

The background is a complex geometric pattern composed of various shapes in two colors: a vibrant yellow and a light grey. These shapes include circles of different sizes, squares, and triangles, some of which are partially overlapping or cut off by the edges of the frame. The overall effect is a modern, abstract design.

**PANAGRAM**  
**27 GOSWELL RD EC1**

## 4,000–52,000 FT<sup>2</sup> OF REMODELLED OFFICE SPACE IN THE HEART OF CLERKENWELL

PANAGRAM, situated in the heart of Clerkenwell at 27 Goswell Road, is 52,000 ft<sup>2</sup> of beautifully remodelled office space designed by renowned architects **Buckley Gray Yeoman**. The building has been modernised to a state-of-the-art finish, celebrating its **post-modernist style**, and has excellent floor-to-ceiling heights, which flood the space with natural daylight.

A new, open entrance lobby doubles as **communal work and exhibition space**, while **internal trees** and planting ground the building in a natural setting. The floor plates are **open-plan** and **flexible**, with **terraces** on almost every floor offering views both east and west across London.

A vast selection of restaurants, bars, cafés, shops, tube, rail and bus links connect the building to the vibrant life of the locality and beyond.







# PANAGRAM







## A SPIRIT OF CRAFT AND INDEPENDENCE

CLERKENWELL sits between Shoreditch and the West End, and its character is somehow both unique and a composite of its neighbours.

The name comes from its historical association with the clergy – or clerken in Middle English – and a medieval well on Farringdon Lane, part of which remains today. Its industrial heritage makes it popular with the creative and tech industries.

Printers, manufacturers, clockmakers and meat storage warehouses began being converted to offices and apartments in the 1980s.

The area's rich history is unsurprising given its proximity to the City of London, and it's perhaps this sense of richness – in culture, the arts, creativity, commerce and architecture – that gives Clerkenwell its distinctive charm.



01



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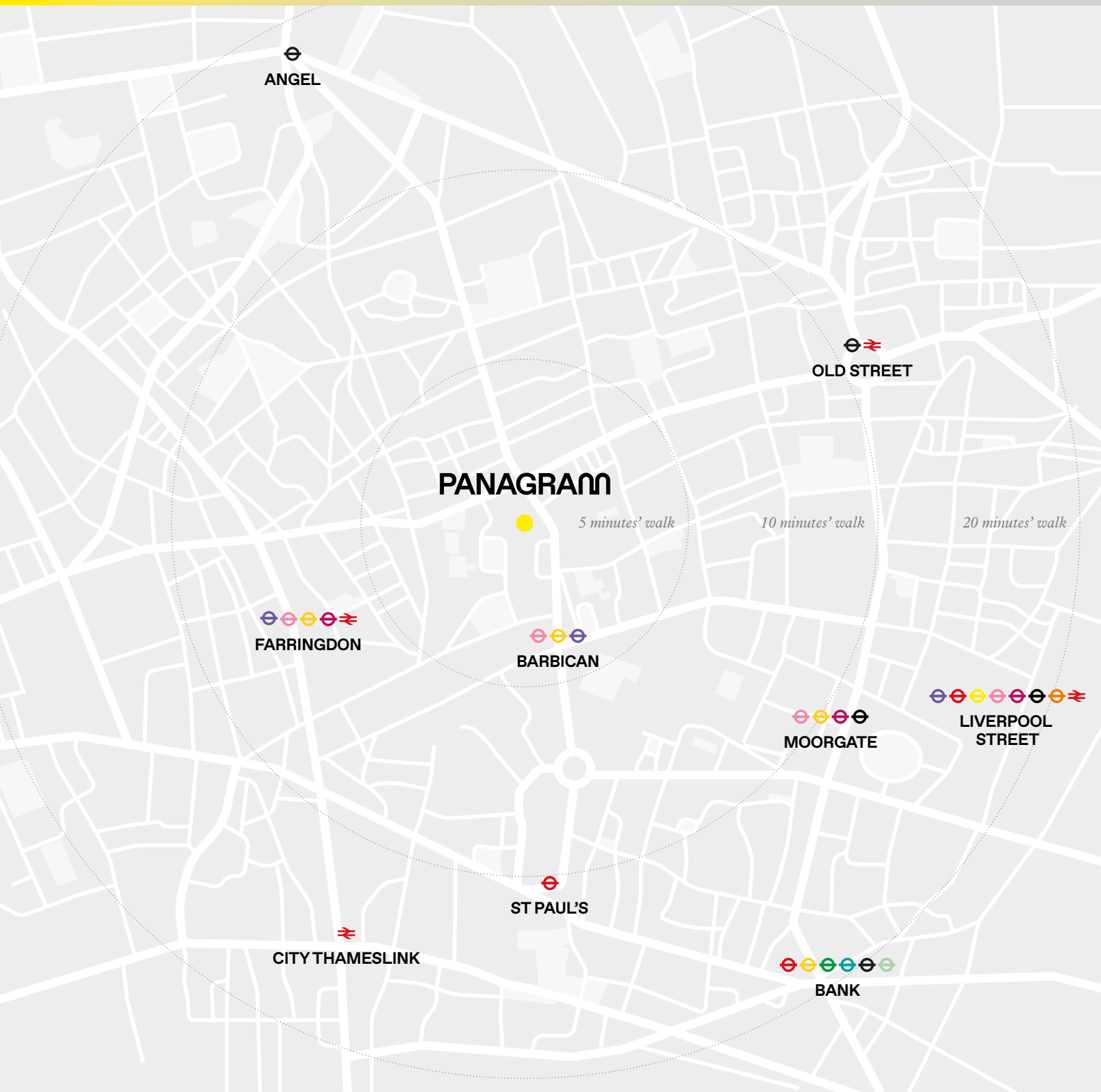
01. The Zetter Hotel  
02. Charterhouse Square  
03. The Barbican



## BROAD CONNECTIONS

CLERKENWELL connects to the rest of London, and further, via all the major forms of transport: tube, bus, cycle highways and soon, the **Elizabeth line** (Crossrail).

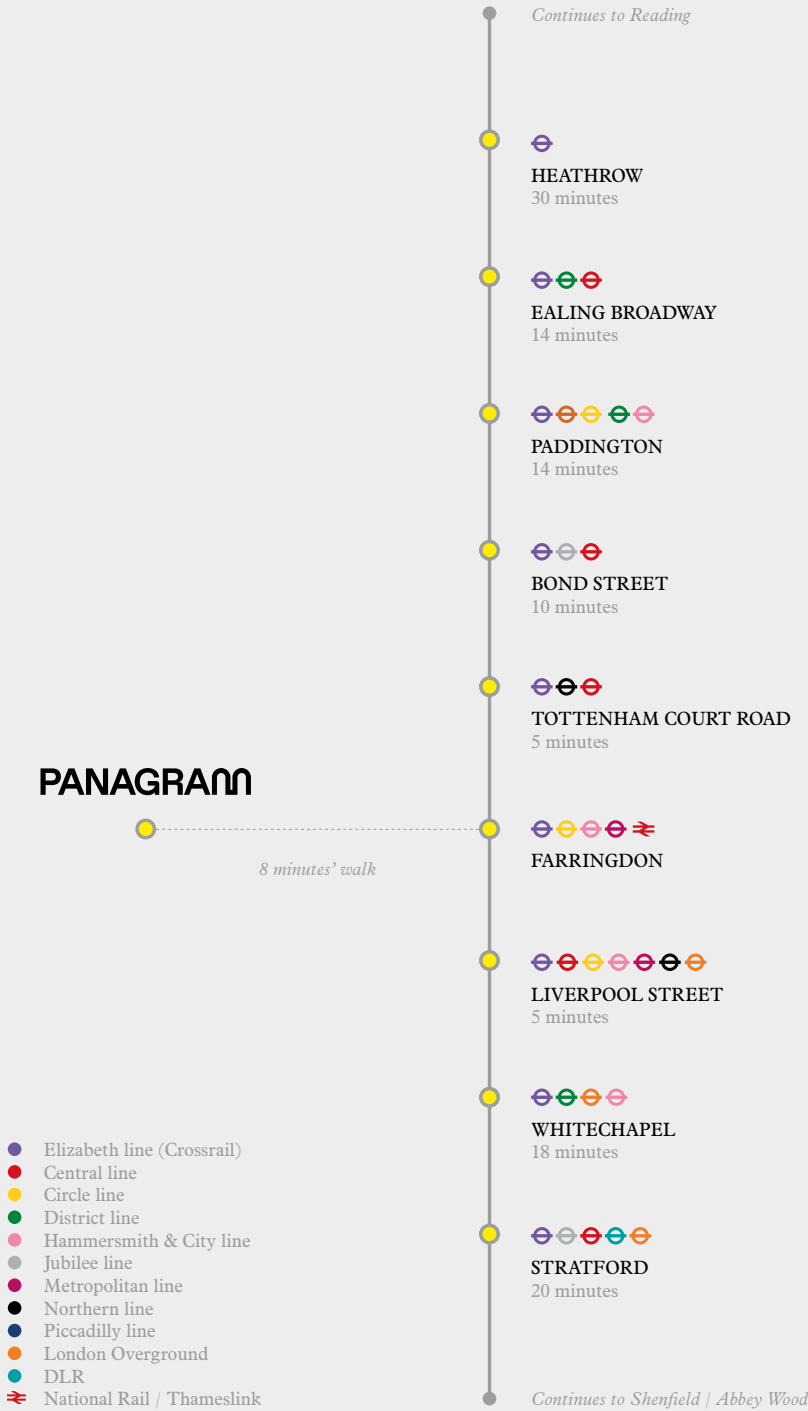
The closest Underground stations are **Barbican** and **Farringdon**. Both are served by the Circle, Metropolitan, Hammersmith & City lines and the **Elizabeth line**, and are a four- and eight-minute walk away respectively. King's Cross St Pancras, **London's Eurostar terminal**, is one tube stop away, and London's main airports are all within easy reach.



