

SPECIFICATION

OCCUPANCY

- Office floors 1 person per 8m²
- Means of escape 1 person per 6m²
- Internal Climate 1 person per 8m²
- Sanitary provision 1 person per 10m²
(Based upon 60% male / 60% female)
- Lifts - BCO 2014 High Density - 1 person per 8m²
(less 20% absenteeism)

PLANNING MODULE

- 1.5m floor plate supporting a single tenancy per floor

RAISED FLOOR ZONE

- 150mm

FLOOR LOADINGS

Office areas = 2.5-3 kN/m²
Circulation areas = 4 kN/m²
Terraces / balconies = 2.5 - 4 kN/m²
Plant rooms = 2.5 kN/m²

1kN/m² additional load allowance for partitions added the offices live load areas.

CEILING HEIGHTS

Offices
To exposed soffit 3.225m
To underside of lighting/services zone 2.75m
Reception to underside of soffit (Ground Floor) 4.275m
Reception to underside of soffit (Courtyard Entrance) 3.15m

MECHANICAL SERVICES

- Internal Design Temperature
 - Summer 24°C (+/- 2°C)
 - Winter 22°C (+/- 2°C)
- Exposed 4-Pipe Fan Coil Units
- HVAC Density - 1 person per 8m²
- 10 W/m² chilled water upgrade allowance
(Provided at chilled water connections to each floor)
- Single tenancy per floor

ELECTRICAL SERVICES

- Small Power 15 W/m² (additional capacity 10 W/m²)
- 300 - 500 lux average; on working plane
- Lighting Power 8 W/m²
- Lighting Controls Daylight responsive energy saving controls including passive infrared (PIR) sensors

LIFTS

- 4 no. 1275 kg/ 17 person passenger lifts
- 2000 kg/ 26 person dual entry goods lift

SHOWER FACILITIES

140 lockers and 14 showers will be provided consisting of 6 male changing rooms and 6 female changing rooms alongside two separate unisex accessible showers, WCs and change areas. These facilities will be provided within the basement and a clean towel service will also be provided.

SUSTAINABILITY

Sustainability has been central to the development of The Ray. This is sustainability in the widest sense of the word, environmentally, socially and economically. From its inception The Ray has looked to follow these principles and is targeting a BREEAM 2014 rating of 'Outstanding' (assuming an appropriate standard of tenant fit-out).

GARDEN TERRACES & TREES

Key to the design of The Ray has been a series of south facing planted terraces, which are provided at every occupied office level. These complement the discrete public space in Crawford Passage and offer an informal area in contrast to the more formal tree lined arcade along Farringdon Road. The seventh floor enjoys the benefits of a roof terrace with spectacular views across Clerkenwell and the City.

ENVIRONMENTAL DESIGN FEATURES

Passive design principles to minimise energy consumption provide high quality space and reduce reliance on systems both now and in the future.

CYCLES & PARKING

- 130 secure bicycle parking spaces
- 6 accessible parking spaces, motorcycle and scooter spaces are provided in the nearby areas of public realm.

BUILDING SYSTEMS

The building benefits from a Micro CHP Engine operating in conjunction with Ultra High Efficiency Boilers. Low specific fan powers through the central air handling plant inclusive of efficient heat recovery and variable speed pumping to reduce energy demand. High efficiency lighting (LEDs) - incorporating intelligent control.

Optimised façade solution, sympathetic to orientation and designed to maximise daylight provision whilst minimising direct solar gains. External planting and terraces promote biodiversity and well-being. Water saving fittings specified alongside floor by floor shut-off valves to limit water usage out of hours. The Ray is targeting WiredScore's Wired Certified Platinum rating.