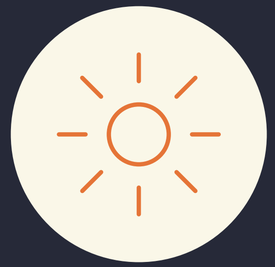
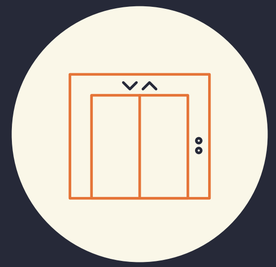
Summary specification

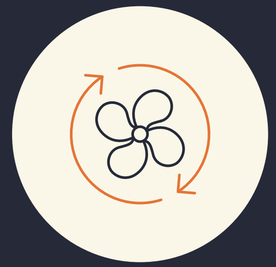
OCCUPATIONAL DENSITY
OF 1:8 PER SQ/M



ISLAND SITE MAXIMISES
NATURAL LIGHT



1 X 13 PASSENGER LIFT
2 X 10 PASSENGER LIFTS



EXPOSED 3 PIPE
REFRIGERANT BASED
VARIABLE FLOW SYSTEM

RAISED FLOORS
WITH FLOOR VOID
OF 150MM

SEVENTH FLOOR COMMUNAL
TERRACE AND FIFTH FLOOR
PRIVATE TERRACE

LED LIGHTING

CYCLE PARKING

ELECTRIC
CHARGING STATIONS

SERVERY IN CENTRAL ATRIUM
ON LOWER GROUND FLOOR

Fitz like a glove

Detailed specification

Occupation Density

– 1:8 per sq/m

The office levels have the following maximum occupancies based on the BCO recommendations for 1:8m²:

– Ground floor = 141
– First floor = 160
– Second floor = 159
– Third floor = 158
– Fourth floor = 157
– Fifth floor = 124
– Sixth floor = 95

Fresh air

– 10m² / person at 12l/s/person. There is also a 10% extra central plant capacity (2 AHUs serving all floors)

Cooling load

– 8m² / person

Fire escape

– 6m² / person

WC

– 8m² / person

Sustainability

Certification

– BREEAM Refurbishment and Fit-out (RFO) — Outstanding certification achieved at design stage
– WELL v2 Core Gold (New Target)
– NABERS Design Reviewed Target Rating of 4*

Water Usage

– Greywater harvesting and use in shower and changing facilities
– Low flow fittings, WCs (3.75) & basins (3.75) to reduce water consumption across the building. Reduced water consumption by 59.45% compared to BREEAM baseline. Figures to be confirmed at PC.

Fitting	Criteria
WC	4/2.6 dual flush*
Urinals	Waterless
Water basins	Fitted with aerators limited to 2 litres per minute
Showers	Limited to 9 litres per minute
Kitchenette taps	Limited to 5 litres per minute

*4/2.6 dual flush will require agreement with building control

Embodied Carbon

– Retain 95% of the existing structure (by area)
– The overall embodied carbon assessment at stage 4 is 318 kgCO2e/m² GIA (LETI A [A1-A5]). Current assessment betters the “LETI 2020” and “GLA Aspirational” targets for embodied carbon A1-A5.

Detailed specification

Sustainability (cont.)

Energy

- All Electric
- Potential for net zero carbon in the future through improved energy use (NABERS). Energy consumption minimised through a range of active measures, via the Design for Performance process, including enhanced commissioning, energy monitoring and fine tuning in early operation and the provision of effective training and guidance for all users.

Operational Carbon

- 47% carbon saving using SAP10 numbers for current refurbished building at design and planning stages based on Building Regulations Part L modelling methodology
- 37% carbon saving using SAP10 numbers for new build extension at design and planning stages (based on Building Regulations Part L modelling methodology)
- Improvements over the 35% saving required by the GLA. Space provisions for connection to potential existing energy networks
- reduced carbon emissions as grid decarbonises and built in systems design flexibility to reduce carbon intensive refurbishment work

Smart Building Enablement

- Smart enabling access control: enabling smartphone as a pass
- Smart sensors on openable windows / vents on Levels 1—6, linked to space conditioning controls
- MEP equipment/gateways compliant with Security protocol minimum standards for cyber security
- Use of standardised asset naming and labelling scheme across services: Building Device Naming Standard (BDNS)
- Use of standardised BMS control point naming scheme; Digital Building Ontology (DBO)
- Use of standardised physical labelling scheme via printed QR Codes
- Lower Ground landlord shared communal room provided with wall mounted keypad to control lighting, room temperature and ventilation
- Lifts smart building enablement

Design Specification

Floor-To-Ceiling Heights

2.54 — 2.61m typical FTC heights

Lifts

x 3 new lift cars serving office floors

- lift 1—2 = 10 person
- lift 3 = 13 person

Cycle Spaces

- 143 cycle spaces within the cycle store
- 8 non-standard spaces
- drying room provided within cycle store

Changing Rooms

Separate male and female changing rooms with showers, lockers, and WCs

- 6 showers in each M and F changing room
- 1 gender neutral shower
- 1 disabled shower
- 142 lockers

Air Conditioning

- 3 pipe refrigerant based variable flow system

Roof Terraces

- New external roof terrace at Level 05 and Level 07
- Level 7 to be communal with bar
- Level 5 for tenant demise
- Planting and a variety of seating types to be provided
- Biodiverse green

Finishes


Timber flooring


Veneer


Leather Upholstery

Highly certified — Sustainability at 15 Fitzroy

Designed and refurbished with sustainability in mind, 15 Fitzroy has achieved a “BREEAM Refurbishment and Fit-out (RFO) — Outstanding” certification at design stage, while also receiving a “WELL v2 Core Gold” certification.

Helping to reduce water consumption

Low flow fittings, WCs & basins reduce water consumption across the building help to reduced water consumption by 59.45% compared to BREEAM baseline — alongside greywater harvesting and use in shower and changing facilities.

Embodied Carbon

The overall embodied carbon assessment at stage 4 is 318 kgCO2e/m² GIA (LETI A [A1-A5]). The current assessment betters the “LETI 2020” and “GLA Aspirational” targets for embodied carbon A1-A5.

Energy

All Electric and future-proof for when the grid further decarbonises, with potential for net zero carbon in the future through improved energy use (NABERS).

15 FITZROY IN NUMBERS

40%↓

THROUGH REFURBISHMENT THE SCHEME IS TARGETING A 40% EMBODIED CARBON REDUCTION, WHEN COMPARED TO NEW BUILD

95%

OF THE EXISTING STRUCTURE (BY AREA) IS RETAINED THROUGH REFURBISHMENT

47%↓

CARBON SAVING USING SAP10 NUMBERS FOR CURRENT REFURBISHED BUILDING AT DESIGN AND PLANNING STAGES

Based on Building Regulations Part L modelling methodology

APPROXIMATELY

60%↓

REDUCTION IN WATER CONSUMPTION COMPARED TO BREEAM BASELINE

Figures reflect the design stage, not the implemented scheme. These will be confirmed at PC