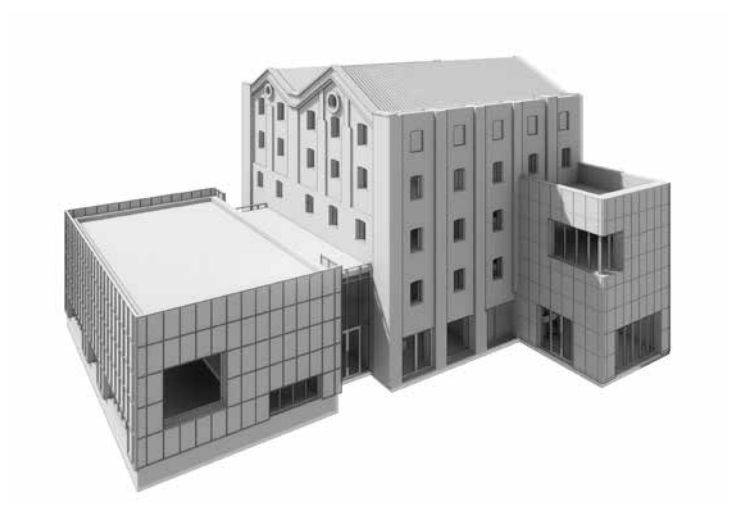


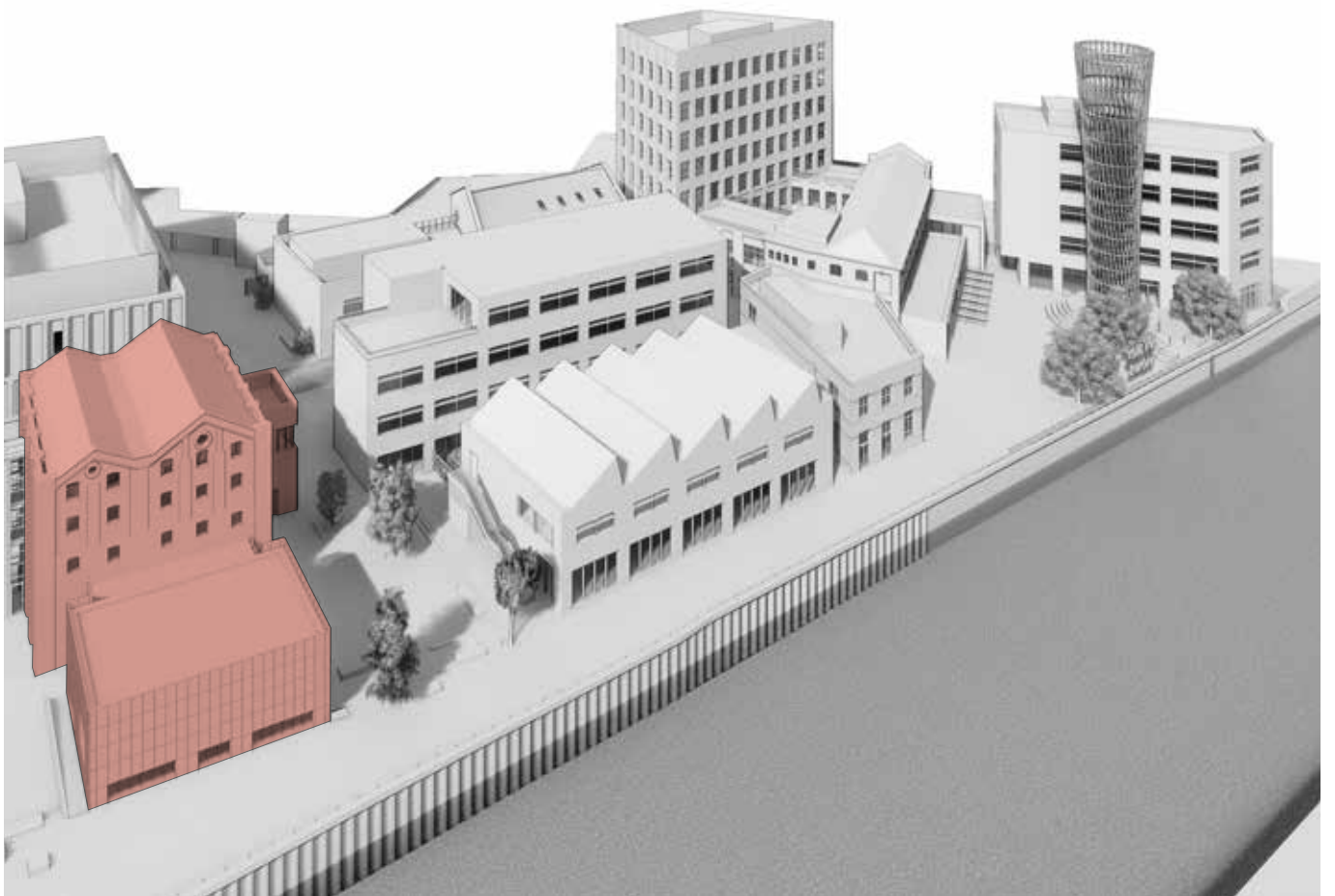
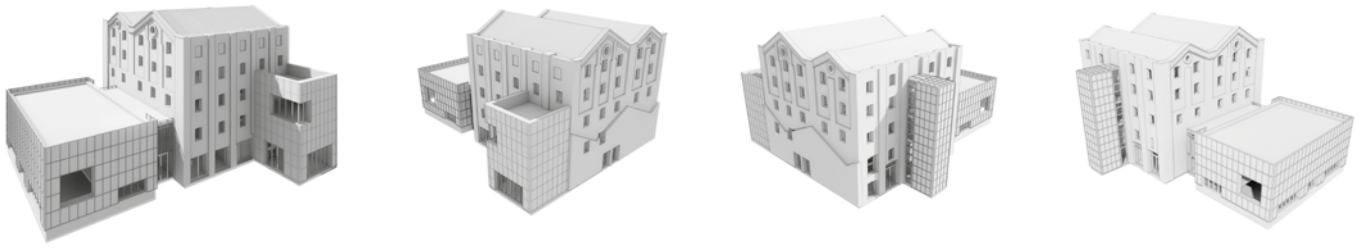
THE SUGAR HOUSE

