

262 High Holborn

Specification

Wellbeing in focus

A health-conscious design to take care of talent.

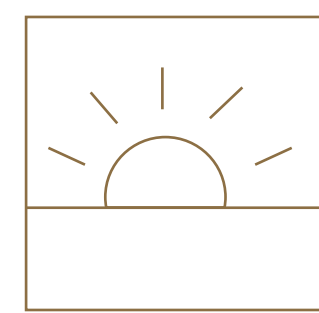
Sustainability is as much about reducing our impact on the natural world as it is about establishing a healthy and happy working culture. We've transformed 262 High Holborn into a series of accessible office spaces that support mental and physical wellbeing.

Generous floor-to-ceiling heights and abundant natural light create an inviting and productive working environment where collaboration and efficiency can flourish, while multi-service chilled beams help reduce carbon emissions and energy costs.

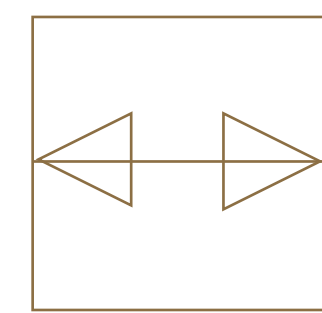
Extensive bike storage and changing facilities with showers encourage commuting on two wheels.



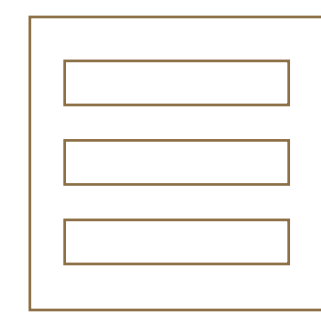
40
Bike racks



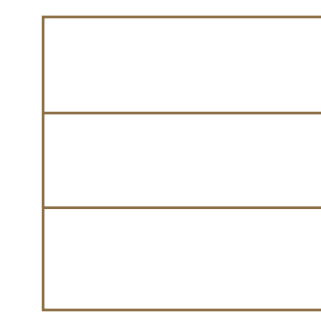
Large roof terraces on 7th and 8th floors



Spacious, contemporary reception

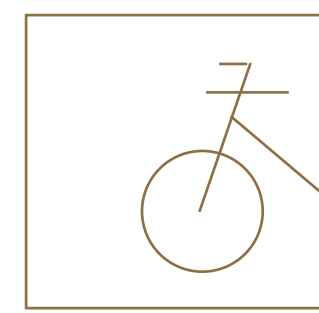


LED lighting

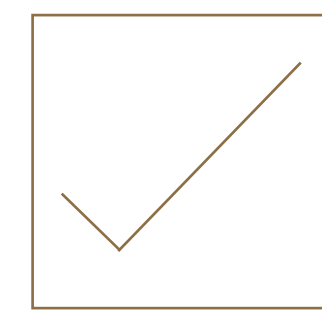


Chilled beam air conditioning

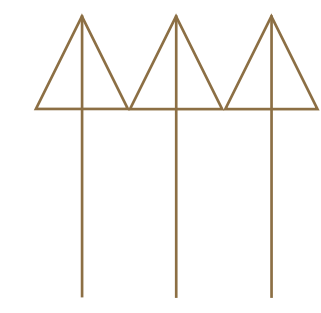
5
Changing rooms with showers



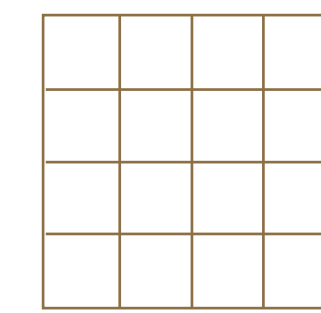
Communal bike, shower and locker facilities



