

SPECIFICATION

OVERVIEW

The works to Script will comprise the comprehensive refurbishment of an existing office building in the London Borough of Islington. The accommodation consists of eight levels; lower ground, ground and six upper floors.

The redevelopment will provide Grade A office space throughout and a studio at ground and lower ground with a dedicated entrance from Featherstone Street. A lightwell to the rear of the lower ground floor plate will flood the space with natural light.

OCCUPANCY STANDARDS

The building refurbishment has been designed to the following design criteria:

Fire escape: 1 person / 6 sq m

Indoor climate: 1 person / 8 sq m

Lifts: 1 person / 8 sq m

WC accommodation: 1 person / 10 sq m

SANITARY ACCOMMODATION

Provision of unisex superloos on each floor will include:

Lower ground floor – five unisex superloos and one accessible WC and shower

Ground floor – four unisex superloos and one accessible WC for visitors

First, second, third, fourth and fifth floors – five unisex superloos and one accessible WC

Sixth floor – four unisex superloos and one accessible WC

Eight unisex showers will also be provided at lower ground with direct access from the ground floor cycle store to locker room area.

CYCLE PROVISION

The design integrates various types of cycle parking, 80 covered spaces at lower ground floor consisting of:

Josta 2-tier cycle racks comprising 68 spaces

- 8 Brompton bike lockers

- 4 accessible parking spaces

Access will be provided at the rear of the building with access directly to the fully enclosed unisex shower rooms on the lower ground floor. These facilities are connected to the floors via lift number three and stair core number one.

FAÇADE

The building will include bespoke glazed bricks, windows and doors with dark charcoal mullions, polyester powder-coated metal pressings and panels, and high-quality charcoal render. At the fifth and sixth storeys, large format glazing will connect the office demise directly to their own dedicated terraces.

MAIN ENTRANCE / RECEPTION

The primary office entrance will be accessed from the southerly elevation, creating a prominent address directly onto Featherstone Street. The entrance consists of a power-assisted automated set of steel double doors, accessed via a key fob.

Internally the lobby walls will be lined with bespoke white oak and black steel panels, complimented with exposed concrete.

The floor of the reception lobby will be concrete finish, there will be a level variation between the entrance and the lift, which will be bridged by a set of monolithic concrete steps, with rose gold balustrades and nosings inset within the treads.

Accessibility will be provided by a Sesame lift hidden with the stairs. Custom black light fittings will further enhance the space.

LIFTS

There will be two ten-person passenger lifts as well as one eight-person passenger lift serving all floors. The lifts are to be finished in black stainless steel and concrete with black metal skirtings and a black back painted glass lift control panel.

TERRACES

The fifth and sixth floors will have large terraces to south façade for the full length of the elevation via large sliding doors. The decks are to be finished in high quality concrete pavers.

OFFICE FLOORS

Office floors include accessible flooring, exposed concrete structure, white painted walls and ceilings, exposed services with bespoke mesh MEP encasements and linear suspended light fittings.

DOORS

All internal doorsets will be painted joinery items with black associated ironmongery.

WCS

The superloos and accessible lavatories will feature high quality green ceramic tiles to the walls, a refined solid surface basin, matt black taps, soap dispensers and flush buttons with black stainless-steel accessories. The vanity units will be white oak and the floor will have an expressed raw concrete finish.

The showers will feature full height tiles, black fittings and white oak joinery.