FLOOR PLANS AND
TECHNICAL SPECIFICATION



SUGAR HOUSE
ISLAND

THE SUGAR HOUSE



THE SUGAR HOUSE

THE SUGAR HOUSE

- ◀ Distinctive and unusual building.
- ◀ Five storeys with three modern extensions.
- ◀ Self-contained workspaces/gallery/retail spaces, all with their own entrance.

Later, homes to rent.

FLOORPLATE SIZE (NIA OFFICE ONLY)

Existing building

Office A	893ft ² / 83m ²
Office B	2,669ft ² / 248m ²
Office C	586ft ² / 54m ²
Office D	699ft ² / 65m ²
Office E	1,124ft ² / 104m ²
Total	5,971ft² / 554m²

FLOOR-TO-CEILING HEIGHTS

Existing building

2.5m

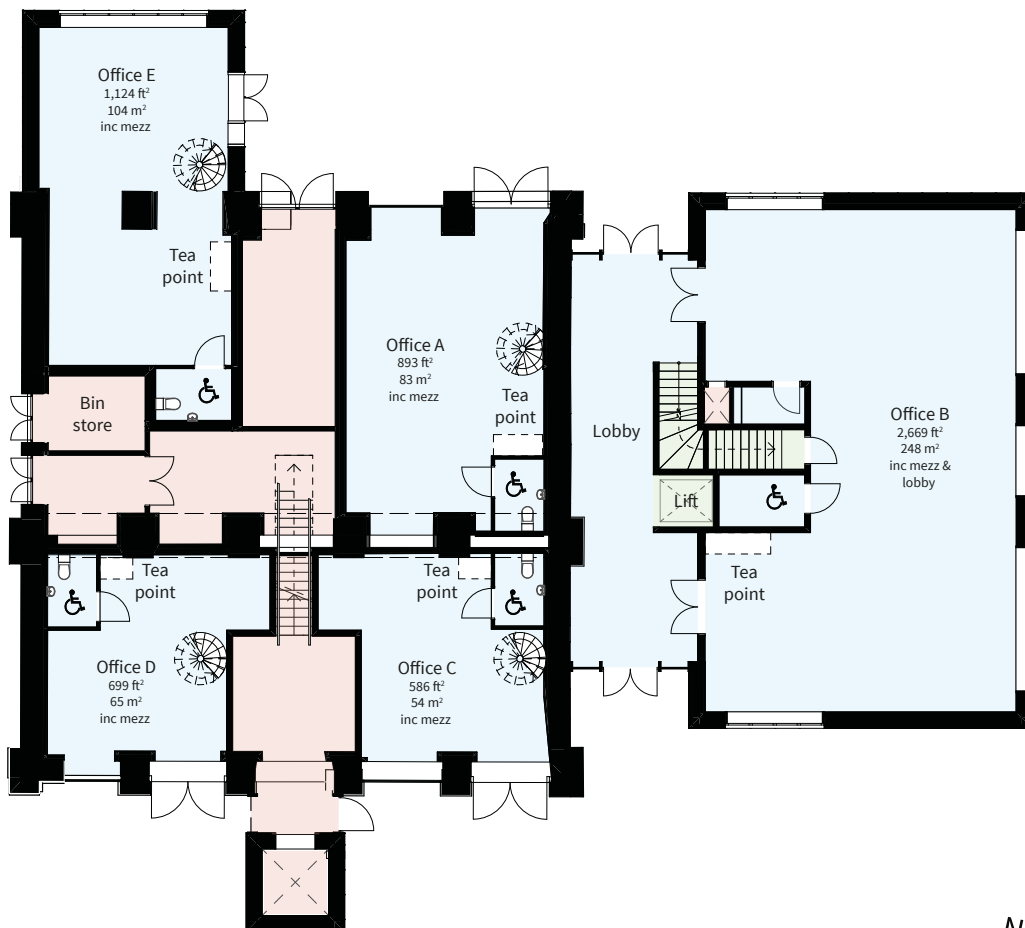
Extension

2.7m






THE SUGAR HOUSE

GROUND FLOOR



KEY

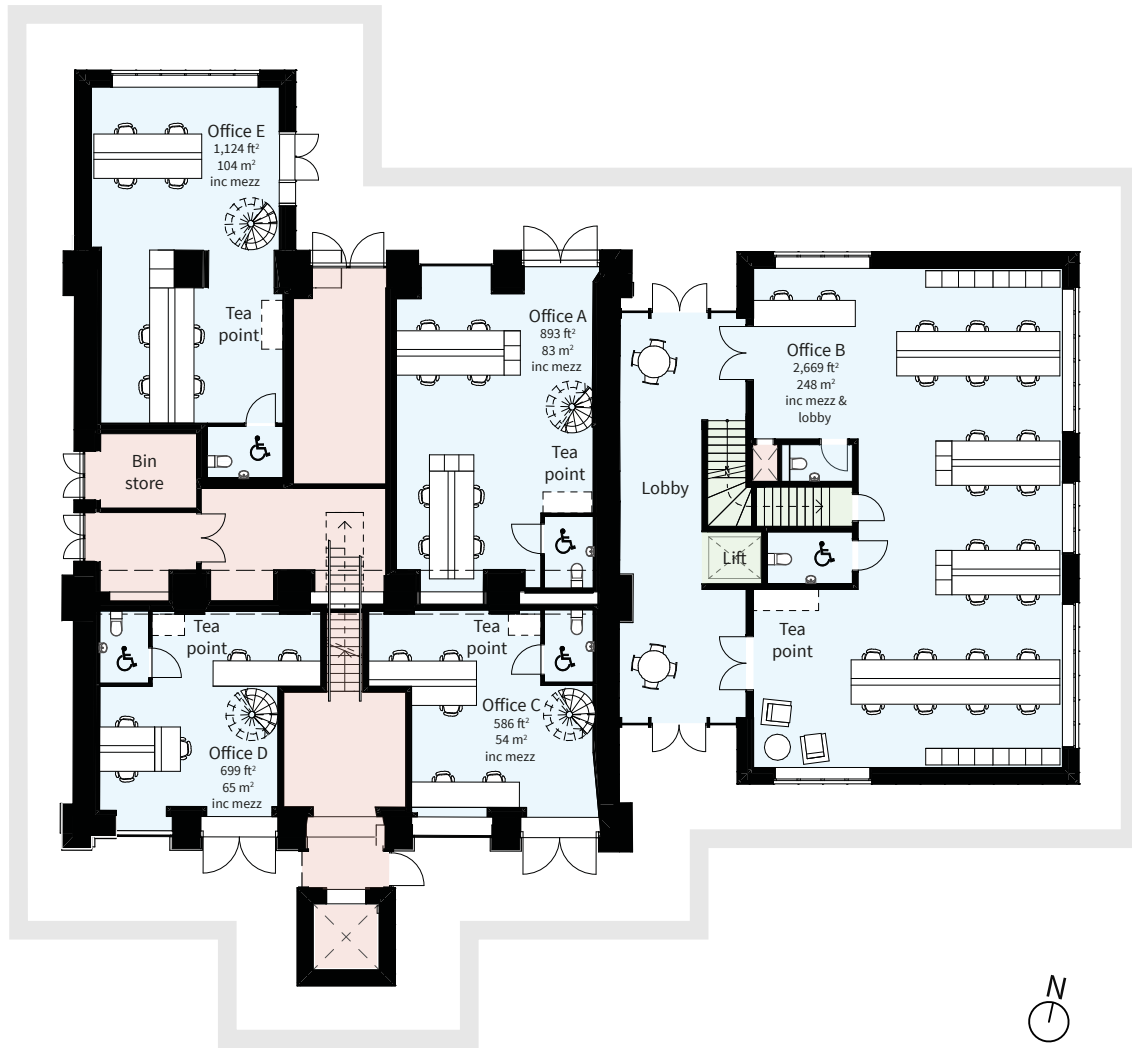
-  Reception and core space
-  Office space
-  Plant space