# THE ULTRA HIGH-SPEED ELIZABETH LINE

FARRINGDON will soon be served by the high-speed **Elizabeth line**. The new 117 km rail crosses from **Heathrow** or **Reading** in the West to **Abbey Wood** or **Shenfield** in the East. Nine-carriage, high-frequency trains will run up to 24 times per hour along the central section of track, increasing

capacity and decreasing journey times significantly. **Farringdon to Tottenham Court Road** or **Liverpool Street** will take 5 minutes, **Heathrow** half an hour, and **London City Airport** (via Custom House) just 12 minutes.







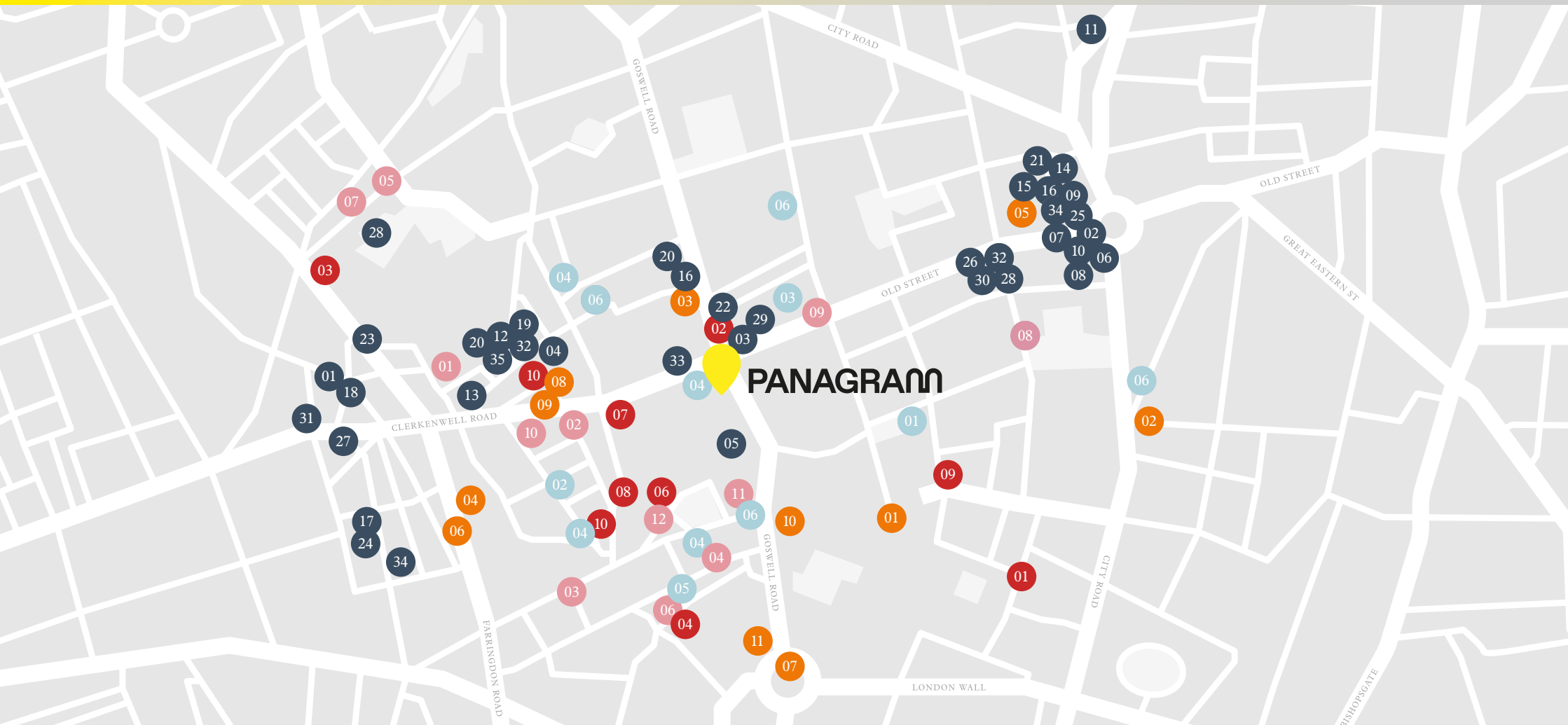
## IN GOOD COMPANY

NOTABLE occupiers in the area include the HQ of fashion royalty, Alexander McQueen, broadcaster ITV, and advertising agency, Grey.

Restaurants range from the Michelin-starred local landmark, St. John, to Club Gascon, to Luca, to too many others to list. The food stands at Exmouth Market and Whitecross Street offer a more casual option, and the coffee at Redemption Roasters or Look Mum No Hands! is some of the best in London. For an after-work drink, the Gibson, Zetter Townhouse, and Clerkenwell & Social are local favourites.

**Hatton Garden** is the jewel of London's diamond trade, while the annual Design Week opens design studios and showrooms to the public.

**The Barbican Centre** is a 5-minute walk away and home to world-class art and performance. And if working up a sweat is more your thing then you're spoiled for choice with Virgin Active, Gymbox, Frame, Blok and Barry's Bootcamp. The Thames is a short stroll away for a more contemplative meander, while **Charterhouse Square** offers a green and leafy urban escape.



## ● LOCALS

1. Adidas
2. Adobe Systems
3. AHMM Architects
4. Alexander McQueen
5. Audible/Amazon
6. BGL Group
7. Box.com
8. Brainlabs
9. Brilliant Basics
10. Capital One
11. CBS Interactive
12. Deloitte
13. Ennismore Capital
14. Farfetch
15. Finabl
16. GoCardless
17. Grey Advertising
18. IDEO
19. Hill & Knowlton
20. Jestico + Whiles
21. John Brown Media
22. Krow
23. LinkedIn
24. Metropolitan Housing Trust
25. Openpayd
26. Seedrs
27. Tesco Digital
28. The Office Group
29. Thirdway Group
30. Turner Broadcasting
31. Uncommon Creative
32. Unilever
33. Vitra
34. WeWork
35. WPP

## ● RESTAURANTS

1. Bad Egg
2. Breddos Tacos
3. Quality Chop House
4. Club Gascon
5. Le Café du Marché
6. Luca
7. St. John
8. The Jugged Hare
9. The Modern Pantry
10. Vinoteca Farringdon

## ● COFFEE

1. Giddy Up Coffee
2. Bench
3. Look Mum No Hands!
4. Pret A Manger
5. Redemption Roasters
6. Tesco Express

## ● DRINKS

1. The Green
2. Clerkenwell & Social
3. Oriole Bar
4. Piano Smithfield
5. Coin Laundry
6. Rising Sun
7. Mikkeller
8. The Artillery Arms
9. The Gibson
10. The Jerusalem Tavern
11. The Sutton Arms
12. The Vestry

## ● LEISURE & CULTURE

1. Barbican Centre
2. Barry's Bootcamp
3. Zaha Hadid Gallery
4. Gymbox
5. MOB45
6. Museum of London
7. The Zetter Townhouse
8. The Zetter Hotel
9. Virgin Active Aldersgate
10. Virgin Active Barbican





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06

- 01. Luca
- 02. Look Mum No Hands!
- 03. The Zetter Townhouse
- 04. Vitra Showroom
- 05. Clerkenwell & Social
- 06. St. John

The background features a minimalist design with large, overlapping curved shapes in a vibrant yellow and a muted grey. The yellow shapes are semi-circular or quarter-circular, while the grey shapes fill the remaining space, creating a dynamic, geometric composition.