BREEAM very good



Ground source heat pump



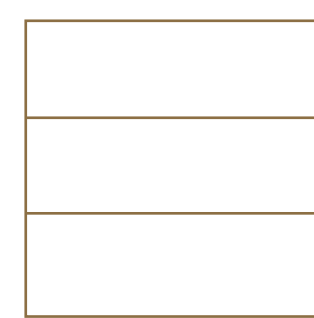
Photovoltaic solar panels



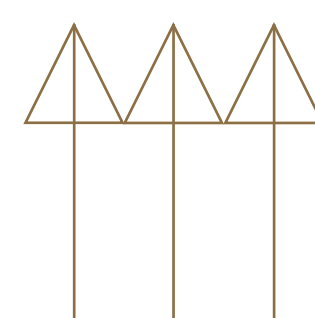
Efficiency as standard

262 High Holborn has been given a new lease of life for the long-term future.

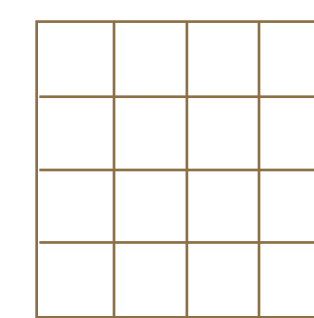
The sustainable technologies that inform and support the redevelopment are designed to save money, lower the impact on the natural environment and optimise positivity and productivity in the workplace.



Chilled beam air conditioning



Ground source heat pump



Photovoltaic solar panels

Chill beam facts

- 1 Significant cost savings
- 2 Years of use
- 3 Low maintenance
- 4 Silent: no fans or engines
- 5 Simple controls
- 6 Consistent reliable performance

Heat pump facts

- 1 Significant cost savings
- 2 Low maintenance
- 3 Space saving: no fuel storage

Photovoltaic solar panels facts

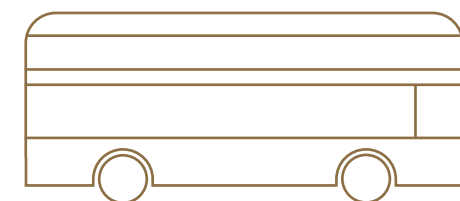
- 1 Significant cost savings
- 2 Wind, snow and hail proof
- 3 25 year linear power warranty
- 4 Maximum efficiency
- 5 Excellent cloudy day performance
- 6 Highly reliable performance

Overall cost savings ca.



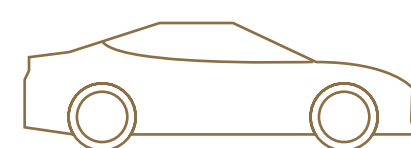
Annual CO₂ reduction

25,925
London bus rides
(3 mile average)¹



Annual CO₂ reduction

15,500
Driven miles
(average UK car)¹



Annual CO₂ reduction

31,250
Bottles of water
(500ml)¹



Total annual CO₂ reduction



= over 71
Flights to Paris¹



¹Sources available online at: www.262hh.co.uk

Specification

1.0 Occupancy

1.1 Design occupancy densities

WC provision 1:10m²

Lifts 1:10m²

Air conditioning 1:10m²

Fire escape 1:7m²

Water storage calculation 1:12m²

Terminal cooling load & outdoor air allowance
1:10m²

1.2 Outside air rate:

2.0 litres/second/m²

1.3 Net:Gross floor area efficiency

82% on typical office floors

1.4 Means of escape

1 person per 7m²

2.0 Structural grid

2.1

Where possible, within the constraints of the layout, the structural grid is in modules of 1.5m to accord with the internal office planning grid. The existing structure has been retained wherever possible. The new rear extension and top two floors have also been constructed using the 1.5m space planning module. Perimeter columns have been provided at centres to suit the architectural requirements of the external elevations. The requirement for internal columns has been minimised within the constraints of the allowable structural floor depth with the columns located to suit the space planning layouts.

3.0 Floor loadings (imposed loads)

3.1 Office floors

2.5 KN/m²

3.2 Office partitions

1.0 KN/m²

3.3 Office file storage areas

7.5 KN/m² (5% of NIA in designated areas in rear area).

Location proposed is within rear extension floors 1-6 (adjacent to Holborn Place facade) & also sub-basement

3.4 Terraces (for occupier's access)

2.5 KN/m²

3.5 Roof (maintenance access only)

0.6 KN/m²

3.6 Staircases typically

4.0 KN/m²

3.7 Plant rooms, all floors

7.5 KN/m²

3.8 Service yard

15.0 KN/m² to new areas; as existing elsewhere

3.9 Dead loads

Dead loads will comprise the self-weight of the structure plus an allowance of 0.75KN/m² for the suspended ceiling, mechanical and electrical services and raised access floors to new- build areas.

It is estimated that the existing building frame was originally designed with an allowance of 0.50 KN/ m² for the suspended ceiling, M&Eservices and raised access floors.

