

SPECIFICATION

OVERVIEW

- 77 Coleman presents an exemplary office building for London.
- The development comprises a comprehensive refurbishment with new facades facing Moorgate and Coleman Street and two new floors of office space.
- A new office entrance on Coleman Street provides a generous and impressive entrance to the building.
- Visitors and tenants are welcomed by a 4m high reception and communal space for tenants.
- Coleman Street is connected to Moorgate via a new pedestrian walkway through the urban block which is flanked by retail space with excellent street presence.
- The office floors above have generous floor to ceiling heights and excellent views of the city. The office floors will be to a Category A condition.
- Targeting WiredScore Platinum.



MOORGATE RETAIL EXTERIOR

OCCUPATIONAL FLOORS

General office:
1 person per 8 sq m.

Means of Escape:
1 person per 6 sq m.

Ventilation:
1 person per 10 sq m on the basis of 10 l/s/per person (+20% for future).

WC provision:
1 person per 8 sq m.

Lifts:
1 person per 10 sq m.

F-C HEIGHTS

The finished floor to ceiling heights, from the top of the raised floor tiles to the underside of the plasterboard ceiling are:

F7	2.6 m
F6	2.6 m
F5	2.75 m
F1-4	3.2 m
Ground reception & breakout area	4.1 m

RAISED FLOORS

A fully accessible raised floor system is provided across all office areas, comprising 600 x 600mm metal floor tiles mounted on pedestals fixed to the floor slab.

Ventilation floor grilles are included to provide heating and cooling to office floors.

Typical floors zones (to top of floor tile) are 300mm.



AIR-CONDITIONING

The office accommodation is to be comfort cooled and heated using an underfloor ventilation system.

The system is provided via roof mounted heat pump units which connect to four on floor down flow air-conditioning units.

The down flow air-conditioning units then distribute the supply air within the floor zone.

The office areas have been designed on average operative conditions of 22° C ± 2° C in summer, and 21° C ± 2° C in winter.

The main entrance is designed to 21° C ± 2° C in summer, and 20° C ± 2° C in winter.

WCs and changing rooms will be subject to a minimum of 10 air changes per hour, and the equivalent of 15 litres per second per shower cubicle.

LIFTS

Four new passenger lifts; 3x17 person passenger lifts and 1x combined 17 person passenger/fire-fighting lift.

The vertical transportation has been configured to accept a population density of 1 per person per 10 sq m with a vertical speed of 1.6 m per second, and an average up-peak waiting time of under 25 seconds.

A 26 person goods lift provides access to the lower ground and basement floors.

A 13 person cycle lift via Nun Court provides access to the cycle store and showers at basement level.



LIFT FINISHES

STRUCTURE

The existing structure comprises an in-situ reinforced concrete frame with secant piles at basement floor and below.

The new upper floors are made of steel columns and beams which support a metal deck comfloor. The columns have been designed as slimline circular sections to minimise the impact on the office floor plates on the upper floors.

The structural grid is typically 6.7 x 6.6 m.

The typical office structure is designed for imposed loads of 2.75 kN/m² plus 1kN/m².

EXTERNAL FINISHES

Entrance

- Handset Moleanos cladding is framed in precast concrete reveals and light-boxes above highlighting the generous new entrance on Coleman Street.

Roof and terraces

- At floor 6 there is a terrace on both the Moorgate and Coleman Street elevations with a Moleanos stone parapet forming the balustrade.
- At floor 7 there is a covered terrace on Moorgate with a frameless glass balustrade which maximises the views out across London.

External envelope

- The two principal elevations are treated differently in order to respond to their contrasting contexts.

- Moorgate is clad in handset Moleanos stone with dark bronze floor-ceiling curtain glazing.

- Coleman Street also has handset Moleanos stone at ground and floor 1 with handmade brickwork above which responds to the more changeable building materials on the west side of the building.

- Nun Court features glazed green tiles with a scalloped profile and feature lighting.



YORK STONE PAVEMENT - NUN COURT



RESTORED ORIGINAL SOFFIT

INTERNAL AREAS

Reception

- The ground floor reception will offer an impressive entrance to the building with floor-ceiling glazing looking over Coleman Street Garden.

- The materials are ground in the history of the building; the existing coffered ceiling will be exposed with lighting features that enhance the existing structure. Fluted glass notes the building's history, which was once a glass-making factory.

- Following through to the floor finishes, the terrazzo pattern echoes the soffit which provides a backdrop to a feature reception desk and a variety of seating areas.

- Conduits and capped services will be installed adjacent to the lifts to accommodate security turnstiles.

- A dedicated accessible WC will be provided behind reception.

WC PROVISION

Unisex and accessible WCs are provided on every office floor.

There are nine superloos per floor, including one accessible WC.

Full height cubicles will be finished with large format terrazzo tiles with black sanitary ware and two mirrors including a feature fluted glass.



BESPOKE FLUTED GLASS



ARCHITECTURAL LIGHTING WORKS - FLOORS 01 TO 04

LIGHTING

Reception	230 lux
Office	400 lux

Controls and power infrastructure provided for supplementary lighting to be added by tenant if required.

CYCLING FACILITIES

Secure bicycle racks will provide spaces for up to 146 cycles at basement floor, along with a bike repair zone.

19 showers including two accessible will be provided along with locker facilities and towel pick up-drop off.



CGI OF RECEPTION