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HYLO is officially registered to pursue WELL Core and Shell certification, with an ambitious target to achieve GOLD rating. Because HYLO will be a home from home, the space has been designed to have a positive effect on the health and wellbeing of its occupants. Here's how it will help make you the best you can be:



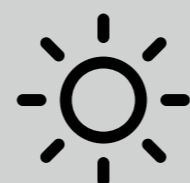
# comfort



# mind



# fitness



# light



# water



# air

High ventilation rates, filtration, moisture control and constant monitoring and reporting will ensure superior indoor air quality. Good indoor air quality automatically leads to lower health care costs and better productivity.

HYLO's tenants will have access to high quality, clear and good-tasting water which will encourage proper hydration. The building also has built-in capacity for water filtration systems for future occupiers.

Maximum sunlight boosts mental health and glare control enhances visual comfort. Systems including daylighting and enhanced colour quality will lead to reduced fatigue and better productivity.

Intermittent bouts of physical activity will be encouraged at HYLO by accessible nearby green spaces and nearby gym facilities.

At HYLO, acoustics, thermal settings and accessibility have all been considered, leading to a workplace whose staff have better concentration and communication.

HYLO's incorporated mind features help support cognitive and emotional health. The connection to nature will promote better mental health and also reduce the risk of cardiovascular disease.



1. FABRIC AND CAPACITY

1.1 Superstructure

The existing structure comprises a reinforced concrete cast in-situ frame and floors. The new structure will be a combination of in-situ concrete and steel frame construction. The existing frame is based on a 1.524m (5 foot) module and this will be maintained throughout. Columns are generally at 6.096m (20 foot) and 7.620mm (25 foot) spacings.

1.2 Façade

The façades will comprise of fixed high-performance double-glazing set in bronze finished aluminium framing. These will be expressed using a double storey format within a brick frame.

1.3 Floor Loading

Office areas:	2.5kN/sq m
Partition load:	1.0kN/sq m
Ceiling and services:	0.85kN/sq m

2. OFFICE RECEPTION AND COMMON AREAS

2.1 Building Entrance

Large glazed automatic doors will lead directly from Bunhill Row to reception. A protective canopy will provide shelter and define the entrance. Post and courier entrance will be via the cycles entrance on Lamb's Buildings.

2.2 Office Reception and Lift Lobbies

The reception area will be bespoke design incorporating reception, waiting amenity, and meeting areas.

The reception desk will be of contemporary design with minimal visible electronic equipment and the ability to reposition for events.

Subject to final letting strategy, it is proposed that an independent café with informal seating will sit within the reception area.

Feature lighting will be incorporated throughout defining level changes, columns and to areas where artwork can be displayed. Light will also illuminate the ceiling surfaces maximising the perception of volume.

A palette of high quality natural and man-made floor materials and wall finishes will flow through from the reception into lobbies and lift car interiors creating a contemporary and innovative feel.

Discreet security gates will be installed. Two escalators will provide access to the first-floor lobby area.

2.3 Lifts

The tower and podium are served by two separate passenger lift banks located in the main reception.

Lift car finishes will integrate with reception areas and office communal areas.

Podium lifts

Serve levels 1–7 from the ground floor reception.

3No 20 person (1600kg) 2.5 m/s lifts.

Tower lifts

Double Decker Passenger lifts (upper and lower deck) travelling within four shafts servicing levels 7–27 from ground floor and mezzanine floor reception spaces.

4No Double Decker 24 person (1800kg) with a speed of 6 m/s.

Escalators

2No Escalators travelling between ground and mezzanine level.

Goods lift

A 2000kg goods lift serves all floors including basement.

Fire Fighting Lift

A 13-person (1000kg) firefighting lift serves all floors between ground and L28.

2.4 Cyclists' Facilities and Showers

442 secure cycle spaces are provided in the basement accessed from the street and reception via a lift and a 'Dutch ramp' staircase. A further 39 spaces are provided externally for visitors.

In addition, there is provision for a 32-bike cycle hire station adjacent on Bunhill Row.

30 shower cubicles (12 male, 12 female, and 6 unisex), 442 lockers, and drying rooms are provided in the basement adjacent to the cycle storage.

2.5 Loading Bay

The loading bay will be shared between the office and retail spaces. It has capacity for a large refuse vehicle or 10m rigid lorry (4.3m max headroom), a 7.5t box van or two panel vans.