Plan not to scale, for indicative purposes only



THE SUGAR HOUSE

GROUND FLOOR DESK LAYOUT



KEY

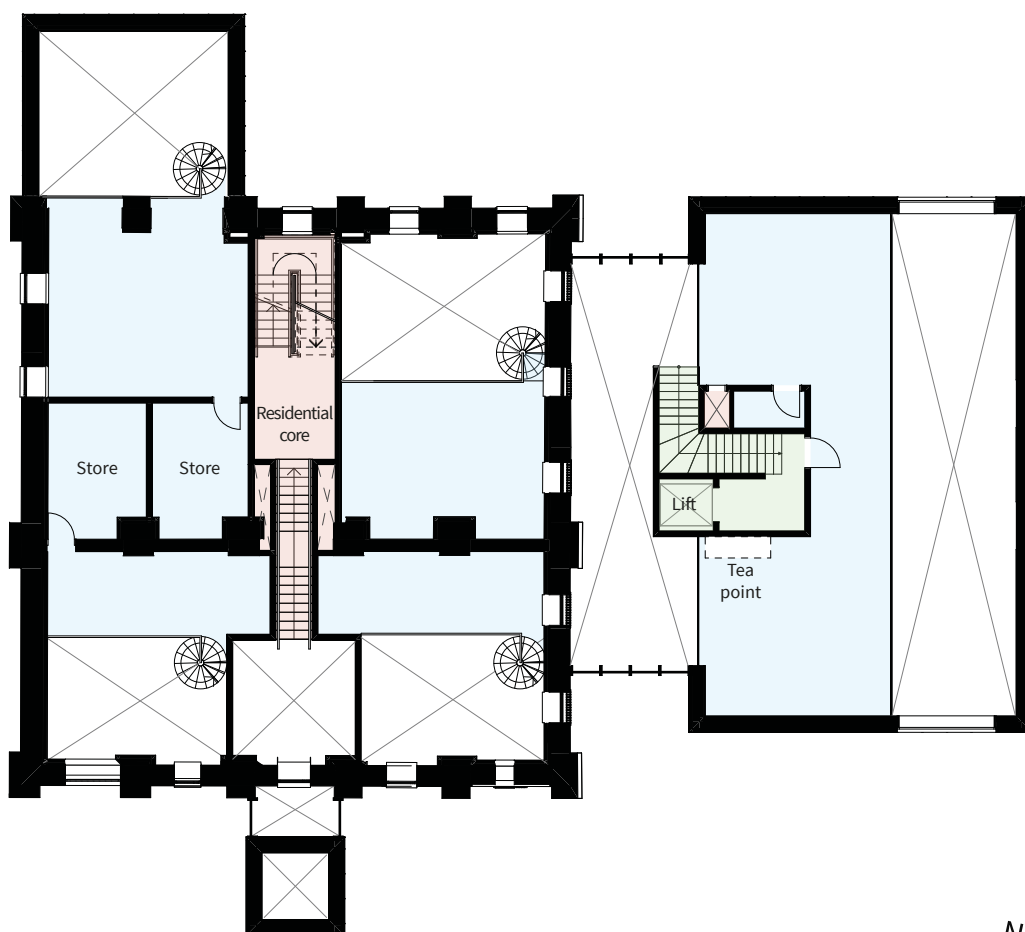
- Reception and core space
- Office space
- Plant space