4.0 Floor heights

4.1 Basements

Minimum 2.1m finished floor level to underside of services

4.2 Ground floor slab-to-slab

4.0m generally

4.3 Reception

2.79m & 2.90m (finished floor level to finished ceiling level)

4.4 Office floor slab-to-slab

3.2m generally, with exception of floors 7 and 8 which are 3.245m

4.5 Office floor-to-ceiling

2.75m generally, with service bulkhead and multiservice chilled beams at 2.50m

4.6 Office raised floor zone

Generally 100mm (top of structural slab to top of tile)

4.7 Office ceiling zone

Varies. Generally 75mm from finished ceiling level to underside of slab between the chilled beams

4.8 Office services zone

Varies. Generally 325mm from finished ceiling level to underside of slab

Specification

5.0 Structure

5.1 Basement construction

The basement is of reinforced concrete construction with the lowest level slab of minimum 300mm thickness and thickenings around the perimeter to the retaining walls and local to the base of the columns. The basement slabs, foundations and perimeter retaining walls have been retained wherever possible. A new ground floor slab has been provided to the footprint of the new rear extension and voids for services distribution, smoke vents and plant maintenance created through the existing ground floor slab as required.

5.2 Existing building structure

The typical floor slab to the existing building is of clay 'hollow pot' construction 250mm thick spanning 5.5m between internal downstand beams supported on a double line of internal columns and columns in the façade. The building sets back at 7th floor level to create an accessible terrace and again at 8th floor with the introduction of downstand transfer beams on main column lines. A transfer beam also exists at 1st floor level to support the columns in the façade over the shop front to High Holborn.

The stability of the building provided by in-situ reinforced concrete shear walls around the stair and lift core and possibly additional shear walls formed of brick around the perimeter of the building. The building is supported on shallow foundations. Internal walls were originally of brick construction and the façades are also of brick construction but clad in Portland stone.

The existing building's concrete frame has been retained and strengthened where necessary to support any additional loads proposed by the new scheme.

5.3 Foundations

Piled foundations comprising 450mm diameter piles have been provided to support the new stair and lift core and the rear extension columns. The piles have been constructed as rotary bored piles taken down to suitable bearing strata and have been co-ordinated with the boreholes required for the Ground Source Heat Pumps.

5.4 Superstructure frame

The structure of the rear extension and top two floors comprises a steel frame with a shallow beam concealed largely within the depth of the precast concrete slabs. Strengthening works were required to a number of the existing columns in order to support the additional load from the rooftop extensions.

Stability to the refurbished and extended building has been provided in the form of reinforced concrete shear walls around the stair and lift core. Floor slabs to the stair and lift core comprise reinforced concrete flat slabs.

All structural members have been designed to the relevant codes of practice using the loads as defined above. All structural steel sections have been grade s355 steel.

5.5 Roof slabs

The roof to the rooftop extension comprises a shallow steel beam concealed within the depth of a lightweight timber roof structure whilst the roof to the rear extension comprises a shallow beam concealed largely within the depth of the precast slabs similar to the floor structures. Roof plant at roof and 7th floor is located on anti-vibration mounts.

5.6 Below ground waterproofing

In order to provide a grade 3 environment in accordance with BS 8102 suitable for 'habitable' use a cavity drain is installed to the basement walls and floors.

6.0 External finishes

6.1 North façade (High Holborn)

The ground floor comprises the office reception adjacent to the two retail shop fronts. This features double glazed curtain walling below a projecting stainless steel entrance canopy and a Portland stone pier to the left of the glass entrance doors. The original Portland stone façade is retained on floors 1 to 6 and the windows have been replaced with double-glazed units with grey polyester powder coated aluminium frames. A glass balustrade with stainless steel capping runs along the perimeter of the 7th floor terrace, and double glazed curtain walling is provided on floors 7 and 8. The relief by Bainbridge Copnall, featuring the heraldry of the Pearl Assurance Company which built the building in 1956, is retained on this elevation; it depicts Margaret of Antioch whose name, in Latin, means Pearl.

6.2 South façade (service yard)

Above ground floor the south elevation comprises clear double glazed curtain walling (with backpainted zones to desk height) interspaced with insulated aluminium panels in three shades of grey. Louvred curtain walling panels and doors provide access to the rear of the retail units, UKPN substation, and ventilation to the air handling unit plant room at basement level.

6.3 West façade (Holborn Place)

The west elevation comprises the part-retained Portland stone façade, new clear double glazed windows with grey Polyester powder coated frames, dark grey 'ANTHRA-ZINC' rainscreen cladding and pale stone coloured insulated render.

