

Marldon

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**54 Hatton Garden
London, EC1N 8NN**

Outline Description & Specification

This document is a guide, further detailed technical information is available on request.

Owner / Landlord: Marldon

Design and Build Project by: Marldon

Main Information:

- 7,505 ft2 net lettable (see schedule of areas page 3)
- approximately 10,400 ft2 gross internal area
- The original building was late Victorian and comprised lower ground, ground and three upper floors, also a rear ground floor workshop that would have been added later.
- Only the three-storey façade and rear workshop were retained for the current scheme - all else is newly built which includes the new 4th & 5th floors. In effect the structure and services are all new to a Grade A specification. The new structure is formed from reinforced concrete – **thereby increasing sound and heat insulating qualities.**
- The current development has been carried out by Marldon as owners, designers and main contractors. **Much of the material removed from the old building has been re-cycled for use elsewhere.**
- The building is in a conservation area in the London Borough of Camden
- The building is owned freehold by Marldon and may be let as a whole or in parts.

Professional Team:

- Architect: Simon Smith RIBA who has worked alongside Marldon for the last 20 years. Marldon & their architects share offices in Clapham Old Town, London SW4
- Structural Engineers: Price & Myers
- M & E Engineers: Environmental Engineering Partnership
- Quantity Surveyors: Stace
- Acoustic Consultants: Bird Acoustics
- Building Regulations: Approved Inspector Services Ltd
- Owners: Marldon
- Main Contractor: Marldon

54 Hatton Garden

Schedule of Nett Internal Areas (NIA)

Floor	NIA	NIA
	Ft2	M2
5th	940	87.3
4th	1,020	94.8
3rd	1,020	94.8
2nd	1,020	94.8
1st	960	89.2
Ground	1,760	163.5
Lower Ground	785	72.9
TOTAL	7,505	697.2

Upper Floors 1-5 may be let individually
 Ground & Lower Ground floors to be let as
 a whole

- **Description External:**

- **Front elevation**

- New hardwood shop front glazed screen with timber panels below, new hardwood front door. **Double-glazed sealed units to shop front with solar reflective glass to reduce heat gain and heat loss.**
- Windows to upper floors are hardwood sash windows with revolving facility to allow window cleaning from inside. **Double-glazed sealed units to sashes with solar reflective glass to reduce heat gain and heat loss.**
- **Brush draught proofing system installed to windows**
- **Reclaimed bricks** used for new fourth and fifth floors and part third floor
- New stone cornice at parapet level
- New cast iron rainwater pipe from roof to vault **rainwater harvesting tank**
- External up lighters to front elevation.

- **Rear elevation**

- Completely newly built from ground upwards
- **Double-glazed** aluminium window system with tilt and inward opening capability, for ease of window cleaning. **Solar reflective glass reduces heat gain and heat loss.**
- **Rear wall externally insulated** and clad and finished in coloured render

- **Roof areas**

- Main roof is Sarnafil membrane laid over **100mm insulation**
- The main roof is the location for plant, including:
 - **Solar panels x 4**
 - Air conditioning condensers
 - **Rainwater collection** from front part of roof
 - Air handling and kitchen / bathroom extract system
 - Landlord's boiler and hot water tanks
 - Satellite and Digital reception equipment
 - OCS mansafe safety system
- Slate tiles to front mansard with lead cladding to dormers
- Rear ground floor office roof – aluminium window system with **double-glazed sealed units. Solar reflective glass reduces heat gain and heat loss. Eight electrically operated opening windows for increased natural air flow**

○ **Services and Systems:**

- **Electricity** intake into front hall. Sub meters to each lettable area
- **Gas** intake into front vault - gas serves the landlord boiler only.
- **Solar panels**, located on the main roof, these heat the hot water for the whole building. The landlord's boiler provides backup if required.
- **Rainwater is harvested** off the front of the main roof and stored in a large tank in the front vault. This water is distributed to all the toilets in the building for use as 'grey water'
- **8 person Passenger Lift** by Kone to all floors. Mobility standard.
- **VRV air conditioning.** Two pipe Daikin system for heating and cooling. Units are strategically placed but can be re-positioned if required. Encased in solid oak units (timber from sustainable source)
 - There is a separate condenser in the plant area on the main roof for each floor, powered by electricity, separately metered by lettable area if required.
 - There are two controllers sited on each office floor (one front, one back) which can be easily operated and adjusts to either cooling or heating. NB: Turn on the controller by pressing the button and adjust the temperature of the room by moving the up and down arrow buttons.
- **Air Handling System with Heat Exchanger** to all areas. This is a central system which provides fresh air and extract to all office areas at the rate of 12 litres per second per 10m² per person. The incoming air is heated to approximately room temperature by a **heat exchanger** as it comes in (all plant located on the roof). The lower ground floor meeting room has an increased capacity of rate of 24 litres per second per 10m² per person. This system greatly reduces the need for use of the VRV heating and cooling system.
 - In addition the air handling system is on a central time clock so that it need not run out of hours. Each office area has an over ride switch to allow a further 1 hour fresh air supply if required out of hours.
 - Air handling system also extracts air from kitchen and bathroom areas.
- **Raised Access Floor** system. Void beneath raised floor is approx 150mm. Separate cable trays already installed within floor void – a cost saving for future occupiers – to enable distribution of small power, data and telephone cabling. A cable tray layout plan will be provided.
- Suspended **Lighting system** by ETAP to current standards providing both up light and down light to all office areas. Includes emergency lights as required. The system can be modified as necessary.

