors are 2650mm including carpet.
- Special facilities floors are 2.940m including carpet.

### CEILING ZONE

- Standard 550 mm from underside of ceiling to underside of slab.
- Special facilities 610 mm from underside of ceiling to underside of slab.

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## SERVICES

### AIR CONDITIONING

- Variable Air Volume (VAV) air conditioning throughout with the exception of the ground floor and level 1 (west wing). Which are provided with four pipe fan coil units solution.
- Generally each floor is provided with two set of on floor central VAV plant.
- Primary fresh and exhaust air is provided by central plant. The equipment provides fresh air that is cooled and dehumidified in summer, tempered in winter.
- Fresh air is to be supplied to 12 l/s for 1/10 sq m person ratio.

### HEATING

- Low level intermittent perimeter radiators are fitted to counter down draught.

### POWER/LIGHTING

Office power heat gains relative to air conditioning performance are:

- Lighting 12W/m<sup>2</sup> throughout
- Power 20W/m<sup>2</sup> throughout

### FIRE PROTECTION

- The buildings are protected by an automatic sprinkler system designed in accordance with the 29th Edition of the Rules of the Fire Officers Committee, and the provisions of the Building (Inner London) Regulations 1985, to Ordinary Hazard Group One.
- Means of escape has been designed on the basis of one person per 7m<sup>2</sup> of net lettable area.
- A fully integrated phased evacuation fire alarm system is provided with manual call points and automatic detection for all areas.
- An automatic air pressurisation system ensures that fire escape stairs and lifts are maintained smoke free.
- The building is divided into separate fire zones. Activation of an alarm contact within a zone will cause the fire alarm sounders on that floor and the floor above to operate and other areas to go into alert mode.