6.4 East façade

The east elevation, where it rises above the adjacent BT exchange building, comprises Portland stone cladding, dark grey 'ANTHRA-ZINC' rainscreen cladding, and pale stone coloured insulated render.

6.6 Terraces

The terraces are finished with 500mm x 500mm flame-textured concrete paving slabs with edge protection provided stainless steel handrails and LED lighting. The seventh floor terrace also incorporates a glass balustrade. The eighth floor terrace on the south of the building also features a stainless steel planter, complete with a range of plants.

6.7 Roof

The plant equipment is located on the roof and surrounded by a screen of the same dark grey ANTHRA-ZINC as used elsewhere on the building.

Specification

7.0 Internal office finishes

7.1 Walls

Dry lining with white, matt white emulsion paint finish.

7.2 Floors

Medium grade 600mm x 600mm fully accessible raised access floor tiles.

7.3 Ceilings

Multi-service chilled beams in white (RAL 9010) polyester powder coated finish with dry lining to surrounding soffits, services bulkheads and margins with matt white emulsion paint finish. The chilled beams are set out to suit a 1500mm space planning module and incorporate removable panels to accommodate future partitions, and minimise fit out costs.

7.4 Blinds

Blind boxes are provided for tenants to fit their own choice of blind.

8.0 Reception

8.1 Walls

Vertical oak strips arranged in a 'toothed' formation, brushed stainless steel, and dark grey, porcelain tiling to feature portal around reception desk area.

8.2 Floors

600mm x 300mm porcelain floor tiles which also feature in the lift cars.

8.3 Ceilings

Dry lining with matte white emulsion paint finish above the reception entrance and seating area, dark grey porcelain tiled portal above the reception desk, dry lining above lift lobby area with matte white paint finish. Ceiling finishes incorporate LED strip light fittings and down lighters, supply and return plenums, access hatches, smoke detectors, illuminated signage, and continuous linear ventilation slots.

8.4 Reception desk

The reception area is furnished with a bespoke desk clad in dark grey, porcelain tiling.

8.5 Speed Lanes

Electrical containment is provided for the fitment of speed lanes within the reception desk, should they be required in the future.

9.0 Lift lobbies & stairs

9.1 Floors

500mm x 500mm carpet tiles.

9.2 Walls

The walls are dry lined with a matt white emulsion paint finish.

9.3 Ceilings

Plasterboard ceiling with a matt white emulsion paint finish.

9.4 Doors

Timber doors with a timber veneer finish are fitted along circulation routes with white painted doors providing access to the service risers.

10.0 Office toilets

10.1 WC provision

45no. Total

Sub Basement

1no. Male, 1no. Female, and 1no. combined accessible WC/shower.

Ground floor

1no. Unisex accessible WC

First to seventh floors (inclusive)

4no. Unisex WCs and 1no.

Unisex accessible WC per floor

Eighth floor

3no. Unisex WCs and 1no.

Unisex accessible WC

10.2 Walls

Honey coloured, timber effect, high pressure laminate walls. Low-iron mirrors above basins with tiled surrounds and vanity tops.

10.3 Floors

600mm x 300mm porcelain floor tiles.

10.4 Ceilings

Plasterboard ceilings with matt white emulsion paint finish.

10.5 Doors

High pressure laminate doors in honey coloured, timber effect.

10.6 Sanitaryware

Cantilevered WC pans with concealed cisterns. White porcelain wash hand basins with chrome mixer taps and soap dispensers.

10.7 Accessible WC provision

10 (1no. accessible WC at ground floor; 1no. per office floor; 1no. combined WC/shower at subbasement)

Specification

11.0 Office showers/WC

11.1 Shower & WC provision

Male: 2no. Showers and 1no. WC.

Female: 2no. Showers and 1no. WC.

Accessible: 1no. Fully-accessible shower room with wc. (All located at sub-basement adjacent to the cycle storage area).

11.2 Drying rooms

2no. at sub-basement adjacent to the cycle storage area.

11.3 Lockers

40no. at sub-basement adjacent to the cycle storage area

12.0 Lifts

12.1 Manufacturer

Kone

12.2 Capacity

P1 (passenger only): 10 person/800kg

P2 (passenger/firefighting): 14 person/1050kg

P3 (passenger/goods): 12 person/900kg

L4 (goods/cycle): 21 person/1600kg.