## 02. THE BUILDING



## LIGHT, VOLUME AND VIEWS

ARCHITECTS **Buckley Gray Yeoman** celebrate the post-modernist style of the building with a sympathetic approach and contemporary finishes. The new terrazzo portal offers dramatic views into the Panagram world of high ceilings, great light, versatile floors and a design-led approach.

The reception is a modern, inviting and **collaborative space**. The **indoor trees**, which provide shaded seating in reception, rise up through the Ground floor cut-out for a subtle piece of visual drama. Access to the building will be digital, doing away with swipe cards and passes in favour of a **bespoke app** for tenants, also allowing them to send their guests and visitors QR access codes prior to arrival.

The surrounding streetscape is low in relation to the building, allowing uninterrupted views across Clerkenwell and beyond. The external terraces, totalling over **2,500 ft<sup>2</sup>**, provide serene places to enjoy the sight of London landmarks such as the BT Tower, the London Eye, St Paul's Cathedral and King's Cross.

Further facilities include state-of-the-art WCs and showers, a bespoke coffee station, purified drinking water, and bike storage. Occupiers have the opportunity to acquire either a **blank canvas** with the potential to make the space their own, or a **fully fitted** and furnished office. **Glazed elevations** and **floor-to-ceiling windows** flood the entire space with daylight.



SCHEDULE OF AREAS

FLOOR	FT²	TERRACES FT²
7th	4,036	640
6th	5,048	876
5th	6,325	117
4th	6,368	116
3rd	6,583	392
2nd	7,067	—
1st	6,698	—
Ground (reception)	1,554	—
Ground	4,325*	—
Lower Ground	4,529*	377 (Courtyard)
TOTAL	52,533	2,518

\*Ground and Lower Ground total: 8,854



ABOVE: 7th floor terrace  
BELOW: Samsung AC unit with duck egg blue ductwork

### Key features

- Architecturally repositioned building
- State-of-the-art internal finishes
- Flooded with natural light
- Floor-to-ceiling heights between 3.3m and 3.8m
- New exposed air conditioning and air-handling system
- Modern suspended pendant lighting
- Fully accessible metal tile raised flooring
- Terraces with impressive views throughout the building
- Lower Ground floor benefits from a newly landscaped courtyard
- New WC, shower and bike facilities
- Light and airy reception space with breakout and coffee facilities
- Option for occupiers to acquire blank canvas or fully fitted space
- Dramatic floor-cutaway providing a connection between Ground and Lower Ground floors
- Smart building with bespoke tenant app





*ABOVE: bespoke tiled reception plinth  
BELOW: private rear courtyard to lower ground floor*

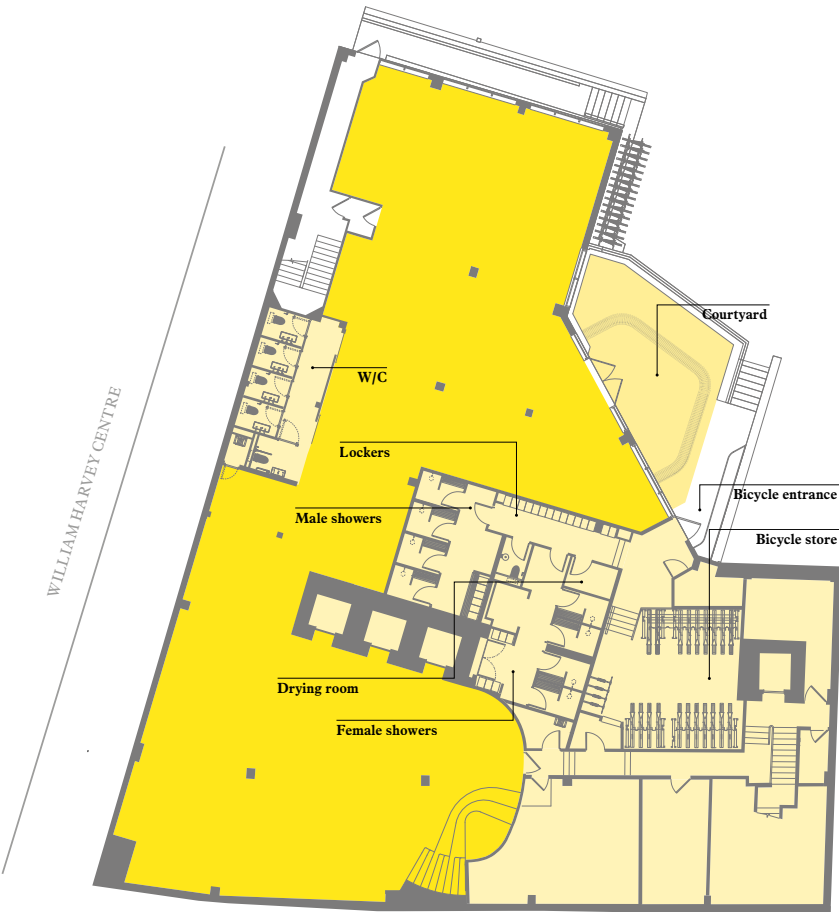
*ABOVE: reception seating with ficus tree and colourful lift design  
BELOW: office WC's with terrazzo panelling*





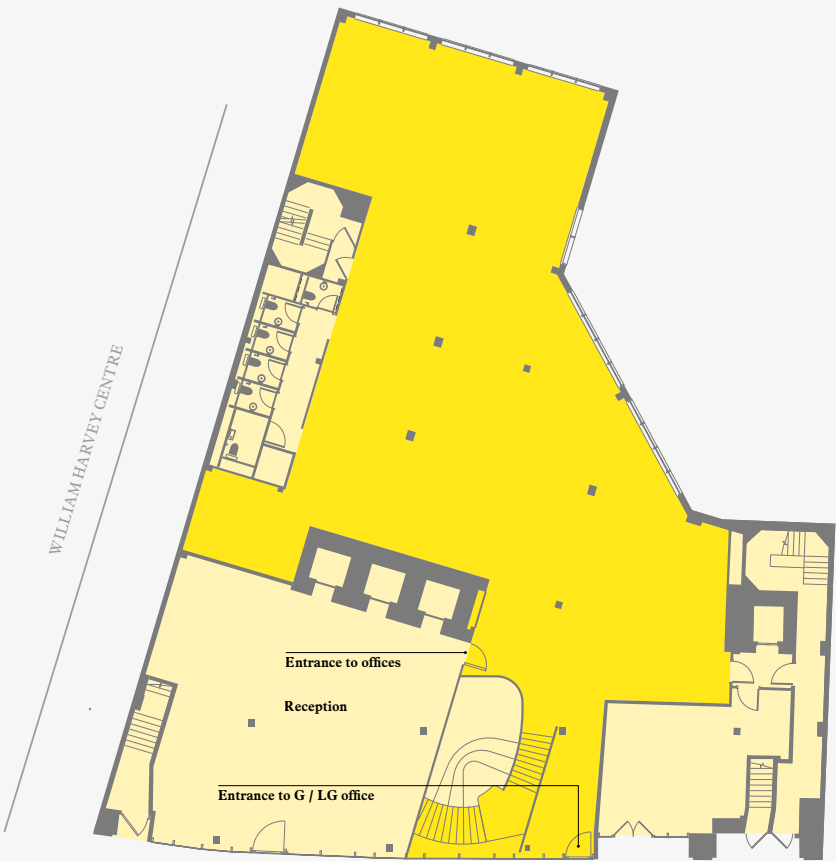
Reception Lobby

**LOWER GROUND FLOOR 4,529 FT<sup>2</sup>**  
**LG & GROUND FLOOR 8,854 FT<sup>2</sup>**  
**COURTYARD 377 FT<sup>2</sup>**