The loading bay will be linked to the office goods lift and refuse storage via two large capacity shuttle lifts.

There will be a direct connection between the loading bay and the northern retail units.

2.6 Parking

Two on-street disabled parking spaces will be provided.

2.7 Back of House Facilities

A post and fire control room will be provided at ground floor. A facilities manager's office, other store rooms and staff facilities will also be provided.

2.8 Refuse

A central basement waste, recycling and storage area with compacting facilities will be provided. This will be located between the goods lift serving all office floors and the shuttle lifts to the loading bay.

3. OFFICE FLOORS

3.1 Planning Grid

1.524m (5 foot) grid to suit existing structure. This will allow offices on either 3.048m (10 foot) or 4.572m (15 foot) modules.

3.2 Occupancy Level

The lifts provide for an occupancy of 1 person per 8 sq m of net internal space on floors 1 to 19 and 1 person per 10 sq m on floors 20–28. This assumes 80% utilisation on a floor by floor basis.

Toilets and heating and cooling services are based on an occupancy level of 1 person per 8 sq m throughout.

All toilets will be unisex superloos.

Means of escape is based on occupancy of 1 person per 6 sq m.

3.3 Office Floor Nominal Dimensions

Raised floor zone (including floor panel): 115mm

Level	Slab to Slab (Storey)	FFL – Soffit
L1–15	3350mm	2930mm
L16–27	3350mm	3045mm
L28	4800mm	4250mm

Level	FFL to underside of MEP	FFL to Ceiling
L1–27	x	2450mm
L28	x	3600mm

All target floor to ceiling/soffit height dimensions are subject to construction tolerances.

3.4 Cat A Offices

**Floors L1–28**  
Fully accessible raised modular floor system consisting of 600mm x 600mm galvanized steel encased tiles mounted on adjustable pedestals, medium grade.

**Walls L1–28**  
Plasterboard with emulsion paint finish. Painted flush MDF skirtings with shadow gap detailing or expressed concrete.

**Ceilings Typical Podium L1–L6: Concrete Super Structure**  
Concrete soffit and exposed services with an option to provide a plasterboard margin.

**Ceilings Typical Tower L7–L15: Concrete Super Structure**  
Concrete soffit and exposed services with plasterboard margin to perimeter.

**Ceilings Typical Tower L16–L28: Steel Super Structure**  
Profiled steel deck soffit with plasterboard margin to perimeter and a zoned steel mesh suspended ceiling.

Doors L1–28

Solid core with satin lacquer finish. Flush frames with shadow gap detailing to main doors and concealed frames to riser doors.

Windows

Aluminium powder coated frames; full height sealed double glazed.

3.5 Wired Score Level

The building is targeting Platinum rating.

3.6 WELL Standard

HYLO is officially registered to pursue WELL Core and Shell certification, with an ambitious target to achieve GOLD rating.

3.7 Toilets / Toilet

Lobbies Finishes

Floors  
Large format porcelain tiles.

Walls

Plasterboard with matt paint finish to lobbies, three-quarter height ceramic tiled walls to toilets.

Ceilings

Painted plasterboard on a suspended grid.

Doors

Solid core with satin paint finish. Flush frames with shadow gap detailing to main doors and concealed frames to riser doors.

Fittings

White ceramic WCs and basins, matt black plated taps and exposed traps. Matt black fittings.

3.8 Stairs

**Stairs**  
Precast concrete with cast-in nosings.

Landings

Non-slip floor finish to match stairs.

Walls

Sealed slip form concrete.

Ceilings

Precast concrete.

Doors

Solid core with satin paint finish. Flush frames with shadow gap detailing to main doors and concealed frames to riser doors.

4. MECHANICAL SERVICES

4.1 Cat A Offices Systems

Air conditioning by four pipe ceiling mounted fan coil units fed from central heating and chilled water systems.

Fresh air to podium levels (L1–L6) will be supplied by central plant and on tower floors (L7–L28) via local ceiling mounted heat recovery ventilation units.

Metering of LTHW and chilled water will allow for two tenancies on each podium level and a single tenancy on tower levels.