12.3 Lift speed

Passenger lifts (P1-3): 1.6m per second

Goods/cycle lift (L4): 1.0m per second.

12.4 Passenger lifts internal finishes

Walls: frameless bronze tint mirror, vertical oak strips, and brushed stainless steel.

Floor: porcelain floor tiles to match ground floor reception.

Skirting: brushed stainless steel.

Ceiling: white power coated with LEDlighting.

Handrails: brushed stainless steel wrapped in brown leather.

Doors: brushed stainless steel

12.5 Goods lift internal finishes

Walls: brushed stainless steel and clear mirror glass.

Floor: black dimpled rubber safety flooring.

Skirting: brushed stainless steel.

Ceiling: white power coated with led lighting.

Handrails: brushed stainless steel.

Doors: brushed stainless steel

13.0 Mechanical installations

13.1 Ventilation parameters

Ventilation is provided via multi-service beams. Supply air is provided at 20 litres per second per person based on an occupational density of at 1 person per 10m. This exceeds British Council for Offices' (BCO) recommendations.

Supply air is provided by highly efficient intelligent air handling equipment which filters and controls the supply air temperature supplied throughout the building. Supply air is returned to the central air handling via return air ducts situated in core risers. Energy (from hot or cold air) is recovered and used to heat or cool the primary supply air.

CO2 (Carbon Dioxide) levels are actively monitored, and supply air ventilation rates can be automatically increased if required.

Independent extract air systems provide ventilation to the central core welfare facilities.

13.2 Additional tenant cooling

Space for up to 8 tenant DX units (1no. for each office floor) has been provided within the 7th floor and roof top plant enclosures to allow for air conditioning to communication rooms, etc.

13.3 Ventilation strategy

The offices are air conditioned by means of a multiservice chilled beam system with integrated lighting and sprinklers. The building is provided with new air handling units to deliver the outside air for occupancy at the specified ventilation rates. The air-handling units include supply and extract fans, a filter, a heater battery, cooling coil, and a heat recovery system to recover the heat from the exhaust air system. Air handling units are provided with inverters to control fan speed. Exhaust air is extracted from each floor and exhausted to atmosphere via the extract fans located in each air handling unit.

Primary supply and return ductwork runs from the air handling units through the risers to serve each floor plate. Ductwork connections from the supply and extract risers are provided to each floor plate.

Fire dampers have been provided to the protected shafts and false ceiling void cavity barriers as required by building regulations.

The toilets at each floor are mechanically ventilated at each floor (through the façade on floors1-6 and through the roof on floors 7 & 8). Make up air to replace that extracted from the toilets is introduced from the lift lobby areas via transfer grilles in the toilet area ceiling void. The system is designed to ensure a negative pressure within the toilets with respect to the adjacent offices to control the spread of contaminants and odours.

13.4 Fire fighting staircase ventilation

The building has an active smoke control system that is capable of purging smoke from the core areas.

13.5 Heating and cooling system

Heating and cooling are provided via multi-service beams.

Heating is provided from low temperature hot water (LTHW) generated from a ground source heat pump and high efficiency boilers working in tandem to provide low carbon energy.

Cooling is provide from chilled water generated from a ground source heat pump and an air source heat pump working in tandem to provide low carbon energy.

13.6 Future tea point extract

One tea point is anticipated to be installed within each potential tenancy demise at an area of 5m², provided with valved off water & drainage connections and capped off ductwork (extract fan by tenant), the extract provision has been designed at 10 air changes per hour.

Specification

14.0 Fire safety strategy

14.1 Fire exits

The office floors have two exits into the protected escape staircase. These exits are available at all storeys from 1st to 7th floor. On the 8th floor there is one exit into the protected staircase from the office floor, and a second via the external terrace.

14.2 Exit width to stairs

The highest population on any office floor is estimated to be 63 persons and the exit width into the escape stairs is 850mm.

14.3 Travel distances

Travel distance will not exceed 12m in a single direction and 27m overall.

15.0 Public health services

15.1 Hot water service

Storage provision of Meinhardt specification states 5.0 l/pp/pd. As-built TBC Mala or ITS litres/person in accordance with the CIBSE guide G recommendations.

15.2 Cold water service

Storage provision of Meinhardt specification states 40.0 l/pp/pd. As-built TBC Mala or ITS litres/person based on half a day's storage in accordance with the CIBSE guide G recommendations.

