

# DETAILED SPECIFICATION

## OCCUPANCY DESIGN CRITERIA

### HEATING, COOLING AND VENTILATION

The air conditioning system comprises variable air volume units fed from a centralised plant with local electric re-heaters. Units will be located on a modular basis within the ceiling voids to suit an open plan office layout. Linear air diffusers will be located along the perimeter external walls of the office space and diffusers to match the ceiling tiles internally (nominal 1,350 mm x 300 mm).

### OCCUPANCY BASE BUILD CAPACITY

1 person per 10 sq m.

## MECHANICAL & ELECTRICAL DESIGN CRITERIA

### OCCUPANCY DESIGN CRITERIA BUILDING SERVICES

1 person per 8 sq m (net) for fresh air and cooling.

### OFFICE ACCOMMODATION SERVICES DESIGN CRITERIA

#### External Temperature

Winter: -4°C, 100% SAT

Summer: 29°C db/20°C wb

#### Internal Temperature

Winter: Offices 20°C db +/- 2°C

Summer: Offices 24°C - 24°C db +/- 2°C

Controls Tolerance: +/-2°C

### VENTILATION SYSTEMS

Office (fresh air): 12 litres/sec per person.

Toilets: 10 air changes per hour (extract) make up from adjacent spaces.

Tea point ventilation.

## ADDITIONAL COOLING

Tenant CHW.

CHW loops for tenants future use within Core 2 & 6 providing 0.66 l/s per core.

## BUILDING SERVICES

1 person per 10 sq m (net) for fresh air, cooling and water storage can be upgraded to 1 person per 8 sq m (net)/  
1 person per 12 sq m (net) for lifts.

## WASHROOMS AND SHOWERS

Washroom facilities provided at each end of the floor plate.

2 showers provided on floor.

Tenant showers on all other floors.

## CYCLES

96 bike spaces.

## LIFT PASSENGER

4 x 21-person passenger lifts.

1 x goods lift (lifting capacity 2,000 kg).

3 x firemen's lifts.

## OFFICE ACCOMMODATION

### PLANNING GRID

The office accommodation layout provides opportunity for cellular, mixed or open plan office layouts utilising 1.5 m circulation zones.

### CLEAR FLOOR TO CEILING HEIGHTS

2.6 m

### RAISED FLOORS

All office floors provide for nominal 125 mm from top of structural slab to top of raised floor.

### CEILING / LIGHTING HEIGHT

A lighting zone of 75 mm is generally provided in the offices.

## INTERNAL FINISHES – OFFICES

### WALLS

Plasterboard linings, internal timber perimeter paneling to window, which include skirting details.

### CEILINGS

Fully accessible perforated white metal suspended ceiling and white vinyl matt emulsion painted plasterboard margin.

### FLOORS

600 x 600 mm medium grade metal raised access floor panels.

### INTERNAL DOORS

Solid core lacquered hardwood veneer doors and over panels provided in the main and secondary lobbies and toilets. Ironmongery will be in high quality stainless steel.

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## TOILET ACCOMMODATION

### WALLS

Ceramic tiled plaster walls.

### CEILING

White painted plain plaster ceiling.

### CUBICLES

Full height partition walls and HPL doors.

### SANITARY WARE

Quality white china WCs and basins with chrome fittings.

## STRUCTURAL DESIGN CRITERIA

### FLOOR LOADINGS

Office areas: 3.5 kN/m<sup>2</sup>.

## SUSTAINABILITY CREDENTIALS

96 bike spaces.

Carbon Credential have recently initiated an energy savings plan to include:

- Installation of Data Acquisition Device
- Site Audit for Commercial and Technical Plan
- Initiatives Workshop
- BMS optimisation

EPC TBC.

## ELECTRICAL INSTALLATION

### SMALL POWER ALLOWANCES

Small power 25 W/m<sup>2</sup>, upgrade allowance 10 W/m<sup>2</sup>.

### STANDBY GENERATOR

Tenant life safety capacity is available and requests will be reviewed on an individual tenant basis.

### LIGHTNING PROTECTION

The building is provided with a system of lightning protection in accordance with BS EN 62305.

### EMERGENCY LIGHTING

The emergency lighting installation comprises either self-contained lighting units within the normal lighting fittings or stand alone flush LED units, designed to operate for a minimum period of 3 hours upon loss of supply.

### LIGHTING

Lighting to the offices comprises recessed flat panel LED luminaires and perimeter LED downlights.

Open plan offices are provided with a modular wiring system with PIR sensors which provide facilities for future local control of the luminaires to be added by the tenants.

## ILLUMINATION LEVELS

Office: 300-500 lux on working plane.

## NOISE LEVELS

Noise Levels (@ 1,500 mm above FFL):

Offices:	NR38
Lift lobby:	NR40
Toilets:	NR40
Plant rooms:	NR45

## FIRE ALARM

A comprehensive intelligent analogue addressable fire alarm system is installed throughout the office building with break glass units positioned adjacent to all primary escape routes.

Smoke detectors and sounders to be provided throughout the office building as necessary, including all plant rooms.

## FIRE PROTECTION

In addition to riser provision, the office building is to be fully sprinklered to BS EN 12845 ordinary hazard group.

# DETAILED SPECIFICATION

## REFUSE DISPOSAL

Refuse disposal via the loading bay and currently the building splits all waste generated in the building into 5 waste streams:

1. General waste
2. Dry mixed recyclables
3. Glass
4. Cardboard
5. Coffee bean grindings from the coffee bar are separated out and collected on a weekly basis.

## ACCESS AND EGRESS

Main access is through the ground floor entrance which is manned 365 days a year. Deliveries and servicing to the building is via the secured and manned loading bay accessed from Elizabeth Street.

Cycle access is via the loading bay.

CCTV system is provided to monitor the external doors and loading bay.

## TENANT'S PLANT

Rooftop space is available for plant.