4.2 Cat A Offices

Performance

External design conditions

Summer:	30°C db, 20°C wb
Winter:	-4.0°C saturated

Internal design conditions

Summer:	23°C + 2°C
Winter:	21°C ± 2°C
Circulation and toilets (heating only):	18°C ± 2°C
Showers and changing rooms:	24°C ± 2°C

Ventilation rates

Cat A Offices (+10% for meeting rooms)	12l/s/person
Reception:	12l/s/person
Toilets:	8ac/hr extract
Showers and changing rooms:	12ac/hr extract 10ac/hr supply

Heat gains

Small power equipment:	25W/sq m
Lighting:	10W/sq m

Noise

Cat A offices (open plan):	NR38
Reception and circulation:	NR40
Toilets, showers, changing rooms:	NR45

Future tenant kitchen

Gas facility and provision for kitchen extract riser to podium roof level to suit office kitchen. Extract provision from any podium office level (north core).

5. ELECTRICAL SERVICES

5.1 Design Criteria

Lighting

Cat A office areas:	500lux
Reception (desk area):	300lux
Toilets, showers, changing rooms:	200lux
Stairs:	100lux

Electrical Loadings

Lighting:	10W/sq m
Small power (locally):	25W/sq m
Small power:	15W/sq m

5.2 Lighting

Office accommodation will incorporate high efficiency low energy LED fittings arranged to give a standard service illumination of 400-500lux, compatible with CIBSE LG7 guide. Lighting will be controlled by dimmable lighting control system with photocells and/or presence detectors.

5.3 Low Voltage

Installation

Rising main bus bars systems for tenants' loads with tenants' distribution boards including small power miniature circuit breakers.

5.4 Metering

The electrical services distribution will allow for two tenancies on each podium level and a single tenancy on tower levels.

Separate metering for tenants' and landlord's services, all with remote reading and print-out via the BMS.

5.5 Voice/Data

Duplicate communications/data risers to each demise will be provided equipped with cable trays for fibre cable from incoming telecom rooms, to allow for tenants' voice/data requirements.

5.6 Emergency Lighting

Incorporated within the primary luminaries with integral battery packs to meet BS5266 recommendations and the requirements for means of escape.

5.7 Emergency Power

A generator will be installed to provide back-up power to life safety equipment.

The life safety generator will also provide an allowance for podium office tenants' comms room backup of 500W per sq m over 3% of the net lettable area.

It is envisaged that tenants' SERs on tower levels would have battery powered UPS as part of tenant fit out.

The building has power resilience via two separate incoming feeds.

6. OTHER SERVICES

6.1 Sprinklers

The entire building will be sprinklered to BS EN 12845. Wet risers are provided in the north, east and south cores.

6.2 Fire Detection and Alarm

An automatic fire detection system linked to mechanical and lift services complying with BS5839 will be provided.

6.3 Access Control System

A card/fob type access control system linked to external doors, security access system and the lift control system will be installed.

6.4 CCTV System

A CCTV system will provide monitoring of landlord's areas internally including entrances and exits. External areas in the immediate vicinity will also be covered.

6.5 Lightning Protection

A lightning protection system to BS EN62305 will be installed.

7. RETAIL AREAS

7.1 Retail Units

The retail space will be arranged in two areas capable of subdivision in up to six units. The units at the north end will have direct rear access to the loading bay. The units will be provided with shop front glazing and completed to shell and core.

7.2 Floor Loading

Retail areas:	3.0kN/sq m
Partition load:	1.0kN/sq m
Ceiling and services:	2.0kN/sq m

7.3 Clear Heights – Ground Floor Retail Space

100mm allowance for tenants' floor finishes.

4650mm finished floor level to structural soffit.

7.4 Retail Services

Capped off metered services will be provided. These will include:

- Water
- Electricity
- LTHW heating
- Chilled water
- Sprinklers
- Telecoms containment
- Link to fire alarms

Provision for gas if requested to a max of two A3 units.

Ventilation generally via louvres on façade. Provision for two units to have kitchen extract risers to podium roof level.

8. SUSTAINABILITY

8.1 Targets

BREEAM:	Excellent
CO2 Emissions:	35% below 2013 PartL
EPC:	A rating

8.2 Facilities

Centralised site wide heating and cooling with combined heat and power (CHP) Plant. Photovoltaic Panel Array. Rainwater harvesting.

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**Please contact the joint agents for more  
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