

Specification

MECHANICAL & ELECTRICAL DESIGN CRITERIA

Occupancy Design Criteria

Building Services

1 person per 10 m² (net) cold water storage

Office Accommodation

Service 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 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.

Means of Escape – Building

1 person per 6 m² (net).

1 washrooms person per 8 m² (net).

Showers

2 showers provided on 4th floor.

5 showers provided on 1st floor.

Tenant showers on all other floors.

Cycles

96 spaces.

Lifts

4 x 21 – person passenger lifts.

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

3 x firemen's lifts.

Noise Levels

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

Offices NR38

Lift lobby NR40

Toilets NR40

Plant rooms NR45

TOILET ACCOMMODATION

Walls

Ceramic tiled plaster walls.

Ceiling

White painted plain plaster ceiling.

Cubicles

Full height partition walls and HPL doors.

Sanitaryware

Quality porcelain WCs, basins and urinals

with brushed brass fittings.

STRUCTURAL DESIGN CRITERIA

Floor Loadings

Office areas: 3.5 kN/m².

MECHANICAL INSTALLATION

Heating, Cooling and Ventilation

The air conditioning system comprises variable air volume units fed from 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 x 300 mm).

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 Height

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 panelling to windows, which include skirting details.

Ceilings

A combination of fully accessible raft and closed ceiling planks with a white painted plasterboard margin.

Floors

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

Internal Doors

White solid core painted doors provided in the main and secondary lobbies. Ironmongery will be in a high quality satin stainless steel.

ELECTRICAL INSTALLATION

Small Power Allowances

Small power 25 W/m², upgrade allowance 10 W/m².

Tenant standby power 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 units within the normal lighting fittings or stand alone flush LED fittings, 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 LED downlights.

Open plan offices are provided with programmable lighting control incorporating PIR and daylight sensors. Facilities for future local control of the luminaires can be added by the tenant.

Illumination Levels

Office: 300-500 lux on working plane.

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.

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SUSTAINABILITY CREDENTIALS

JLL Upstream have recently initiated energy savings. Further details available on request.

Plan to include:

- Installation of Data Acquisition Device
 - Site Audit for Commercial and Technical Initiatives Workshop
- EPD – TBC.

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.

CONNECTIVITY

- 5 fibre providers.
- Multiple communication intakes and 3 diverse comms intakes.
- The building has a standard wayleave agreement.
- Free wifi available in the Sky Lobby.
- Space capacity to install new telecommunications equipment.
- Good cellular coverage.