GOSWELL ROAD

**GROUND FLOOR 4,325 FT<sup>2</sup>**  
**RECEPTION 1,554 FT<sup>2</sup>**



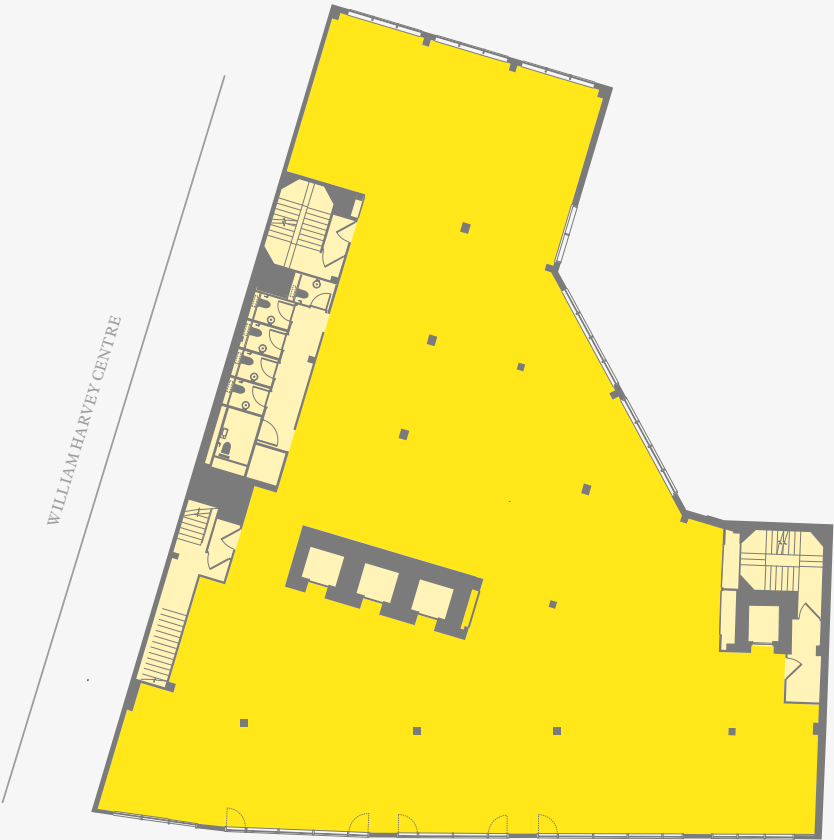
GOSWELL ROAD





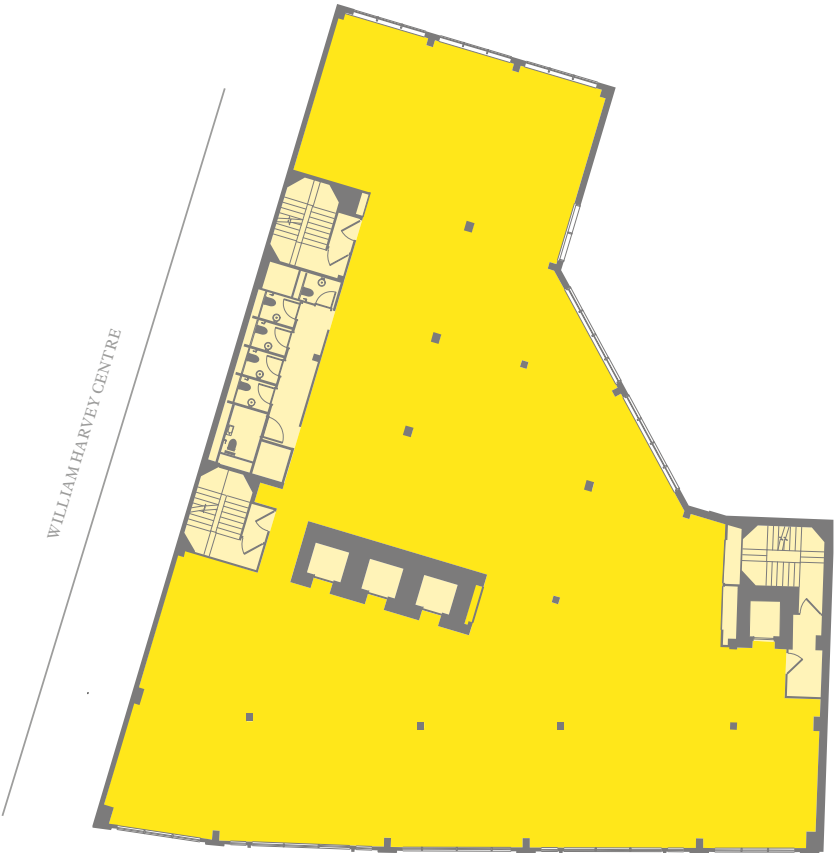


FIRST FLOOR 6,698 FT<sup>2</sup>



GOSWELL ROAD

SECOND FLOOR 7,067 FT<sup>2</sup>



GOSWELL ROAD





Typical Upper Floor



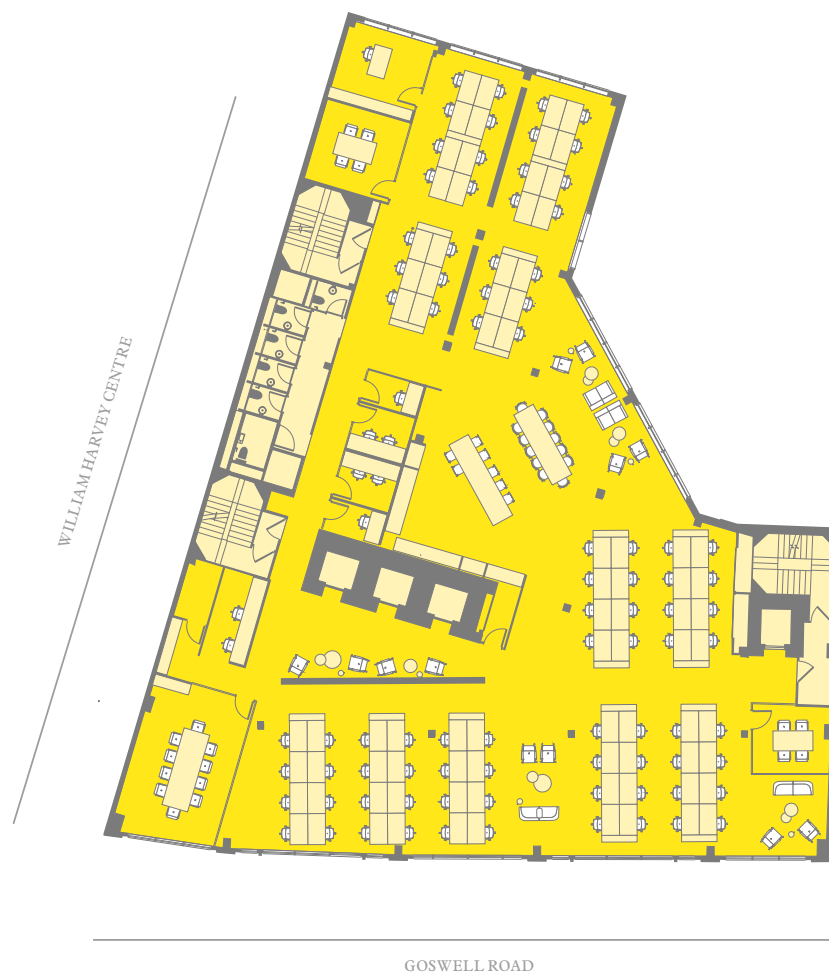
## FULLY FITTED, FURNISHED AND READY TO MOVE INTO

Dorrington have worked with the scheme architects Buckley Gray Yeoman to harness their expertise in delivering first-class office space, and taken it one step further on the second floor of Panagram to offer a space that is ready for you to move into.

With a design approach that aims to capture not just the requirements but the imagination of the occupants, the tailored space will provide an enriching workday experience.