Plan not to scale, for indicative purposes only






THE SUGAR HOUSE

MEZZANINE



KEY

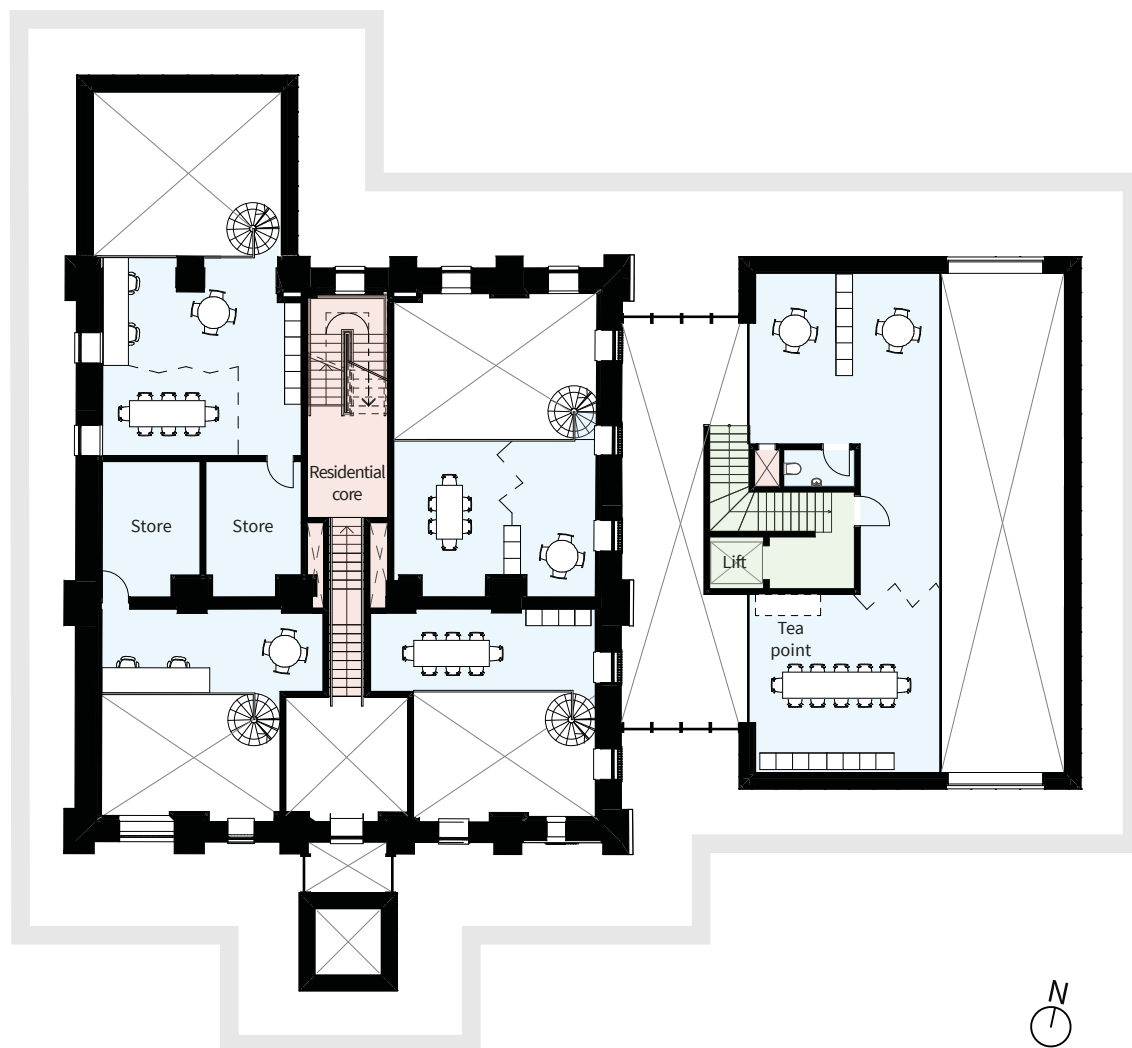
-  Reception and core space
-  Office space
-  Plant space