- Lighting to common staircase **dimmed when building empty during out of hours**, with movement sensor to bring back to full light. Toilets have automatic on / off lighting activated by movement sensor.
- **Telephone** cabling to service cupboard on all floors. Currently the building has 100 lines, with provision for up to 200 lines.
- **Television**, satellite and digital cabling to service cupboard on all floors. Satellite and digital dishes, and television aerial located on main roof.
- **PIR intruder alarm** sensors to all office areas. Provision for these to be connected to a central panel or on a lettable area basis. NACOSS approved.
- **Fob entry system** at street level.
- Provision for **Entry buzzer panel** at street level linked to office floors telephone system. Lock release mechanism to street doors via telephone system.
- **Central heating** system to common part areas, served by landlord boiler, with **thermostatic radiator valves**.
- **Fire and smoke detection system** throughout. **Dry riser** through the building with outlet on every floor.
- **Disabled** call point to all floors, disabled toilet on lower ground floor accessed by lift. Provision for disabled hoist from lower ground floor to rear office area. Specification available.

• **Finishes Specifications**

- Front Office / 'Show Reception'
 - Purpose made peninsular unit and reception desk in oak and red laquer.
 - Oak and tiled flooring
 - Suspended ceiling with concealed lighting, further downlights
 - Sony HD 1080 built in television
- Main hallway
 - Tiled flooring in hall to lift
 - Red leather and mirrored panels to one wall
 - Oak joinery and stair treads to first half landing
 - Wallpaper to inner wall and part stair
 - Suspended ceiling with concealed lighting and further downlights
 - Occupier signage

- Kitchen – lower ground floor
 - Fully fitted kitchen.
 - Siemens integrated appliances including dishwasher, oven, microwave and fridge freezer.
 - Corian worktop and upstand.
 - Integrated central extract system.

 - Third floor kitchenette installed for 'show floor'
 - Provision for kitchenette on every upper floor

- Bathrooms / Shower room
 - White CP Hart sanitary ware with chrome taps and fittings. White glass splash-backs.
 - Oak storage cupboards.
 - Black slate floor tiles.
 - Shower backed in white glass panels.
 - Accessories by Allgood.

- General
 - Walls painted in Farrow & Ball off white
 - Oak doors with stainless steel ironmongery
 - Oak skirtings, architraves, air conditioning cases, window cills – **all from sustainable source.**
 - Carpet to common areas. Carpet to third floor as 'show floor'
 - Stainless steel handrail to main staircase with fire proofed timber panelling below.

END 28.2.08
MARLDON

Approximate Journey Times from 54 Hatton Garden EC1N

	Average journey time
WALK TO:	MINUTES
Farringdon Station & Tube	4
Chancery Lane tube	8
City Thameslink	11
Holborn tube	16
Blackfriars BR	17
St Paul's tube	18
Gray's Inn	5
Lincolns Inn	15
St Paul's Cathedral	19
Covent Garden	27
Tate Modern	28
TRAIN / TUBE	
from Farringdon to	
Kings Cross & St Pancras	4
then to Paris	2 hrs 15 minutes
then to Brussels	1 hr 55 minutes
Cannon Street BR	12
Charing Cross BR	19
Euston BR	9
Liverpool Street BR	4
Paddington BR	14
Waterloo BR	19
City Airport	40
Gatwick	41
Heathrow	40
Stansted	54
Bank tube	26
Canary Wharf tube	25
Covent Garden tube	14
Hyde Park Corner tube	20
Notting Hill Gate tube	18
Oxford Circus tube	13
note : approximate journey time information taken from Transport for London website	