- Buckley Gray Yeoman have developed a bespoke turnkey fit-out solution with an exceptional level of finish throughout
- Installed and ready to move into on the 2nd floor, ready to deliver in consultation with potential occupiers on the remaining floors

## SECOND FLOOR 7,067 FT<sup>2</sup> - SPACE PLAN



### Key elements

- 65 desks to achieve 1:10 and an option to extend to 82 to achieve 1:8 density
- 3 meeting rooms
- 4 meeting pods (2 x 2 person & 2 x 1 person)
- 1 private office
- Welcome area with reception desk and seating
- Kitchen hub and collaboration area
- 5 breakout sitting areas
- Wood, carpet and lino flooring
- Cat 6 cabling with 10Gbps Colt supply; Luminet 5Gbps dish installed and ready to use
- Light, vibrant and fresh office space
- Strong feeling of health and wellbeing within a contemporary landscaped office environment
- Bold 'colour blocking' to define different spaces to meet, greet and relax
- Natural wood finishes to frame the meeting rooms
- Curtains throughout the office provide acoustic zones that promote collaborative and flexible working patterns
- Bold and geometric furniture selected to echo the dynamic and unique nature of the office floor plates





Welcome Area and Reception





ABOVE: kitchen table  
BELOW: kitchen hub

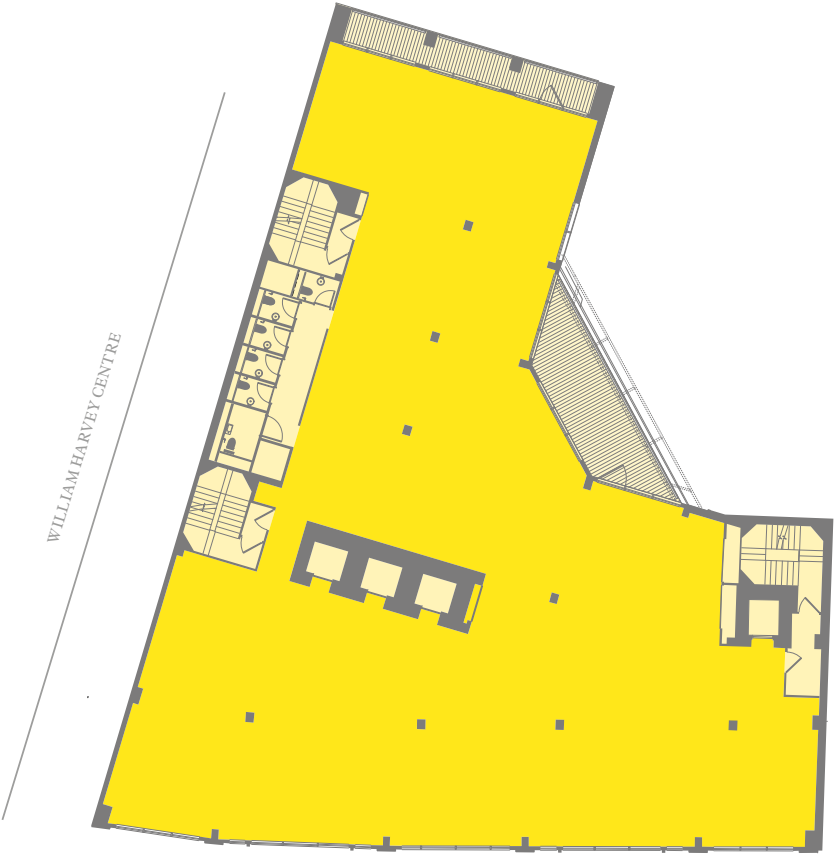
ABOVE: boardroom  
BELOW: curtained collaboration zone