Plan not to scale, for indicative purposes only



THE SUGAR HOUSE

MEZANINE FLOOR DESK LAYOUT



KEY

- Reception and core space
- Office space
- Plant space

Plan not to scale, for indicative purposes only



THE SUGAR HOUSE

TECHNICAL SPECIFICATIONS

OCCUPANCY (NIA)

Office floor: 10m²/person

Passenger lifts: 10m²/person

Toilets: 10m²/person

Means of escape: 10m²/person

FLOOR-TO-CEILING HEIGHTS

Existing: 2.5m

Extension: 2.7m

FINISHES

FLOORS

Generally tiled in core areas with screed finish in B1 units with a 15mm finish allowance.

WALLS

Plasterboard lined with a plaster finish and painted white.

CEILINGS

Exposed CLT soffits in the riverside extension, plasterboard soffits in other areas.

WINDOWS

Aluminium composite double-glazed and openable.

FACILITIES

Each B1 unit has a wheelchair accessible WC.

A 13-person lift serves all floors within office B.

Showers are provided in a central facility in 1 Cooperage Yard.

Two dedicated disabled parking spaces serve Dane's Yard offices, adjacent to 1 Cooperage Yard.

There are bicycle stands in the landscaping.

SAFETY

Smoke control in the form of automatically-opening vents. The envelope and roof do not contain PIR/foam, insulation is provided by mineral wool.

SERVICES

The building services have been developed on the basis of 24-hour operation, 7 days a week.

The building is connected to an energy efficient district heating network. Energy will eventually be provided off site from the Olympic Park, and initially from an on-site energy centre.

Heating is provided with a local heat interface unit.

Floor heating is provided with radiators generally located under window openings.

Hot water is provided by a point-of-use local electric heater.

Boosted cold water is provided to the units.

Power provision is made for each B1 unit within the wall linings. Data connectivity is provided by Hyperoptic via optical fibre.

Lighting is with low-energy light fittings on a zoned PIR system; lobby and reception lighting are energy efficient single fittings.

Mains power is supplied from a substation with secondary backup.

CONTACTS

If you'd like to find out more about the project or come and visit, please get in touch.

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