15.3 Drainage

The sanitary plumbing, rainwater and condensate installation connects to the drain by gravity to the underground drainage system. The sanitary pipework rises through the core area with branches serving the sanitary fittings within the toilet areas. Fittings below sewer surcharge level collect in a series of pipework and discharge to underground drainage.

16.0 Fire protection

16.1 Fire suppression

Sprinklers have been provided on all office floors and are integrated into the multi-service chilled beams.

16.2 Dry riser

Dry riser outlets are provided within the protected lobby at each floor. The inlet is located adjacent to the fire-fighters entrance on Holborn Place.

16.3 Fire alarm

The building is provided with an intelligent fire alarm system to BS 5839:1 Category L1 (automatic smoke detection to all areas) comprising of break glass call points, smoke and heat detectors, visual alarm devices and sounders.

17.0 Electrical services

17.1 Lighting

Luminaires form part of the multi-service beams. The luminaires use LED technology, and are controlled from a digital control system allowing daylight compensation to reduce energy consumption. The lighting is controlled from presence detectors on each of the beams.

Lighting complies with The Chartered Institute for Building Service Engineers (CIBSE) LG07 Guidance for offices. The lighting illuminance level is 400 Lux.

Emergency lighting is integrated into the luminaires throughout the building providing emergency lighting in the event of a power failure.

17.2 Power

Individual Tenant distribution boards are provided for power requirements. An allowance based on Building Services Research and Information Association (BISRIA) guidance of 25 W/m² has been made.

17.3 Energy Metering

Energy sub-meters are installed on all tenanted services providing individual energy metering. Energy meters are installed on the following services:

- Power
- Lighting
- Heating
- Cooling
- Domestic water (both hot and cold)

17.4 Generator

A 275 kVA stand-by generator provides essential power to building life safety systems only.

17.5 Photovoltaic Installation

A photovoltaic system is installed at roof level and provides electrical energy to the building, reducing grid generated electrical energy consumption during daylight hours.

17.6 TV, Radio and Satellite Services

TV, Radio and Satellite connections are presented at each tenanted floor. The services allows tenant provided equipment to receive signals from roof mounted aerials and satellite dish receiving Astra 28.2°E Services.

Specification

18.0 Communications installation

18.1 Communications

The building is provided with incoming telecommunications ducts/trays, within the utilities intake room at basement level, linked to a common communications distribution area. From the communications rooms, a network of cable trays is provided for telecommunications and data distribution to the data/comms risers to facilitate tenant telecoms cabling. It is the tenant's responsibility to organise incoming telephone cable infrastructure to suit its requirements. Wired telecoms connections have been provided for lifts, BMS etc. Wiring carcass facilities are provided from roof level to the tenant risers for future television/ communications aerial wiring.

19.0 Building maintenance

19.1 North façade

Access for window cleaning to floors 1-6 is provided via abseiling anchor points on the 7th floor terrace. Access for window cleaning to floors 7-8 is provided via abseiling anchor points at roof level. Access to the roof is provided via the automatic vent/roof hatch which is reached via the maintenance ladder within the staircase on the 8th floor.

19.2 South façade

Access for window cleaning is provided via abseiling anchor points on the 8th floor terrace and at roof level.

19.3 East façade

The Portland stone and zinc cladding shall be cleaned via abseiling anchor points at roof level.

19.4 West façade

Access for window cleaning is provided via abseiling anchor points at roof level.

20.0 Accessibility

20.1 Step-free access

Step-free access from street level is provided via level thresholds. The triplex passenger lifts serve all office floors including the sub-basement shower room area, except for lift P1 which terminates at ground floor level.

20.2 Car parking

1no. accessible car parking space is provided within the external service yard to the south of the building.

21.0 Bicycle parking

21.1 Storage

Provision has been made for 40no. bicycles at subbasement as well as 40 lockers. 6no. additional spaces are provided at ground floor level, within an external, covered shelter.

22.0 Refuse

22.1 Storage provision

A combined refuse and recycling area of approximately 19m² is provided at basement level.

23.0 BREEAM

23.1 BREEAM rating

Very Good

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Developer



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Our vision is to identify buildings and locations with untapped potential across the city and build an exciting legacy for future generations. In doing so, it is essential we adapt to the spaces we shape, investing in innovation and technology to improve them.

We believe that through creative design and high-quality construction, combined with a commitment to sustainability and wellbeing, we can benefit the local, residential and business communities we serve. Our ambition, to build an exciting legacy for London for future generations to enjoy.

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