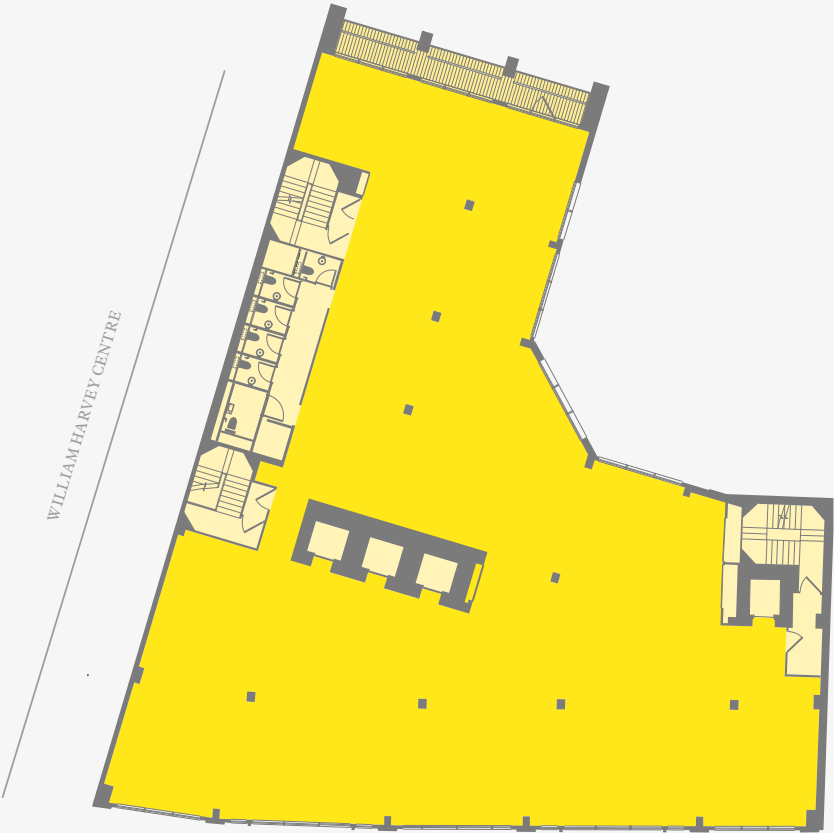
Kitchen Area

**THIRD FLOOR 6,583 FT<sup>2</sup>**  
TERRACE 392 FT<sup>2</sup>



GOSWELL ROAD

**FOURTH FLOOR 6,368 FT<sup>2</sup>**  
TERRACE 116 FT<sup>2</sup>



GOSWELL ROAD







Typical Fitted Upper Floor





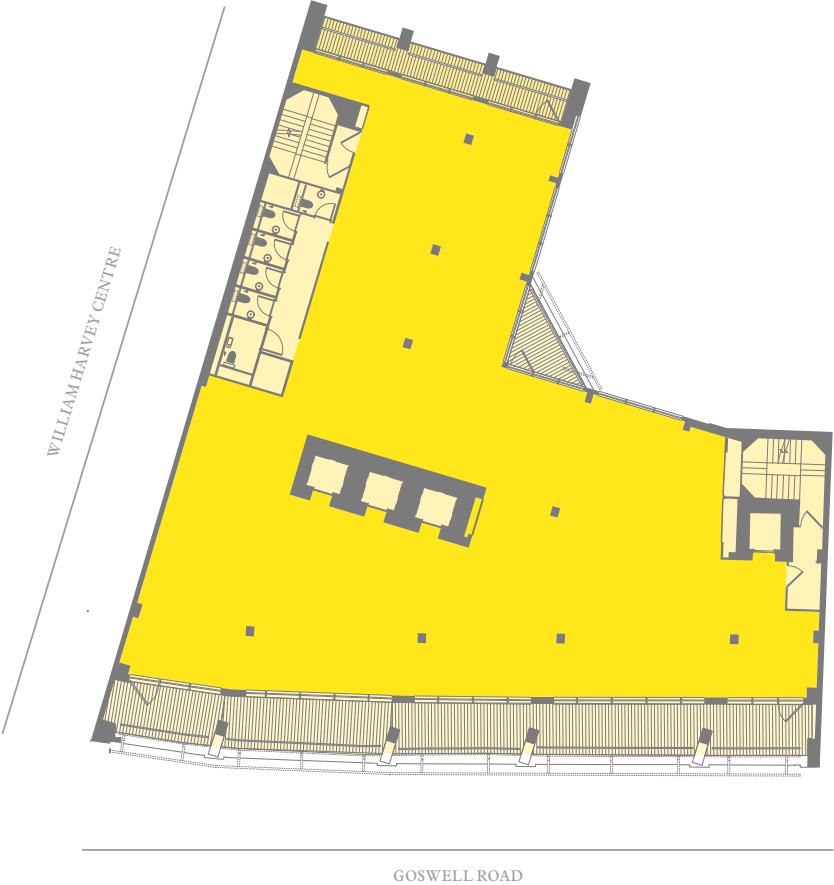
Fitted 7th Floor



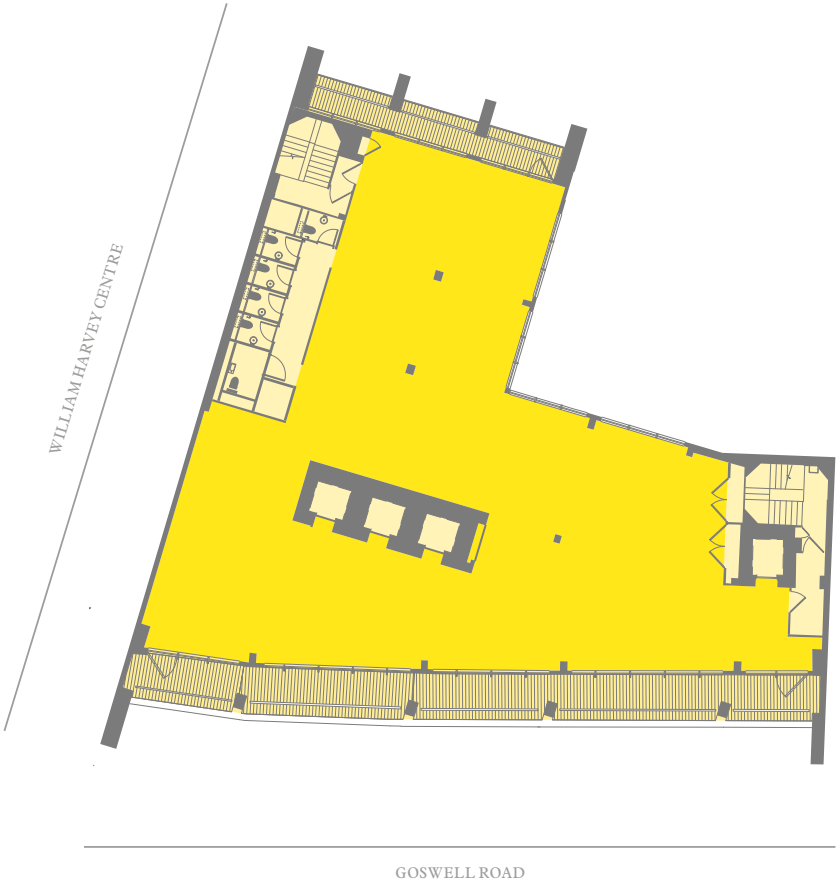
**FIFTH FLOOR 6,325 FT<sup>2</sup>**  
TERRACE 117 FT<sup>2</sup>



**SIXTH FLOOR 5,048 FT<sup>2</sup>**  
TERRACE 876 FT<sup>2</sup>



**SEVENTH FLOOR 4,036 FT<sup>2</sup>**  
**TERRACE 640 FT<sup>2</sup>**



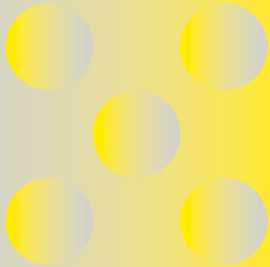
LANDLORD SERVICE



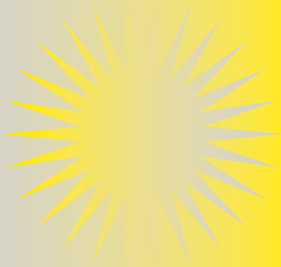
FLEXIBLE SPACE



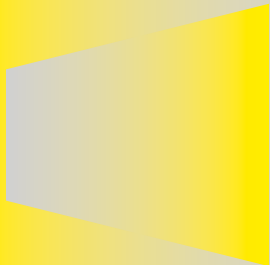
PROGRESSIVE DESIGN



PANORAMIC VIEWS



INTEGRATED WELLNESS



NATURAL DAYLIGHT







7th Floor Terrace



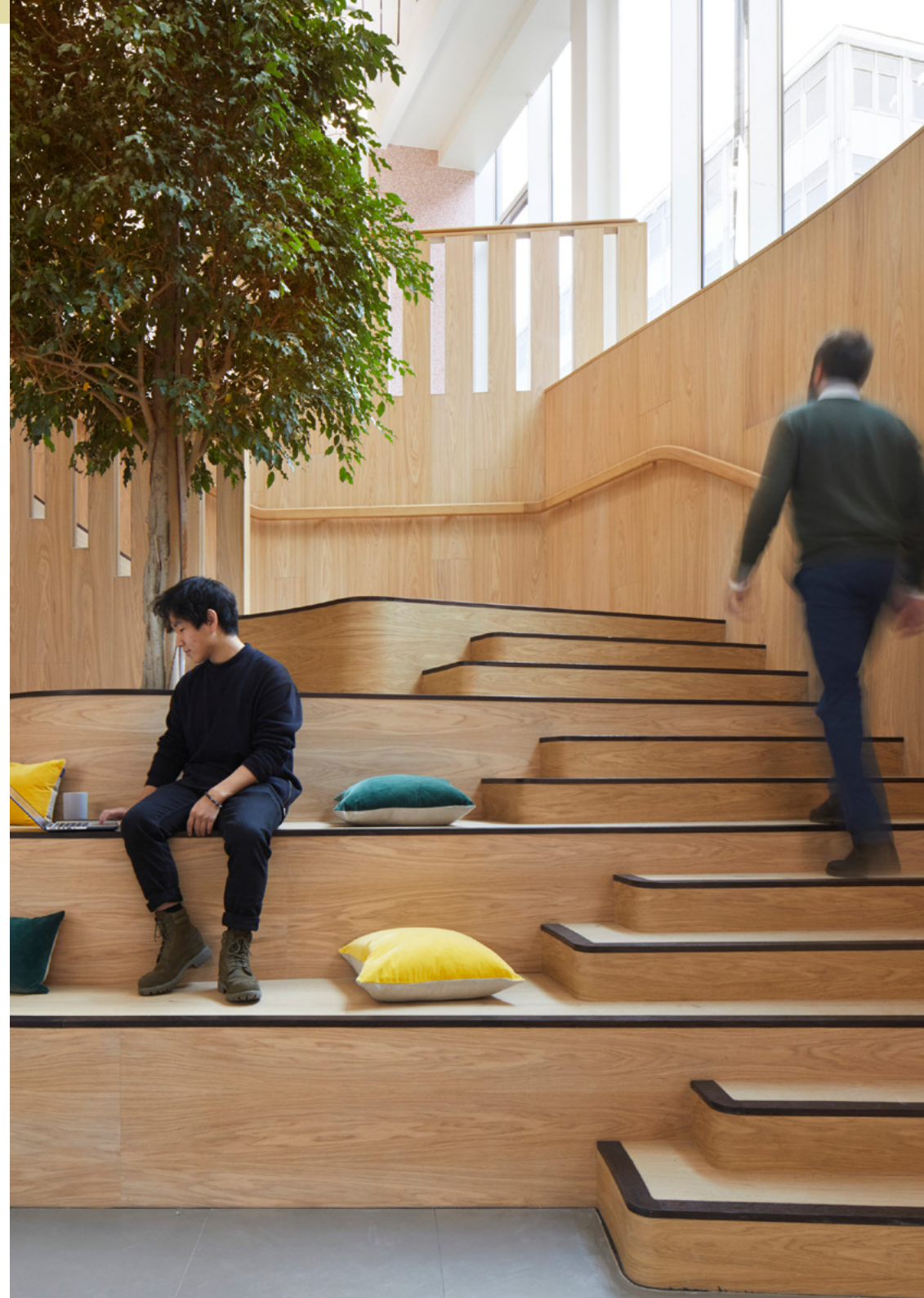
## INTEGRATED SUSTAINABILITY AND WELLNESS

The wellness of our building's occupants and of the wider environment itself sits at the heart of the redesign. On entering Panagram the **indoor ficus trees** and **planting** create a calm and natural experience from the outset. This experience is accentuated through the brighter, **gentler aesthetic** of a pastel colour palette and use of wood, which is not only a subtle nod to the building's **post-modern** roots, but also an intentional move away from the harder black, white and metal palette and materiality, so commonly found in Clerkenwell.

The numerous decked out terraces full of plants, from tree ferns to herbs, tulips, narcissi, alchemilla mollis, euphorbias, jasmine, Japanese anemones, geraniums, iris and snow drops provide outdoor space for meeting, collaboration and inspiration. The Panagram **smartphone app** offers a

secure entry system for occupiers and their guests, environment controls, and an interactive "community wall" to forge links between occupiers, publicising events and gatherings. The bespoke **coffee station** and purified water tap in the open reception area, programmable remotely for greater convenience, offer both a refreshing amenity and another social meeting point.

