

# SPECIFICATION

## OCCUPANCY

- Office floors 1 person per 8 sqm
- Means of escape 1 person per 6 sqm
- Internal Climate 1 person per 8 sqm
- Sanitary provision 1 person per 10 sqm (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 (Garden Entrance) 3.15m

## MECHANICAL SERVICES

- Internal Design Temperature
  - Summer 24oC (+/- 2oC)
  - Winter 22oC (+/- 2oC)
- 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

## GOODS LIFT

- 2000 kg/ 26 person dedicated goods lift
- Dual Entry

## SHOWER FACILITIES

Lockers and showers to meet BCO standards are included in the basement. Secure ventilated lockers are also provided within the basement. A clean towel service is to be provided.

## SUSTAINABILITY

Sustainability has been central to the development of the Ray Farringdon. This is sustainability in the widest sense of the word, environmentally, socially and economically. From its inception the Ray Farringdon 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.

## PARKING

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.