



RIVERSIDE  
HOUSE

# SPECIFICATION

BANKSIDE SE1

## SPECIFICATION

### KEY DIMENSIONS

Planning grid

- Varies

Structural grid

- Varies

Typical Slab to Slab height

- Level 5 - 11: 3300mm

Finished floor to underside of slab

- Levels 5 to 9: 2700mm (typical)
- Levels 10 to 11: 2900 mm (typical)
- 2300 to 2400mm to underside of bulkhead (typical)

Raised Floor Zone

- Level 5 - 11: 150mm (typical floor inc. finishes)

### OCCUPANCY LEVELS & REQUIREMENTS

Means of Escape

- 1 person per 6 sq m (NIA)

WCs

- Male/female split of 60%:60% with 20% excess provision
- 2 accessible WCs provided on each office floor

Fresh air (net office area)

- Current MEP design criteria is based on BCO guidance of 12l/s per person, based on occupant density of 1 per 10m<sup>2</sup>

Cycle Spaces

- 136 Cycle Spaces

Showers

- 16 showers (+1 accessible)

Lockers

- 136 lockers

### STANDARDS AND REGULATIONS

Building Regulations

- All proposed interventions will be designed to the current Building Regulations and other appropriate statutory controls

DDA

- The Building offers level access to the main entrances (G and LG levels) and all occupied floors and has been designed to conform to Part M of the Building Regulations

BCO 2014

- The building will generally be designed to meet BCO 2014 Specification guides where possible

British Standards / EN

- All new relevant building components to meet or exceed relevant British Standards and European Norms

### SUSTAINABILITY

BREEAM Target

- BREEAM Very Good 2014 (RFO) targeted

Energy Performance Certificate (EPC)

- B (Targeted)

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### STRUCTURE

#### Loading Criteria

- Office Areas:
  - Maximum live load allowance 2.5kN/m<sup>2</sup>
  - plus 1.2kN/m<sup>2</sup> for partition loading
  - Soft spots between floors
- Market Hall, Accessible Roof and Terraces:
  - Maximum live load allowance 3.7kN/m<sup>2</sup>
- Plant Areas:
  - Maximum live load allowance 7.5kN/m<sup>2</sup> typically

#### Super Structure

- The current building is formed previously underwent extensive remodelling in 2001. This work effectively combined Riverside House and Bear Wharf to form a single integrated building for office use. The existing Riverside House structure was built in the 1960's and consists of hollow clay pot floor construction. This floor is supported off RC beams which in turn are supported off RC Columns. The Bear Wharf section of the building is formed with composite concrete metal deck floor supported off steel ASB sections which are supported off steelwork columns.

### EXTERNAL ENVELOPE

#### Exterior Façades

- New façade to BS EN standards and CWCT Standards where applicable

#### New Cladding

- Plaza to level 3: A combination of double glazed units, aluminium rainscreen cladding, metal framed double glazed unitised system, including glazed door

### VERTICAL TRANSPORT

#### Passenger Lifts

- 4 x 17 person lift traveling @ 2.5m/s passenger lifts (serving LG, River Level to L11)
- 1 x 21 person lift traveling @ 2.5m/s passenger lifts (serving LG, River Level to L11)

#### Fire Fighting Lifts

- 2 x fire fighting lifts

#### Goods Lift

- 1 x 24 person goods lift

## SPECIFICATION

### MECHANICAL & ELECTRICAL SERVICES

#### Air Conditioned Space

- Winter 20°C±2°C
- Summer 24°C±2°C

#### Fresh Air Quantities

- Office Areas: Current MEP design criteria is based BCO guidance of 12l/s per person, based on occupant density of 1per/10m<sup>2</sup>

#### Exhaust Air Quantities

- 10 air changes per hour within WCs
- 15 l/s per shower within basement shower areas

#### Internal Cooling Loads

- People: 1 person per 10m<sup>2</sup>
- Lighting: 12W/m<sup>2</sup>
- Office Equipment: BCO Minimum small power allowances (25 W/m<sup>2</sup>) as standard

#### Electrical Services

- Electrical Demand
  - Small Power: 25W/m<sup>2</sup>
  - Lighting: 10W/m<sup>2</sup>
  - Misc (Comms Power): 13W/m<sup>2</sup>
- Lighting Levels: To BSEN 12464
  - CAT A Office: 400 lux at workplane
  - Toilets/Changing rooms/showers: 150 lux at floor level
  - Circulation Space: 150 lux at floor level

#### Acoustic Criteria: Internal Building Service

##### Noise Limits

- Open Plan Office: 45-50dB (speculative offices)
- Entrance Lobbies and Atrium: 45-55dB
- Toilets: NR45

### GENERAL BUILDING SERVICES SYSTEMS

#### Fire Alarm

- Category L2 to BS 5839-1

#### Public Address System

- Within lift lobby areas

#### Fire Services

- Existing automatic sprinkler system throughout the building (LPC Compliant)
- 2 x dry risers, located in stair core 1 and stair core 2

#### Tenant Plant

- Plant zone for future tenant plant provided at roof level

#### Telecommunications

- One landlord IT intake rooms at basement, and diverse containment routes to tenant floors via telco risers

#### Security

- CCTV and access control within landlord areas
- Security provision to tenant areas, by tenant

#### Power-Life Safety

- Secondary power supply from separate UKPN on site substation to supply designated life safety systems



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