**Cycle facilities** and **showers** promote a greener, healthier way to travel, plugging into the network of London's cycle routes. These facilities have delivered a Platinum CyclingScore certification for Panagram. New **Samsung** cooling and heating technology, contemporary LED lighting on PIR sensors and double glazing all combine to ensure an efficient use of energy. The extensive and well-considered energy performance measures give Panagram an **EPC rating of A**.







ABOVE: Samsung AC unit with Parisian pink ductwork  
BELOW: automatic soap, water and hand dryer

ABOVE: shower facilities  
BELOW: aesthetic lighting



## 03. OUR TEAM



## THE ARCHITECTS: BUCKLEY GRAY YEOMAN

BUCKLEY GRAY YEOMAN are **agents of opportunity**. We take what we find – on the ground and in the brief – and uncover **unanticipated possibilities**. The changes we deliver are executed with **entrepreneurial spirit** and a strong sense of **responsibility** to our clients.

We never forget that design must make you feel good. Our work is **sensitive, thorough** and **authentic**, but it is also unapologetically **joyful** and **surprising**. Like all Shoreditch originals, we enjoy sitting **just the right side of unconventional**.



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01. Herbal House, Farringdon  
02. 40-48 Fashion Street, Spitalfields  
03. Pure Aldgate, Whitechapel

## IN CONVERSATION: BUCKLEY GRAY YEOMAN

### A discussion with OLIVER BAYLISS, Director at Buckley Gray Yeoman, on the design, inspiration, and hopes for the future of Panagram.

**Q: What initially attracted Buckley Gray Yeoman to this project?**

**O. B:** It's easy to look at a building like this and think you've got to do full scale redevelopment, but actually what we saw was the potential for something really special.

The 'bones' of the building – we tend to look for 'good bones' – are fantastic, the floor to ceilings are generous and the amount of natural light that gets onto the floorplate is plentiful. There are windows at the back and front so natural light gets into the floorplate. This is key, because we as human beings yearn for it in any space, whether we live or work there.

Panagram has great volume and so great natural light, which allows the building to be extremely flexible and attract people to the space. If people want to be there, they will adapt it to whatever they need it to be.

Likewise, views are something, a bit like natural light, that we yearn for. This building – especially its upper floors – is perfect for that. It's actually a tall building within its context which gives us an opportunity to celebrate those views. As designers we find that those simple ingredients in buildings tend to be the barometer of success.

**Q: How did the original building inform your design?**

**O. B:** The building was built in the 1980s and was borne out of a post-modern architectural movement, so there's a celebration of all things

classical. There were quite a few architects at the time, James Sterling being one, who designed buildings such as One Poultry, which championed these classical principles. There's a whole series of buildings scattered across the UK and the world that drew upon this post-modern idea – this is one of them.

We have sought to tap into that and celebrate the story of this building, and to uncover a narrative that is applicable and embellish it. I think that whole post-modern idea is something that we have taken a lead from, especially its use of material and colour, which was prevalent within the movement.

**Q: You mention colour – how have you used colour throughout the building?**

**O. B:** There's been an introduction of colour into the floorplate. Not overly vibrant colours, but pastel palettes, colours that draw upon a post-modern design aesthetic. And then it was just a question of subtly integrating that through the rest of the building.

On the reception façade we have a new pink terrazzo portal that brings you into the Ground floor. This draws upon the pink granite that clads the rest of the building. We've replicated that through certain other aspects of the building, be it the treatment of certain materials on the floorplates themselves, the subtle colours within the bathrooms, or the service installations which we've actually painted in certain pastel shades that sit well within that palette.



**“The ‘bones’ of the building – we tend to look for ‘good bones’ – are fantastic, the floor to ceilings are generous and the amount of natural light that gets onto the floorplate is plentiful”**

**Q: What are the major changes you’ve made to the building?**

**O.B:** We’ve completely opened up the Ground floor. We’ve connected the Lower Ground and the Ground floor together to create a double height space and a feature staircase that links those two floors – it’s quite a significant intervention.

The rest of the building, like the stair cores and the lift cores, we haven’t moved, but we have breathed new life back into them through the use of new materials, and we’ve brought in a whole new series of amenities into the building: showers, bikes, changing rooms – all the things that a contemporary workplace should have, as well as terraces throughout the building. There were already existing terraces but they weren’t used, so we’ve opened up the façades to allow the use of the terraces.

**Q: And how will the new entrance and reception areas differ from the old building?**

**O.B:** Previously, you could only see the building obliquely, so you never really appreciated where the entrance to the building was and there was never anything that invited you in. To resolve this, we’ve pushed out the Ground floor portal to the front of the site boundary so it becomes more prominent. This creates a projected glass box that’s clad in terrazzo which you can see from up and down the street, so it becomes a far more inviting, discernible and prominent Ground floor – something the building never had. Once you’re inside, we’ve created a very flexible and dynamic space. We’ve deliberately moved

away from the typical office reception where there’s a conventional desk with someone sat behind it. In fact there is no reception desk as such, instead there’s a series of beautiful objects that we’ve placed into the space that serve as a seating and display area.

The building will have a maitre d’ type service rather than someone sitting at a desk, so it becomes far more ambiguous, and that’s kind of the point. We want people to walk past the building and think, “What’s that? Is it a showroom? Is it an office? Is it gallery space?” It becomes a very fluid and flexible space with a series of beautiful objects dropped into it. This adds intrigue and excitement into the building and makes it different from a lot of others in the area.

**Q: And there are indoor trees and planting in this space too?**

**O.B:** That’s right, within that double-height space as you come into the reception that I mentioned. We’ve cut a hole down into the Lower Ground floor that has a feature staircase. In that void we’ve placed a tree which you can see from the outside of the building as well as from the inside, so you start to animate that Ground floor interplay from inside and out. We think it’ll add to the drama and intrigue of that multifunctional, ambiguous reception space.

We’ve tried to create an almost gallery type space where you walk in and have a series of beautiful objects, planting and trees. They’re a series of accents in the building that provide moments of joy both in the reception

**“Our job is about continuity, it’s about building the narrative of a place so that it’s not forgotten – it’s about memory! That’s what we as human beings tend to respond best to”**

area and on the floorplate, and will hopefully lift the spirits of the people who pass through.

**Q: What’s interesting about the floorplates?**

**O.B:** Well, they have a very peculiar shape – but when we started planning the space we realised it was actually extremely efficient and rational! Because the floorplate is arranged as it is, with a lift core in the middle of the floor that separates the front and back, it allows there to be more of a ‘front of house/back of house’ aspect to the office floor. And the way office spaces are used now is very much in that way, whereby there is a collaborative space before a concealed office space, which I think is only going to become more prevalent now with changes to the workplace following Covid-19 and the need for more open areas. There’s going to be more pressure on providing those front of house experiences, and I think this floorplate does that naturally. In its own slightly particular way it’s very rational and advantageous compared with many other buildings.

**Q: What are your thoughts on the location, and has it played a part in the design?**

**O.B:** The area was borne out of both light and heavy industries, so the architecture as a result is quite industrial. That has now been complemented by a series of other buildings – the Barbican springs to mind – which have given the area an eclectic mix of architectural styles that are deeply rooted in this utilitarian style of architecture. I think our building sits quite comfortably within that. Yes, it’s a sort

of post-modern version of buildings that have come before it, but it’s always been a very eclectic, diverse, energetic part of London, and I think that’s really important because it means you get a similar mind-set from tenants who are looking for that energy and diversity. It’s our job as designers to give them a space that represents them and can magnify their own brand rather than overpowering or diluting it.

**Q: What are your hopes for the future life of Panagram?**

**O.B:** I hope that it will be occupied and enjoyed for many years to come as a fantastic workspace. And one day another designer will come along and do something different and I like to think that what we have done will allow them to continue the building’s story. Our job is about continuity, it’s about building the narrative of a place so that it’s not forgotten – it’s about memory! That’s what we as human beings tend to respond best to. There could’ve been an easy “out” here where we just completely changed the building and made it look like every other office building, but we didn’t want to do that. The building is what it is and let’s celebrate that.

For the next 20-50 years I’d love it to be used and enjoyed as an office building, but more as a place of collaboration, learning, and a place where great ideas can be made. Beyond that, I’d love the idea of it becoming totally different, something that the world needs at that particular time.

