

A UKI INVESTMENTS DEVELOPMENT



14 CAVENDISH SQUARE

14 CAVENDISH SQUARE, LONDON W1G 9HA
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SPECIFICATIONS

DESIGN OCCUPANCY LEVELS

All levels: Maximum workplace density of 1 person per 8 sq m of net internal area

MEANS OF ESCAPE

All levels: Maximum workplace density of 1 person per 7 sq m of net internal area

FLOOR TO CEILING HEIGHTS

Third floor:	2.4m
Second floor:	2.6–3m
First floor:	3.6–4.2m
Ground floor:	2.6–3.8m
Lower ground floor:	2.4–2.6m

FLOOR LOADINGS

Uniformly Distributed Load in all office areas: 2.5 kN/ sq m

MECHANICAL SERVICES

3 pipe VRF inverter heat recovery system for heating and cooling offices

Mechanical fresh air supply and extract systems serving part office areas

Toilet extract ventilation systems

Automatic controls

Electric heating to landlord's and common areas

COOLING LOADS

Lighting: 10w / sq m
Small power in office areas: 25W / sq m
Small power in meeting rooms: 1000W

TENANT FACILITIES

Bike store x 15 bicycles

2 No Tea points per floor with hot and cold water supply

OFFICE LIGHTING

Only high efficiency LED lighting compliant with CIBSE Lighting Guide LG 7

350-400 lux maintained luminance at offices

VERTICAL TRANSPORTATION

1 x 7 person/525 Kg lift operating at 1m/s to serve all office levels

Lift is gearless with auto-dial communication system and voice annunciation system

TOILET, SHOWER AND CHANGING FACILITIES

2 No Showers on Lower Ground Floor
2 No WC per floor
Disabled WC on Ground Floor

TELECOMS INSTALLATIONS

Combined access control and video door entry system with colour video intercom unit, card/fob reader and video door release handset

CCTV covering main entrance and street light well

Intruder alarm system

Disabled WC alarm

Conduits/wireways to allow future tenant installation for: door access control equipment; video entry equipment; CCTV cameras to all main and secondary entrances/ exits; CCTV to tenant office doors

Taking inspiration from the materiality of the original building, a harmonious contemporary material palette has been curated, in natural stone and brass tones.

- 01 PATINATED BRONZE PANELS LINE THE COMMON PARTS, DESIGNED TO PATINATE WITH USE.
- 02 PORTLAND STONE, STILL QUARRIED UNDER THE ISLE OF PORTLAND OFF THE SOUTH COAST OF ENGLAND, WILL EXTEND THROUGH THE GROUND FLOOR, LINKING THE FRONT DOOR ON THE SQUARE TO THE REAR DOOR OFF THE MEWS.
- 03 SOLID PATINATED BRASS DOOR HANDLES TO A 1950S DESIGN BY ITALIAN MASTER GIO PONTI.
- 04 THE TACTILE LUSTRE OF VENETIAN POLISHED PLASTER.
- 05 CAREFULLY SELECTED HIGH QUALITY BRASSWARE TO THE WCS, AND THE TWO SHOWER ROOMS ON THE LOWER GROUND FLOOR.
- 06 NATURAL TONE CERAMIC TILES FOR WCS AND SHOWERS.
- 07 THE WARMTH OF NATURAL OAK FLOORING.