## THE DEVELOPER: DORRINGTON

DORRINGTON is a long-established, privately-owned, property investment and development company, active in the **office** and **residential** sectors in London. The portfolio of office buildings is mainly located in the 'villages' of central London, and are multi-let to discerning occupiers on a variety of lease arrangements, including serviced/managed structures. Dorrington is a **design-led** business, and pride themselves in delivering best-in-class buildings with a customer-focussed ethos. They adopt a 'hands-on', **adaptable, professional** and **service-oriented approach**, and have a reputation for integrity in everything that they do.



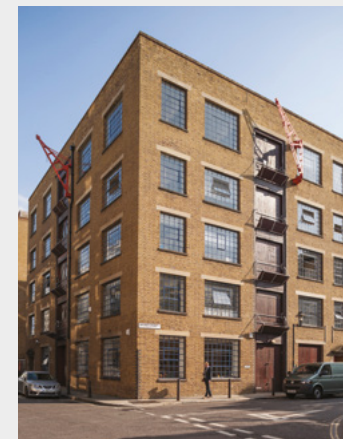
01

02



03

- 01. The Crane Building
- 02. Fairfax House
- 03. 12 Gough Square
- 04. Nutmeg House



04



**Compton**

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**allsop****RICHARD  
SUSSKIND**

The background features a large, semi-transparent yellow circle on the left side. The rest of the background is composed of various geometric shapes in shades of yellow and grey, including a large grey triangle on the right and several smaller yellow and grey polygons. The overall design is modern and minimalist.

# 04. SPECIFICATIONS



## 01. DESIGN CRITERIA

### Finished Ceiling Heights

- Seventh to First floor: 3.3m
- Ground floor: 3.8m
- Lower Ground floor: 3.5m

Note: Raised floor void is 150mm and in addition to the above.

### Occupancy Standards

- General: 1:8
- Means of escape: 1:6, although can accommodate 1:5
- WC Seventh to Ground floor: 6 (5 unisex, 1 accessible)
- WC Lower Ground floor: 5 (4 unisex, 1 accessible)

### Acoustic Performance

- Office areas: 38 NR
- WC areas: 40 NR
- Tea-point: 38 NR

### Structure & Building Fabric

- Load capacities:
  - Office: 2.5 + 1 (partitions) (kN/m<sup>2</sup>)
  - Terraces: 2.5 (kN/m<sup>2</sup>)
  - Roof: 1.5 (kN/m<sup>2</sup>)
  - Suspended ceiling, building services & raised floor: 0.85 (kN/m<sup>2</sup>)
- The façade consists of glazing and granite piers to the front and glazing and aluminium cladding to the rear. There are terrazzo flank walls at the entrance (U-value of 0.28w/m<sup>2</sup>k) and double height structural glazing to the Ground floor entrance façade (U-value of 1.6W/m<sup>2</sup>K)

### Cycle & Changing Facilities

- Bicycle storage: 40 internal double rack spaces
- Shower provision: 8 showers; accessed directly from bicycle store (4 male, 4 female)

## 02. MECHANICAL SERVICES

### Heating, Cooling & Ventilation Performance

- Office areas (summer): 23+/-2 Deg. C
- Office areas (winter): 21+/-2 Deg. C
- Stairs & lift lobby: uncontrolled
- WC areas (winter): 19+/-2 Deg. C
- External (summer): 30db/21wb
- External (winter): -4db/-4wb
- Office areas ventilation: (12 l/s/person @ occupancy of 1 person per 8m<sup>2</sup>)
- WC areas ventilation: 6 ach/h

### Ventilation

- Fresh air to office spaces via air handling unit incorporating heat recovery
- Supply air through exposed high-level ductwork and diffusers
- Air extracted through high-level ductwork
- On-floor WC areas served by a centralised extract fan on the roof
- Showers and WC facilities at Lower Ground floor served by an extract fan at Lower Ground floor level

### Comfort Cooling & Space Heating

- Samsung VRF cassette heat recovery system for heating and cooling to office areas
- Electrically heated over-door 'air curtain' to reception entrance door
- Local electric heating to circulation areas, landlord areas and WC cores
- Underfloor heating to showers

## 03. ELECTRICAL SERVICES

### Power Supply

- Served by 2 800A three phase and neutral supplies
- Each floor has 2 distribution boards to facilitate two independent tenants per floor

- Each office floor has three phase tenant distribution split board for small power, lighting and mechanical services
- Load assessments:
  - Lighting (LED): 15 (W/m<sup>2</sup>)
  - Small Power (office areas): 25 (W/m<sup>2</sup>)
  - Mechanical Plant: 55 (W/m<sup>2</sup>)
  - Lifts: 5 (W/m<sup>2</sup>)

### Lighting

- Lighting to office areas via suspended LED circular fitting with features such as digital dimming settings, lamp and control gear diagnostic feedback, colour control, daylight sensing, occupancy sensing, and time regime switching (average illuminance 300-400 lux at FFL)
- Lighting to common areas via automatic on/ off switching control using ceiling mounted PIR detectors (average illuminance 150-200 lux at FFL)
- Lighting to stairs, stores and plant via local presence detection with run-on timer in selected areas (average illuminance 100-200 lux at FFL)

### Fire Alarm Systems

- Compliant with BS5839: Part 1 - Category L2
- Fully addressable system
- Fire alarm panel within building reception

### Telecoms & Data

- BT Openreach copper frame for traditional copper telecoms.
- Data Services by BT Openreach, Vodafone, Colt, Virgin Media and Verizon with Colt fibre provisioned upon request (10Gbps connection)
- Fibre backbone available for all service providers
- Luminet 5Gbps radio based Internet solution
- Visitor WIFI to reception, Lower Ground bike store and showers

### Access Control & Security

- Proximity access system installed to all controlled entrances and to the lift control panels
- Secondary proximity readers to stair lobby doors to the individual office floors

**CCTV**

- External CCTV system monitors the main entrance door and service entrances
- Internal CCTV system monitors the reception

**BMS**

- Centralised controller on each floor for heating and cooling systems to allow time schedules, temperatures and fault monitoring of VRF system serving that floor

**04. FINISHES****Offices**

- White painted skim plaster walls
- Exposed services with flat oval ductwork, painted 'Parisian pink' or 'duck egg blue' on alternate floors
- Fully accessible steel encapsulated raised floor
- Exposed white painted steel deck and structure at soffit
- White painted doors to all office areas with stainless steel ironmongery
- Ficus tree to Ground/ Lower Ground floors

**Reception**

- White painted plasterboard and blockwork walls
- Timber flooring
- Tiled reception 'plinth'
- Leather and steel planter/ seat
- Timber shelving with hot and cold drinks, mugs and water bottles
- White draped curtains to walls
- Feature pendant lights
- Ficus tree and planting

**Lifts & Stairs**

- Three 13-person passenger lifts and one 13-person passenger goods lift
- Lift access control card reader and QR code reader, to facilitate access to each tenanted floor

- Lifts finished in coloured nylon to walls and ceiling, timber rear wall, mirror, rubber flooring and feature downlights
- Feature engineered and veneered timber stair between Ground and Lower Ground floor

**WCs & Showers**

- Unisex WCs and an accessible WC to all floors
- WCs and showers finished in white terrazzo with orange and black chips, white painted plasterboard, square white tiles, dark coloured tiles to the floors and pendant feature lights
- WCs have sensor tap, soap dispenser and hand dryer as part of an integrated wash basin, vanity and mirror unit
- Thermostatically controlled showers
- Towel drop facilities, grooming accessories and lockers in the shower block

**Courtyards & Terraces**

- Planting to the rear courtyard and terraces within stainless steel planters and to front façade within a terrazzo trough
- Timber clad seating in rear courtyard
- Non-combustible timber appearance decking to terraces

**Building Maintenance**

- Building manager's office at Lower Ground floor
- Cleaners' cupboards on LG, G, 1st, 2nd, 3rd & 4th floors
- A refuse store with access directly to the street and service corridor

**05. DDA ACCESSIBILITY**

- Level access to the main entrance from the street
- Large entrance lobby with ample turning space
- Lift access to all floors
- All doors sufficiently wide to accommodate wheelchairs
- Accessible WC provision to all floors

**06. BUILDING CREDENTIALS**

- EPC "A Rating"
- Wired Score – Gold
- CyclingScore – Platinum

**07. SMART BUILDING**

- Smart Spaces building app designed to assist occupiers navigate the building
- Visitor management and access control
- Community and building events information
- Localised controls for building services including heating, cooling and lighting



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**DORRINGTON**

**PANAGRAM.LONDON**

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